

SB 684 C BUDGET REPORT and MEASURE SUMMARY

Carrier: Sen. Pham, Sen. Anderson

Joint Committee On Ways and Means

Action Date: 06/20/25

Action: Do pass with amendments to the B-Eng bill. (Printed C-Eng.)

Senate Vote

Yeas: 10 - Anderson, Bonham, Broadman, Campos, Frederick, Girod, Lieber, Manning Jr, McLane, Smith DB

Exc: 1 - Sollman

House Vote

Yeas: 10 - Bowman, Breese-Iverson, Drazan, Gomberg, Levy E, Owens, Ruiz, Sanchez, Smith G, Valderrama

Nays: 1 - Cate

Exc: 1 - Evans

Prepared By: Tamara Brickman, Department of Administrative Services

Reviewed By: Michelle Deister, Legislative Fiscal Office

CORRECTED

Housing and Community Services Department

2025-27

Budget Summary*

	2023-25 Legislatively Approved Budget ⁽¹⁾	2025-27 Current Service Level	2025-27 Committee Recommendation	Committee Change from 2023-25 Leg. Approved	
				\$ Change	% Change
Other Funds Limited	\$ -	\$ -	\$ 1,979,090	\$ 1,979,090	100.0%
Total	\$ -	\$ -	\$ 1,979,090	\$ 1,979,090	100.0%

Position Summary

Authorized Positions	0	0	8	8
Full-time Equivalent (FTE) positions	0.00	0.00	6.59	6.59

⁽¹⁾ Includes adjustments through January 2025

* Excludes Capital Construction expenditures

Summary of Revenue Changes

Senate Bill 684 requires the Housing and Community Services Department (HCSD) to create and implement lending strategies that can be used to provide permanent, long-term financing for mixed income residential housing. HCSD is required to report to the legislature in 2025 and 2026 with recommendations and progress toward implementation. Other Funds expenditure limitation is increased by \$1,979,090 for HCSD administrative expenses associated with program development and loan management. The Department will use revenue from fees charged for conduit bond services provided to developers to front the costs for the positions. HCSD will use its existing authority to issue revenue bonds, proceeds from which will serve as the source of loan funds. Interest earned on loan repayments and other fees and charges will support the positions on an ongoing basis.

Summary of Capital Construction Subcommittee Action

Senate Bill 684 directs HCSD to develop recommendations and report on progress in developing a mixed-income housing revolving loan program. HCSD is required, on or before January 1, 2027, to adopt rules to develop lending strategies to be used to provide permanent long-term financing for residential housing. The bill requires HCSD to:

- Submit a report to interim committees of the Legislature, on or before November 15, 2025, on the manner in which a mixed income housing revolving loan fund may be structured and on any statutory authority needed for the fund;
- Submit a report to interim committees of the Legislature, on or before September 15, 2026, on the progress of the rulemaking and recommendations for funding the lending strategies developed.

The Subcommittee recommended increasing Other Funds expenditure limitation by \$1,979,090 for the Multifamily Rental Housing Program for eight permanent, full-time positions (6.59 FTE) and the services and supplies necessary to fulfill the development of the program and meet the requirements of Senate Bill 684. The positions include:

- One Program Analyst 3 (0.75 FTE)
- One Construction Project Manager 2 (0.96 FTE)
- One Appraiser Analyst 4 (0.96 FTE)
- One Loan Specialist 2 (0.75 FTE)
- One Loan Specialist 3 (0.50 FTE)
- One Fiscal Analyst 3 (0.75 FTE)
- One Operations and Policy Analyst 4 (0.96 FTE)
- One Policy and Development Manager 2 (0.96 FTE)

DETAIL OF JOINT COMMITTEE ON WAYS AND MEANS ACTION

Oregon Housing and Community Services Department
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DESCRIPTION	GENERAL FUND	LOTTERY FUNDS	OTHER FUNDS		FEDERAL FUNDS		TOTAL ALL FUNDS	POS	FTE
			LIMITED	NONLIMITED	LIMITED	NONLIMITED			
<u>SUBCOMMITTEE ADJUSTMENTS</u>									
SCR 030 - Multifamily Rental Housing Programs									
Personal Services	\$ -	\$ -	\$ 1,823,390	\$ -	\$ -	\$ -	\$ 1,823,390	8	6.59
Services and Supplies	\$ -	\$ -	\$ 155,700	\$ -	\$ -	\$ -	\$ 155,700		
TOTAL ADJUSTMENTS	\$ -	\$ -	\$ 1,979,090	\$ -	\$ -	\$ -	\$ 1,979,090	8	6.59
SUBCOMMITTEE RECOMMENDATION *	\$ -	\$ -	\$ 1,979,090	\$ -	\$ -	\$ -	\$ 1,979,090	8	6.59

*Excludes Capital Construction Expenditures