

SENATE AMENDMENTS TO SENATE BILL 51

By COMMITTEE ON HOUSING AND DEVELOPMENT

April 9

1 In line 2 of the printed bill, after “housing” insert “; creating new provisions; amending ORS
2 456.559; and declaring an emergency”.

3 Delete lines 4 through 8 and insert:

4 “**SECTION 1. The Housing and Community Services Department shall contract with the
5 Housing Development Center, Inc., for the purposes of:**

6 “(1) Improving occupancy rates, expediting move-ins, preventing evictions, reducing res-
7 idential turnover and enhancing the well-being of residents in affordable housing projects by:

8 “(a) Developing and delivering resources for training and capacity-building to improve
9 property management operations and practices at affordable housing projects; and

10 “(b) Making grants to nonprofit corporations, federally recognized Indian tribes in this
11 state, local governments and housing authorities, in order to support property management
12 staffing and operations at specific affordable housing projects that the recipient owns or
13 operates or where the recipient provides property management services. The geographic
14 distribution of grants made under this paragraph must be approximately in proportion to the
15 geographic distribution of affordable housing properties.

16 “(2) Providing asset management training to nonprofit corporations, federally recognized
17 Indian tribes in this state, local governments and housing authorities that own or operate
18 affordable housing projects.

19 “**SECTION 2. Section 1 of this 2025 Act is repealed on June 30, 2027.**

20 “**SECTION 3. Section 4 of this 2025 Act is added to and made a part of ORS chapter 458.**

21 “**SECTION 4. The Housing and Community Services Department shall develop and im-
22 plement a program to advance the growth and availability of culturally responsive property
23 management services.**

24 “**SECTION 5. In addition to and not in lieu of any other appropriation, there is appro-
25 priated to the Housing and Community Services Department, for the biennium beginning July
26 1, 2025, out of the General Fund, the following amounts:**

27 “(1) \$3,000,000 to contract for services under section 1 (1) of this 2025 Act.

28 “(2) \$1,300,000 to contract for services under section 1 (2) of this 2025 Act.

29 “(3) \$3,000,000 to implement section 4 of this 2025 Act.

30 “**SECTION 6. Section 8 of this 2025 Act and ORS 456.250 are added to and made a part
31 of ORS 456.255 to 456.267.**

32 “**SECTION 7. ORS 456.255 to 456.267 are added to and made a part of ORS 456.548 to
33 456.725.**

34 “**SECTION 8. The Housing and Community Services Department shall establish and
35 maintain an affordable housing preservation program to coordinate affordable housing pres-**

1 ervation efforts and incentivize the analysis and preservation of affordable housing, including
2 publicly supported housing and manufactured dwelling parks. Under the program, the de-
3 partment shall:

4 “(1) Collect and maintain data from local, state and federal sources on affordable housing
5 in this state, including the status of existing affordability restrictions and rental assistance
6 contracts at publicly supported housing.

7 “(2) Identify categories of affordable housing at risk of loss, including:

8 “(a) Properties with expiring federal rent assistance contracts;

9 “(b) Properties with expiring affordability restrictions;

10 “(c) Properties with affordability restrictions in physical or financial distress; and

11 “(d) Manufactured dwelling parks at risk of sale or closure.

12 “(3) Take actions to promote housing stability, for residents of:

13 “(a) Affordable housing that is at risk of loss or that has been recently lost; or

14 “(b) Residents of manufactured dwelling parks or marinas at risk of sale or closure.

15 “(4) Establish and periodically update evaluation criteria for affordable housing pres-
16 ervation investments.

17 “(5) Identify and aggregate available sources of funding, including moneys available from
18 federal and private grants or programs, appropriations by the Legislative Assembly, existing
19 funds of the department or financing available from Article XI-Q bond proceeds under ORS
20 286A.824 or 458.480 to 448.490 or proceeds of other bonds issued by the State Treasurer, and
21 use such sources of funding to implement preservation investments for affordable housing
22 in accordance with the established evaluation criteria.

23 “(6) Regularly analyze operating expenses of the existing portfolio of publicly supported
24 housing that is funded by the department to inform the department’s underwriting standards
25 for financing the construction of new and the preservation of existing publicly supported
26 housing and to inform forecasts of preservation funding needs.

27 “(7) Regularly update and publish an affordable housing preservation strategy framework
28 report that includes information identified in subsections (1) and (2) of this section and
29 forecasts the financial need to preserve affordable housing.

30 “(8) Execute the duties of the department under ORS 456.255 to 456.267.

31 “**SECTION 9.** ORS 456.559 is amended to read:

32 “456.559. (1) The Housing and Community Services Department shall:

33 “(a) Maintain current housing data and information concerning available programs, status of
34 funding, programs planned or undertaken which might conflict with, overlap, duplicate or supersede
35 other planned or existing programs and call these to the attention of appropriate state agencies,
36 governmental bodies and public or private housing sponsors.

37 “(b) Maintain current data [*from local, state and federal sources concerning publicly supported*
38 *housing as that term is defined in ORS 456.250, the status of existing affordability restrictions as that*
39 *term is defined in ORS 456.250 and rental assistance contracts at publicly supported housing]* **on**
40 **publicly supported housing as provided under section 8 of this 2025 Act.**

41 “(c) Provide to appropriate state agencies, governmental bodies and public or private housing
42 sponsors such advisory and educational services as will assist them in the development of housing
43 plans and projects.

44 “(d) Subject to the approval of the Oregon Housing Stability Council, make noninterest bearing
45 advances, in accordance with ORS 456.710 and the policies of the department, to qualified nonprofit

sponsors for development costs of housing projects until mortgage funds are released to repay the advances as provided in ORS 456.710.

“(e) Advise and assist appropriate state agencies, governmental bodies and public or private housing sponsors, cities and counties, in all programs and activities which are designed or might tend to fulfill the purposes of ORS 456.548 to 456.725 and ORS chapter 458.

“(f) Encourage and assist in the planning, development, construction, rehabilitation and conservation of dwelling units for persons and families of lower income.

“(g) Be the central state department to apply for, receive and distribute, on behalf of appropriate state agencies, governmental bodies and public or private housing sponsors in the state, grants, gifts, contributions, loans, credits or assistance from the federal government or any other source for housing programs except when the donor, grantor, or lender of such funds specifically directs some other agency to administer them. Moneys received under this section shall be deposited with the State Treasurer in an account separate and distinct from the General Fund. Interest earned by the account shall be credited to the account.

“(h) For the purposes of acquiring moneys, credits or other assistance from any agency or instrumentality of the United States or from any public corporation chartered by the United States, comply with any applicable agreements or restrictions for the receipt of such assistance and become a member of any such association or public corporation chartered by the United States.

“(i) Assist individuals, appropriate state agencies, governmental bodies and public or private housing sponsors through a program which provides housing information, planning, educational services and technical assistance.

“(j) Comply with the requirements of ORS 443.225 in assisting in the development of any housing for residential care, training or treatment for persons with intellectual or developmental disabilities or mental or emotional disturbances.

“(2) Except as otherwise provided in ORS 456.255 to 456.267, 456.625 (7), 458.315 (3) and 458.480 to 458.490, the department may not itself develop, construct, rehabilitate or conserve housing units; and neither the department nor any housing sponsor, including but not limited to any association, corporation, cooperative housing authority or urban renewal agency organized to provide housing and other facilities under ORS 456.548 to 456.725, may own, acquire, construct, purchase, lease, operate or maintain utility facilities, including facilities for the generation of electricity, for the distribution of gas and electricity, and for the conveyance of telephone and telegraph messages.

“(3) In accordance with the provisions of this section and with the advice of the council, the department shall establish statewide priorities for housing programs. State agencies shall coordinate their housing programs with the department. All state agencies intending to apply for federal funds for use in planning, developing or managing housing, or rendering assistance to governmental bodies or sponsors or individuals involved therein shall submit a description of the proposed activity to the department for review not less than 30 days prior to the intended date of submission of the application to the federal agency. The department shall determine whether the proposal would result in a program that would overlap, duplicate or conflict with any other housing program in the state. If the department finds overlapping or duplication or conflict, it shall recommend modifications in the application. The Oregon Department of Administrative Services shall consider these recommendations in making its decision to approve or disapprove the application. The department shall complete its review and forward its recommendations within 15 working days after receipt of the notification. Failure of the department to complete the review within that time shall constitute approval of the application by the department.

1 “(4) The Director of the Housing and Community Services Department may participate in dis-
2 cussions and deliberations of the council. The director may suggest policies to the council, including
3 those necessary to stimulate and increase the supply of housing for persons and families of lower
4 income.

5 “**SECTION 10. This 2025 Act being necessary for the immediate preservation of the public**
6 **peace, health and safety, an emergency is declared to exist, and this 2025 Act takes effect**
7 **July 1, 2025.”.**
