

SB 52-1
(LC 1760)
4/4/25 (RLM/ps)

Requested by SENATE COMMITTEE ON HOUSING AND DEVELOPMENT

**PROPOSED AMENDMENTS TO
SENATE BILL 52**

1 In line 2 of the printed bill, after “housing” insert “; and declaring an
2 emergency”.

3 Delete lines 4 through 8 and insert:

4 **“SECTION 1. (1) As used in this section, ‘affordable housing’ has**
5 **the meaning given that term in ORS 458.480.**

6 **“(2) The Legislative Policy and Research Director shall conduct a**
7 **study of factors that impede the production of affordable housing units**
8 **in Oregon.**

9 **“(3) The study conducted under this section must include:**

10 **“(a) A review of existing research related to affordable housing’s**
11 **construction costs, including the costs of land, development, financing**
12 **and regulatory compliance and other factors that impact the pro-**
13 **duction of affordable housing units in the state.**

14 **“(b) A review of state regulatory, financial or economic factors that**
15 **support or limit the development of different types of affordable**
16 **housing projects, including mixed-use developments.**

17 **“(c) A comparison of identifiable cost differences among affordable**
18 **housing projects on a per-unit basis, subject to and not subject to**
19 **prevailing wage laws, that includes project costs, labor or wage costs**
20 **and project completion timelines for construction over the past five**
21 **years in Oregon.**

1 “(d) An identification of regional factors that impede or support
2 affordable housing development in Oregon.

3 “(4) The study conducted under this section must:

4 “(a) Rely on publicly available affordable housing data and related
5 expenditure or cost data.

6 “(b) Where publicly available data is unavailable, to the extent
7 practicable and necessary to complete the requirements of subsection
8 (3)(b) to (d) of this section, collect data from a purposive sample of
9 affordable housing development projects completed within the last five
10 years.

11 “(c) Examine regional variations within the state to assess whether
12 identifiable economic factors vary regionally and whether potential
13 impacts differ by location in the production of affordable housing
14 units.

15 “(5) In preparing the report required under this section, the director
16 shall consult with individuals and entities having relevant knowledge
17 and representing diverse regions and perspectives and that are in-
18 volved in affordable housing production initiatives, including but not
19 limited to:

20 “(a) Developers and construction firms;

21 “(b) Labor;

22 “(c) Community organizations; and

23 “(d) State and local government agencies.

24 “(6) For the purpose of conducting the study described in this sec-
25 tion, the director may enter into a contract with a public, private or
26 nonprofit research entity.

27 “(7) All agencies of state government, as defined in ORS 174.111, are
28 directed to assist the director and any entity working under contract
29 with the director in conducting the study and, to the extent permitted
30 by laws related to confidentiality, to furnish information and advice

1 necessary for the director or contractor to complete the study.

2 “(8) The report shall contain recommendations that emerge from
3 the research that include policy considerations to assist with the fi-
4 nancial feasibility of affordable housing developments under different
5 market and environmental conditions while allowing for mixed use
6 within developments, including specialty services such as childcare,
7 nonprofits or commercial spaces.

8 “(9) The director shall submit a report in the manner provided by
9 ORS 192.245 to the interim committees of the Legislative Assembly
10 related to housing no later than September 15, 2026.

11 “SECTION 2. This 2025 Act being necessary for the immediate
12 preservation of the public peace, health and safety, an emergency is
13 declared to exist, and this 2025 Act takes effect on its passage.”.

14 _____