

SB 52 A STAFF MEASURE SUMMARY

Senate Committee On Housing and Development

Action Date: 04/09/25

Action: Do pass with amendments and requesting referral to Ways and Means. (Printed A-Engrossed.)

Vote: 5-0-0-0

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

Fiscal: Fiscal impact issued

Revenue: No revenue impact

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Meeting Dates: 4/7, 4/9

WHAT THE MEASURE DOES:

The measure directs the Legislative Policy and Research Office to conduct a study of factors that impede the production of affordable housing units in Oregon.

Detailed Summary:

Directs the Legislative Policy and Research Office (LPRO) to conduct a study of factors that impede the production of affordable housing units in Oregon.

Requires that the study include

- a review of existing research relating to the construction costs of affordable housing, including the costs of land, development, financing, regulatory compliance, and other factors that may negatively influence the production of affordable housing;
- a review of state regulatory, financial, or economic factors that support or limit the development of different types of affordable housing projects, including mixed-use developments;
- a comparison of identifiable cost differences among affordable housing projects on a per-unit basis, subject to and not subject to prevailing wage laws, that includes project costs, labor or wage costs, and project completion timelines for construction over the past five years in Oregon; and
- an identification of regional factors that impede or support affordable housing development in Oregon.

Requires that the study rely on publicly available affordable housing data and related expenditure or cost data, and, where public data is unavailable, collect data from a purposive sample of affordable housing development projects completed within the last five years.

Requires that the study examine regional variations within the state.

Allows LPRO to contract with an outside research entity for the purposes of undertaking the study.

Directs all state agencies to assist in the study and furnish, within the bounds of confidentiality, information necessary to complete the study.

Requires LPRO to report to the legislature by August 15, 2026, and specifies required report content.

Requires LPRO to consult with individuals and entities having relevant knowledge and representing diverse regions and perspectives and that are involved in affordable housing production initiatives to prepare the required report.

Declares an emergency, effective on passage.

ISSUES DISCUSSED:

- Evaluation of

This summary has not been adopted or officially endorsed by action of the committee.

SB 52 A STAFF MEASURE SUMMARY

- land and construction costs
- regulatory barriers
- regional variation in barriers
- wage laws
- Limited state and federal resources
- Role for committee members in further refining research questions
- Role of state government and the role of local governments in implementing findings from the study

EFFECT OF AMENDMENT:

The amendment replaces the measure.

BACKGROUND:

The Legislative Policy and Research Office (LPRO) is one of four permanent, non-partisan offices (including Legislative Counsel, Legislative Fiscal, and Legislative Revenue) supporting Oregon's legislators and legislative staff through the legislative process. In addition to staffing committees, LPRO responds to research and analysis requests from legislators, legislative committees, and task forces, as well as conducts original research based on these requests.

According to the State Economist, Oregon needs to build about 29,500 homes a year to make up for a shortfall in production since the financial crisis of 2008. The Oregon Legislature has passed bills with the goal of incentivizing housing production, including [HB 2001 \(2019\)](#) which changed zoning in the state to create greater density, and [SB 1537 \(2024\)](#), which created the Oregon Housing Needs Analysis (OHNA) and the Housing Accountability Production Office (HAPO) within the Department of Land Conservation and Development (DLCD); the Middle Housing Revolving Loan Fund (LIRL) within Oregon Housing and Community Services; and the Housing Infrastructure Support Fund (HISF) to support local governments with housing production, as well as streamlined the process of adding to an urban growth boundary if certain requirements for population were met. Despite the need and these efforts, the development of needed housing has been decreasing in Oregon in the past few years; some 20,000 residential building permits were issued in 2022, fewer than 18,000 in 2023, and barely more than 13,000 by November of 2024, according to the State Economist.