



Legislative Fiscal Office  
 83<sup>rd</sup> Oregon Legislative Assembly  
 2025 Regular Session

Prepared by: Michael Graham  
 Reviewed by: Emily Coates, Michelle Deister  
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**Bill Title:** Relating to affordable housing; declaring an emergency.

**Government Unit(s) Affected:** Housing and Community Services Department, Department of Consumer and Business Services

**Summary of Fiscal Impact**

2025-27 Biennium	General Fund	Lottery Funds	Other Funds	Federal Funds	Total Funds	Positions	FTE
Department of Consumer and Business Services	\$ 5,000,000	\$ -	\$ -	\$ -	\$ 5,000,000	1	0.44
<b>Total Fiscal Impact</b>	<b>\$ 5,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,000,000</b>	<b>1</b>	<b>0.44</b>

2027-29 Biennium	General Fund	Lottery Funds	Other Funds	Federal Funds	Total Funds	Positions	FTE
Department of Consumer and Business Services	\$ 147,073	\$ -	\$ -	\$ -	\$ 147,073	1	0.38
<b>Total Fiscal Impact</b>	<b>\$ 147,073</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 147,073</b>	<b>1</b>	<b>0.38</b>

- The fiscal impact does not include duplicative Other Funds expenditure limitation necessary to expend General Fund revenue deposited by the measure into the Affordable Housing Premium Assistance Fund. Additional Other Funds expenditure limitation will be needed to properly budget for the impact of the measure if it is adopted.

**Measure Description**

The measure directs the Department of Consumer and Business Services (DCBS) to establish a program to assist eligible entities in paying the costs of property or liability insurance premiums for affordable housing, shelters, or other facilities. The program must require eligible entities to purchase and maintain property or liability insurance that covers losses; may make payments for portions of the premium that eligible entities pay for property or liability insurance; and must operate in the form of an offset payable to an eligible entity after the entity pays the premium. Each year, DCBS must submit a report to an interim legislative committee related to housing on the success of the program.

The measure establishes the Affordable Housing Premium Assistance Fund, which is continuously appropriated to DCBS for program expenditures, including DCBS administrative costs. The measure appropriates \$5 million General Fund, one-time, to DCBS in the 2025-27 biennium for deposit into the Affordable Housing Premium Assistance Fund.

The measure also requires DCBS to study the feasibility of creating and operating a state reinsurance program or devising another solution to support price stability in the market for insurance to cover affordable housing. By December 15 of each year, DCBS shall report its findings to an interim legislative committee related to housing and homeless.

**Fiscal Analysis**

The fiscal impact of the measure is \$5 million General Fund and one permanent part-time position (0.44 FTE) in the 2025-27 biennium, and \$147,073 General Fund and one limited duration part-time position (0.38 FTE) in the 2027-29 biennium.

Department of Consumer and Business Services

The fiscal impact for DCBS is \$5 million General Fund in the 2025-27 biennium. In addition, DCBS will need Other Funds expenditure limitation to expend the monies out of the Fund. The fiscal impact for the 2027-29 biennium is \$147,073 General Fund and one limited duration part-time position (0.38 FTE).

To administer the program, DCBS will need one permanent, part-time Compliance Specialist 3 position (0.44 FTE) to develop program goals and objectives, evaluate program operations, and compile the required reports to the Legislature. The measure authorizes DCBS to pay for administrative expenses from the Fund, which includes \$174,644 for the 2025-27 biennium, leaving \$4.8 million for program expenditures. The Legislative Fiscal Office notes that this position will phase-out during the 2027-29 biennium as the program sunsets December 31, 2028.

The costs associated with contracting out the study, IT system modifications, and issuing program payments will be absorbed within current resources.

Housing and Community Services Department

There is no anticipated fiscal impact to the Housing and Community Services Department.

**Relevant Dates**

The measure declares an emergency and takes effect on passage.

DCBS must report to the Legislature on the success of the Affordable Housing Insurance Premium Assistance Program by December 15 of each year.

DCBS must report to the Legislature on the feasibility of creating and operating a state reinsurance program or devising another solution to support price stability in the market for insurance to cover affordable housing by December 15 of each year.

The program, Affordable Housing Premium Assistance Fund, and reporting requirements are repealed on December 31, 2028.