



Legislative Fiscal Office
83rd Oregon Legislative Assembly
2026 Regular Session

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Bill Title: Relating to affordable housing; declaring an emergency.

Government Unit(s) Affected: Housing and Community Services Department, Bonding, State Treasurer, Department of Administrative Services

Summary of Fiscal Impact:

2025-27 Biennium	General Fund	Lottery Funds	Other Funds	Federal Funds	Total Funds	Positions	FTE
Housing and Community Services Department	\$ -	\$ -	\$ 100,960,175	\$ -	\$ 100,960,175	1	0.50
Total Fiscal Impact	\$ -	\$ -	\$100,960,175	\$ -	\$100,960,175	1	0.50

2027-29 Biennium	General Fund	Lottery Funds	Other Funds	Federal Funds	Total Funds	Positions	FTE
Housing and Community Services Department	\$ 20,375,999	\$ -	\$ 277,011	\$ -	\$ 20,653,010	1	1.00
Total Fiscal Impact	\$ 20,375,999	\$ -	\$ 277,011	\$ -	\$ 20,653,010	1	1.00

Measure Description

The measure establishes the Housing, Opportunity, Longevity and Durability (HOLD) Fund, which is continuously appropriated to the Housing and Community Services Department (HCSD) to preserve affordable housing at risk of loss due to expiring federal or local affordability restrictions, financial distress, and physical rehabilitation needs. The measure authorizes the use of bond proceeds, including general obligation bonds of the state, to support affordable housing preservation and allows HCSD to cover administrative and bond-related expenses. HCSD is required to report to the Legislature with recommendations and feedback from housing partners on possible changes to state laws, policies, practices, and rules that improve the efficiency, effectiveness, and cost of operating affordable housing, and streamline or eliminate reporting requirements. The measure revises the definition of affordable housing in physical distress to include building systems, components, or materials that have exceeded or are reasonably expected to exceed their effective useful lives. The measure also increases the total amount of authorized general obligation bonds by \$100 million, designating this amount for the HOLD Fund.

Fiscal Analysis

The fiscal impact for HCSD is estimated to be \$100.9 million Other Funds and one position (0.50 FTE) in the 2025-27 biennium, and \$20.3 million General Fund debt service, \$277,011 Other Funds, and one position (1.00 FTE) in the 2027-29 biennium.

The Affordable Rental Housing division will need one full-time, permanent Program Analyst 3 to oversee the implementation of this program, including review of project applications, legal documents, associated data and resource tracking, and the production of the report to the legislature required by this measure. Assuming a start date of July 2026, the estimated cost of this position (0.50 FTE), including position-related services and supplies,

is \$145,175 Other Funds in the 2025-27 biennium and \$277,011 Other Funds in the 2027-29 biennium, for a full 24 months of the biennium (1.00 FTE).

The measure authorizes the issuance of general obligation bonds under Article XI-Q of the Oregon Constitution in an amount that produces \$100 million in net proceeds for HCSD for deposit in the HOLD Fund. Other Funds expenditure limitation totaling \$100.8 million is required for HCSD to expend bond proceeds for program costs and to pay for the cost of issuing bonds. Assuming the general obligation bonds are issued in spring 2027, debt service costs are estimated to be \$20.4 million General Fund in the 2027-29 biennium, and \$189.4 million over the life of the bonds. The impact on the 2025-27 biennium general obligation bond debt capacity is \$100.8 million, including the project amount and cost of issuance.

Other entities

There is no fiscal impact to the State Treasurer and the Department of Administrative Services.

Relevant Dates

The measure declares an emergency and takes effect on passage.