

SB 51 A STAFF MEASURE SUMMARY
Senate Committee On Housing and Development

Carrier: Sen. Pham

Action Date: 04/02/25

Action: Do pass with amendments. (Printed A-Eng.)

Vote: 5-0-0-0

Yeas: 5 - Anderson, Broadman, Nash, Patterson, Pham

Fiscal: Fiscal impact issued

Revenue: No revenue impact, statement issued (Indeterminate Impact)

Prepared By: Kaia Maclaren, LPRO Analyst

Meeting Dates: 3/26, 3/31, 4/2

WHAT THE MEASURE DOES:

The measure directs the Housing and Community Services Department (OHCS) to enhance affordable housing by funding technical assistance and training programs for better property and asset management. It provides \$3 million to improve occupancy, expedite move-ins, and support resident wellbeing, along with \$1.3 million for asset management training for nonprofits, Tribes, local governments, and housing authorities. The measure appropriates \$3 million for a program to develop culturally responsive property management services. The measure also establishes and maintains an affordable housing preservation program within OHCS to coordinate affordable housing preservation efforts and incentivize the analysis and preservation of affordable housing, including publicly supported housing and manufactured dwelling parks.

Detailed Summary:

Affordable Housing Projects Assistance

Direct the Housing and Community Services Department (OHCS) to contract with the Housing Development Center, Inc., to receive appropriations for specified purposes relating to technical assistance to publicly supported affordable housing providers. Appropriates the following amounts to OHCS for this purpose from the biennium beginning July 1, 2025, as follows:

- \$3 million for the purpose of improving occupancy rates, expediting move-in, preventing evictions, reducing residential turnover and enhancing the wellbeing of residents in affordable housing projects by
 - developing and delivering resources for training and capacity-building to improve property management operations and practices at affordable housing projects, and
 - making grants to nonprofit corporations, federally recognized Indian Tribes in this state, local governments and housing authorities, in order to support property management staffing and operations at the recipients' affordable housing projects. Mandates that the geographic distribution of these grants must be approximately in proportion to the geographic distribution of affordable housing properties.
- \$1.3 million for the purpose of providing asset management training to nonprofit corporations, federally recognized Indian Tribes in this state, local governments, and housing authorities that own or operate affordable housing projects.

Sunsets June 30, 2027.

Culturally Responsive Property Management Services

Directs OHCS to develop and implement a program to advance the growth and availability of culturally responsive property management services. Appropriates \$3 million to OHCS for this purpose from the biennium beginning July 1, 2025.

Affordable Housing Preservation Program

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Directs OHCS to establish and maintain an affordable housing preservation program to coordinate efforts and incentives to preserve affordable housing, including publicly-supported housing and manufactured home parks. Establishes that the program should

- collect and maintain data on affordable housing in the state, including the status of existing affordability restrictions and rental assistance programs at publicly-supported housing;
- identify categories of affordable housing at risk of loss, including
 - publicly-supported housing with expiring federal rent assistance contracts,
 - properties with expiring affordability restrictions,
 - properties with affordability restrictions in physical or financial distress, and
 - manufactured dwelling parks at risk of sale or closure;
- take action to promote housing stability for residents of affordable housing that is at risk of lost, or recently been lost and residents of manufactured dwelling parks at risk of sale or closure;
- establish and periodically update criteria for evaluation of affordable housing preservation investments;
- identify and aggregate available sources of funding;
- regularly analyze operating expenses of the existing publicly supported housing portfolio funded and/or operated by the Department to inform the Department's underwriting standards for both new construction and preservation, and to inform forecasts of preservation needs; and
- regularly update and publish an affordable housing preservation strategy framework to prepare forecast of financial need for future preservation;
- execute the duties of the department in regulating the preservation efforts of affordable housing.

Directs OHCS to maintain data on the publicly supported housing under the affordable housing preservation program.

Declares emergency, effective July 1, 2025.

ISSUES DISCUSSED:

- Current affordable housing preservation efforts within the Housing and Community Services Department
- Types of affordable housing in need of preservation
- Affordable housing operating expenses
- Capacity-building support for affordable housing providers
- Timeliness of strategic intervention

EFFECT OF AMENDMENT:

Replaces the measure.

BACKGROUND:

Housing with affordability restrictions provide units to low-income tenants at below-market-rate rents, and include income limits, rent limits based on income, and affordability periods under which they are guaranteed to maintain these restrictions. The restrictions guarantee that rent is kept at no more than 30 percent of a tenant's income, any more than which they are considered "[rent-burdened](#)." Tenants are screened for eligibility based on their income as a percentage of Area Median Income (in some cases, Median Family Income is used).

These restrictions might expire for a variety of reasons: a unit or development previously maintained by an affordable-housing provider may be sold or transferred to market rate. A development built with [Low Income Housing Tax Credit \(LIHTC\)](#) funds may reach its maturity and transition to market-rate after a mandated period of affordability. According to a [report](#) by the Housing and Community Services Department, 9,582 units will expire in Oregon in the next ten years, and 56,413 have affordability restrictions that are not permanent, and will expire in the future, requiring an estimated \$1 billion investment to preserve.