

SENATE AMENDMENTS TO SENATE BILL 1582

By COMMITTEE ON HUMAN SERVICES AND EARLY CHILDHOOD

February 9

1 On page 1 of the printed bill, line 9, delete the second “area” and insert “county”.

2 Delete lines 14 through 17 and delete page 2.

3 On page 3, delete lines 1 through 15 and insert:

4 “(4) ‘Low income households’ means households of one or more individuals whose combined in-
5 comes are at or below 60 percent of the area median income.

6 “(5) ‘Operate’ means to have sufficient direct or indirect control of qualified property that rea-
7 sonably enables the Housing and Community Services Department, in its determination, to ensure
8 the qualified property’s use for the purpose of providing affordable housing under the Local Inno-
9 vation and Fast Track Housing Program established in section 2 of this 2016 Act.

10 “(6) ‘Own’ means to possess one or more interests as described in section 2 (3) of this 2016 Act
11 in a qualified property that reasonably enables the Housing and Community Services Department,
12 in its determination, to ensure the qualified property’s use for the purpose of providing affordable
13 housing under the Local Innovation and Fast Track Housing Program established in section 2 of this
14 2016 Act.

15 “(7) ‘Qualified property’ means real or personal property, including infrastructure and indebt-
16 edness related to the real or personal property.

17 **“SECTION 2. (1) The Housing and Community Services Department shall, with the advice
18 and consent of the Oregon Housing Stability Council, develop and implement the Local In-
19 novation and Fast Track Housing Program for the purpose of expanding the state’s supply
20 of affordable housing for low income households.**

21 **“(2) The department may use funds available pursuant to Article XI-Q of the Oregon
22 Constitution and deposited in the Local Innovation and Fast Track Housing Program Fund
23 established under section 3 of this 2016 Act to:**

24 **“(a) Acquire, construct, remodel, repair, equip or furnish qualified property that is or
25 will be owned or operated by the State of Oregon for the purpose of providing affordable
26 housing in this state for low income households; and**

27 **“(b) Pay development costs to develop qualified property that may be considered part of
28 the cost of a capital asset under generally accepted accounting principles.**

29 **“(3) Interests in real property acquired by the State of Oregon or the department under
30 this section are limited to the following:**

31 **“(a) A fee simple interest in land or improvements;**

32 **“(b) A leased fee interest, meaning an ownership interest with the rights of use and oc-
33 cupancy conveyed by lease to others;**

34 **“(c) A tenancy in common for which the state’s or department’s interest in the property
35 is proportionate to the contribution of the state or department to the property’s purchase**

1 price;

2 “(d) A fee simple interest in a condominium; or

3 “(e) An easement, right of way, license or similar interest functionally related to and
4 necessary for the use of qualified property acquired by the state or department.

5 “(4) In funding the acquisition, construction, remodeling, repairing, equipping or fur-
6 nishing of qualified property under the program, the department, with the advice and consent
7 of the council, may:

8 “(a) Adopt criteria that:

9 “(A) Provide the greatest number of affordable housing units for the amount of funding
10 provided;

11 “(B) Ensure the longest possible use of the qualified property as affordable housing units;

12 “(C) Optimize the function and duration of the affordable housing project; and

13 “(D) Take into account the means to reduce the cost of the affordable housing project
14 while considering factors such as the quality of construction, durability, location and local
15 design requirements;

16 “(b) Create restrictive covenants and other encumbrances or lien interests, create enti-
17 ties, cooperate or participate with persons or entities and contract with persons and entities;
18 and

19 “(c) Operate qualified property.

20 “(5) Moneys made available through the program must be distributed or used statewide
21 and concentrated in areas of this state with the greatest need for affordable housing, as de-
22 termined by the department with the advice and consent of the council.

23 “(6) For purposes of implementing the program, the council shall develop strategies to:

24 “(a) Reach historically underserved communities, including communities of color and
25 rural communities;

26 “(b) Reduce the cost of acquiring, constructing, remodeling, repairing, equipping or fur-
27 nishing qualified property that is owned or operated by the state for the purpose of providing
28 affordable housing; and

29 “(c) Involve Department of Human Services child welfare and self-sufficiency programs.

30 “(7) The Director of the Housing and Community Services Department shall report reg-
31 ularly to the council regarding the status and progress of the program and of the Housing
32 and Community Services Department’s responsibilities for implementing and administering
33 the program.

34 “(8) The department, with the advice and consent of the council, shall adopt rules to
35 implement the provisions of this section, including but not limited to prescribing require-
36 ments for acquiring, constructing, remodeling, repairing, equipping or furnishing qualified
37 property that is owned or operated by the state for the purpose of providing affordable
38 housing under the program.”.

39 On page 6, line 30, delete “individuals or families” and insert “households”.

40 In line 36, delete “indi-”.

41 In line 37, delete “viduals or families” and insert “households”.