



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

Government Unit(s) Affected: Construction Contractors Board, Department of Consumer and Business Services, Housing and Community Services Department, Counties, Cities

Summary of Fiscal Impact: Costs related to the measure are anticipated to be minimal - see explanatory analysis.

Measure Summary

The measure expands the standards and specifications for accessibility and use for certain multifamily dwellings by individuals with disabilities, by requiring that projects operated or purchased by a recipient of project-based federal financial assistance must have a minimum of 5% accessible units, with a minimum of 2% accessible for those with sensory disabilities, per section 504 of the Rehabilitation Act of 1973, as amended and in effect on the effective date of the measure. Additionally, the measure requires that projects eligible for funding with resources managed by Housing and Community Services Department (HCSD) meet these accessibility standards, with certain exceptions. The Department of Consumer and Business Services and HCSD are permitted to adopt rules and take any other action required to implement the measure on the effective date.

Fiscal Analysis

The fiscal impact of the measure for all impacted agencies is minimal.

However, HCSD reports that while the measure will not impact projects already approved for financing with HCSD resources in the current biennium, meeting the accessibility requirements of the measure for future projects may increase development costs by up to \$25 per square foot or approximately \$10,000 per impacted unit. Actual costs will depend on the number of projects requesting financial resources from the department and the number of impacted units. To the extent that costs to develop subsidized affordable housing increase, affordable housing developers may request additional financial assistance for subject projects.

Relevant Dates

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

Provisions to ORS 447.220, 456.508, and 456.510 become operative on January 1, 2027.