



Legislative Fiscal Office
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Bill Title: Relating to housing; prescribing an effective date.

Government Unit(s) Affected: Metro, Cities, Counties, Department of Land Conservation and Development, Judicial Department, Housing and Community Services Department

Summary of Fiscal Impact

Costs related to the measure are anticipated to be minimal - see explanatory analysis.

Measure Description

The measure modifies provisions of the housing finance program administered by the Housing and Community Services Department (HCSD). The measure allows local governments to pledge general revenue or other acceptable sources to repay agency loans, exempts developers from certain program fees, and specifies projects financed through these loans are not eligible for designated property tax exemptions. Loan repayments are directed to the Housing Project Revolving Loan Fund, and the fund's definition is expanded to include these repayments.

The measure authorizes project funding agreements to provide grants or loans and permits reimbursement of eligible costs incurred up to 12 months prior to site approval, while prohibiting project grants for properties in urban renewal areas. The measure also updates definitions and procedures for land use and housing development, including conceptual planning requirements reviewed by the Department of Land Conservation and Development, standards for exemptions from state housing rules, and criteria for urban growth boundary expansions.

Fiscal Analysis

Costs related to the measure are anticipated to have minimal impact.

Housing and Community Services Department

HCSD will update the Housing Project Revolving Loan Fund program structure to reflect changes in loan agreement terms, and the modified repayment structure. Implementation will require legal review and revision of existing program documents, contracts, and administrative procedures to align with the new framework. HCSD reports these legal services will cost approximately \$125,000 Other Funds in the 2025-27 biennium, which will be paid from the Housing Project Revolving Loan Fund. No additional staffing or position authority is anticipated, and ongoing program administration will be supported as allowable by the Fund.

Other entities

The measure is anticipated to have minimal impact for cities, counties, Department of Land Conservation and Development, and Oregon Judicial Department. The measure is anticipated to have no fiscal impact for Metro.

Relevant Dates

The measure takes effect on the 91st day after sine die.