

HB 3649 A STAFF MEASURE SUMMARY

House Committee On Housing and Homelessness

Action Date: 04/07/25

Action: Do pass with amendments and be referred to Ways and Means by prior reference.
(Printed A-Eng.)

Vote: 12-0-0-0

Yeas: 12 - Andersen, Breese-Iverson, Dobson, Edwards, Fragala, Gamba, Helfrich, Javadi, Levy
E, Mannix, Marsh, Sosa

Fiscal: Fiscal impact issued

Revenue: No revenue impact

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Meeting Dates: 3/24, 4/7

WHAT THE MEASURE DOES:

The measure establishes a grant program managed by the Oregon Department of Administrative Services aimed at bolstering regional market rate housing development through enhanced public-private partnerships. A report on the program's outcomes must be submitted to the legislature by September 15, 2027. The bill appropriates \$2,500,000 from the General Fund for the biennium beginning July 1, 2025, to support grant program implementation. The program is sunset on January 2, 2028.

Detailed Summary:

- Directs the Oregon Department of Administrative Services (DAS) to award a grant to a public benefit nonprofit corporation with expertise in public-private partnerships to provide regional housing coordination services to support the development of market rate housing within the region.
- Requires nonprofit corporation to
 - inform local businesses, school districts, hospitals and other employers about opportunities to coinvest in housing;
 - provide connections among local governments, investment partners, and land and housing resources;
 - inform local governments and their elected officials of opportunities to contribute to housing co-investment efforts, including by providing financial incentives, identifying available lands for development and eliminating existing barriers;
 - maintain a collection of available city, county, state, and federal housing co-investment resources to share with public bodies, developers, nonprofit corporations, and other businesses;
 - assist housing development partners and local governments in facilitating agreements and strategies.
- Directs the recipient of the grant to provide up to five subgrants throughout this state and coordinate with the Regional Solutions Program.
- Requires the grant to be awarded by January 1, 2026.
- Requires DAS to report to the legislature on the results of the grant program by September 15, 2027.
- Sunsets grant program on January 2, 2028.
- Appropriates \$2,500,000 to DAS to implement grant program.
- Declares emergency, effective July 1, 2025.

ISSUES DISCUSSED:

- Pre-leasing, outreach, and master lease agreements process
- Administrative structure related to local function
- Regional housing coordinators examples in practice and non-regulatory environment

EFFECT OF AMENDMENT:

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The amendment assigns the implementation of the grant program to the Oregon Department of Administrative Services (DAS) instead of the Housing Accountability and Production Office (HAPO).

BACKGROUND:

Public-private partnerships (PPPs) are collaborative arrangements where government entities and private sector companies combine resources and expertise to deliver public services or infrastructure projects. These partnerships leverage the efficiency, innovation, and capital of the private sector while aligning with the public sector's goals of providing community benefits. Typically, the private partner is responsible for financing, designing, constructing, operating, or maintaining the project, whereas the public partner provides oversight, regulatory support, and often partial funding or incentives. PPPs aim to distribute risks and rewards between both sectors, ensuring that projects meet public needs and deliver high-quality services while also being economically viable. They are commonly used in areas, such as transportation, energy, health care, education, and housing, and are seen as a way to accelerate project delivery, improve service efficiency, and stimulate economic development.

A regional housing coordinator is a designated entity or individual tasked with overseeing and facilitating housing development efforts across a defined geographic area. Their role is to serve as a central point for coordinating the various stakeholders involved in housing projects—ranging from local governments, nonprofit organizations, private developers, and investors—to ensure that housing initiatives align with regional goals.