

SB 1582-1
(LC 97)
2/5/16 (BLS/ps)

Requested by SENATE COMMITTEE ON HUMAN SERVICES AND EARLY CHILDHOOD (at the request of Housing and Community Services Department)

**PROPOSED AMENDMENTS TO
SENATE BILL 1582**

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

3 Delete lines 14 through 17 and delete page 2.

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

5 “(4) ‘Low income households’ means households of one or more individ-
6 uals whose combined incomes are at or below 60 percent of the area median
7 income.

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

13 “(6) ‘Own’ means to possess one or more interests as described in section
14 2 (3) of this 2016 Act in a qualified property that reasonably enables the
15 Housing and Community Services Department, in its determination, to en-
16 sure the qualified property’s use for the purpose of providing affordable
17 housing under the Local Innovation and Fast Track Housing Program es-
18 tablished in section 2 of this 2016 Act.

19 “(7) ‘Qualified property’ means real or personal property, including
20 infrastructure and indebtedness related to the real or personal property.

21 **“SECTION 2. (1) The Housing and Community Services Department**

1 shall, with the advice and consent of the Oregon Housing Stability
2 Council, develop and implement the Local Innovation and Fast Track
3 Housing Program for the purpose of expanding the state’s supply of
4 affordable housing for low income households.

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

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

13 “(b) Pay development costs to develop qualified property that may
14 be considered part of the cost of a capital asset under generally ac-
15 cepted accounting principles.

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

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

19 “(b) A leased fee interest, meaning an ownership interest with the
20 rights of use and occupancy conveyed by lease to others;

21 “(c) A tenancy in common for which the state’s or department’s
22 interest in the property is proportionate to the contribution of the
23 state or department to the property’s purchase price;

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

25 “(e) An easement, right of way, license or similar interest func-
26 tionally related to and necessary for the use of qualified property ac-
27 quired by the state or department.

28 “(4) In funding the acquisition, construction, remodeling, repairing,
29 equipping or furnishing of qualified property under the program, the
30 department, with the advice and consent of the council, may:

1 **“(a) Adopt criteria that:**

2 **“(A) Provide the greatest number of affordable housing units for**
3 **the amount of funding provided;**

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

6 **“(C) Optimize the function and duration of the affordable housing**
7 **project; and**

8 **“(D) Take into account the means to reduce the cost of the afford-**
9 **able housing project while considering factors such as the quality of**
10 **construction, durability, location and local design requirements;**

11 **“(b) Create restrictive covenants and other encumbrances or lien**
12 **interests, create entities, cooperate or participate with persons or en-**
13 **tities and contract with persons and entities; and**

14 **“(c) Operate qualified property.**

15 **“(5) Moneys made available through the program must be distrib-**
16 **uted or used statewide and concentrated in areas of this state with the**
17 **greatest need for affordable housing, as determined by the department**
18 **with the advice and consent of the council.**

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

21 **“(a) Reach historically underserved communities, including com-**
22 **munities of color and rural communities;**

23 **“(b) Reduce the cost of acquiring, constructing, remodeling, re-**
24 **pairing, equipping or furnishing qualified property that is owned or**
25 **operated by the state for the purpose of providing affordable housing;**
26 **and**

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

29 **“(7) The Director of the Housing and Community Services Depart-**
30 **ment shall report regularly to the council regarding the status and**

1 **progress of the program and of the Housing and Community Services**
2 **Department’s responsibilities for implementing and administering the**
3 **program.**

4 **“(8) The department, with the advice and consent of the council,**
5 **shall adopt rules to implement the provisions of this section, including**
6 **but not limited to prescribing requirements for acquiring, construct-**
7 **ing, remodeling, repairing, equipping or furnishing qualified property**
8 **that is owned or operated by the state for the purpose of providing**
9 **affordable housing under the program.”.**

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

12 In line 36, delete “indi-”.

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

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