

# House Bill 2433

Sponsored by Representative PARRISH (Pre-session filed.)

## SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure **as introduced**.

Directs Housing and Community Services Department to establish pilot program in which department constructs low-income senior housing development on school district land and school district rents to low-income seniors at reduced rent in exchange for classroom assistance.

Authorizes issuance of lottery bonds to finance construction of low-income senior housing development. Creates Low-Income Senior Housing Colocation Fund. Continuously appropriates moneys in fund to Housing and Community Services Department. Directs department to use moneys in fund to finance construction of low-income senior housing development.

Declares emergency, effective on passage.

## A BILL FOR AN ACT

1  
2 Relating to colocation of low-income senior housing on school district property; and declaring an  
3 emergency.

4 **Be It Enacted by the People of the State of Oregon:**

### **SECTION 1. (1) As used in this section:**

6 (a) **"Low-income senior" means an individual with an income at or below 150 percent of**  
7 **the area median income and who is at least 55 years old.**

8 (b) **"Low-income senior housing development" means a building or group of buildings in**  
9 **which \_\_\_ or more residential units for low-income seniors each have space for eating, living**  
10 **and sleeping and permanent provisions for cooking and sanitation.**

11 (c) **"Senior tenant" means a low-income senior participating in the pilot program estab-**  
12 **lished by this section by living in a low-income senior housing development and assisting in**  
13 **classrooms of a participating school district.**

14 (2) **The Housing and Community Services Department, working together with one or**  
15 **more school districts, shall establish and implement a school district and low-income senior**  
16 **housing colocation pilot program. Notwithstanding the provisions of any statewide land use**  
17 **planning goals or local zoning or land use planning ordinances or regulations, the department**  
18 **shall adopt rules to implement the pilot program. The pilot program is intended to:**

19 (a) **Grant approval to one or more school districts to build a low-income senior housing**  
20 **development on school district property;**

21 (b) **Rent units in the low-income senior housing development; and**

22 (c) **Provide participating school districts with additional classroom assistants.**

23 (3)(a) **A school district may apply to the department to participate in the pilot program.**

24 (b) **An application submitted by a school district under this subsection must, at a mini-**  
25 **imum, include:**

26 (A) **An estimate of additional staff and resources the school district will require to par-**  
27 **ticipate in the pilot program; and**

28 (B) **A proposal for how the school district will use the low-income senior housing devel-**

**NOTE:** Matter in **boldfaced** type in an amended section is new; matter *[italic and bracketed]* is existing law to be omitted. New sections are in **boldfaced** type.

1 **opment at the conclusion of the pilot program.**

2 **(4) The department shall, by rule:**

3 **(a) Select one or more school districts to participate in the pilot program;**

4 **(b) Limit the rent charged for a unit in the low-income senior housing development to**  
 5 **\_\_ percent of the senior tenant’s income;**

6 **(c) Require senior tenants to assist in the classrooms of a participating school district**  
 7 **for an average of 10 hours per week during the school year;**

8 **(d) Develop a relocation plan to assist senior tenants to find new housing and relocate**  
 9 **at the conclusion of the pilot program; and**

10 **(e) Create an application process for low-income seniors to participate in the pilot pro-**  
 11 **gram as senior tenants that, at a minimum, includes:**

12 **(A) Income verification;**

13 **(B) Criminal background checks; and**

14 **(C) A process for determining whether an applicant is well-suited to assist in school dis-**  
 15 **trict classrooms.**

16 **(5) A school district selected to participate in the pilot program:**

17 **(a) May partner with a nonprofit organization that has programs for or experience de-**  
 18 **veloping affordable housing or housing for seniors.**

19 **(b) Shall collect the rent described in subsection (4)(b) of this section.**

20 **(c) Shall remit 50 percent of the rent collected under paragraph (b) of this subsection to**  
 21 **a nonprofit partner described in paragraph (a) of this subsection, if applicable.**

22 **SECTION 2. (1) A school district may construct a low-income senior housing development**  
 23 **on land owned or held by the school district as part of the pilot program established by sec-**  
 24 **tion 1 of this 2017 Act, notwithstanding any state law relating to residential use of land, any**  
 25 **statewide land use planning goal or the administrative rules implementing the goal or any**  
 26 **local zoning or land use planning ordinance.**

27 **(2) As used in this section, “low-income senior housing development” has the meaning**  
 28 **given that term in section 1 of this 2017 Act.**

29 **SECTION 3. The Housing and Community Services Department shall report on the effi-**  
 30 **cacy of the pilot program established in section 1 of this 2017 Act, in the manner provided**  
 31 **in ORS 192.245, to the committees of the Legislative Assembly related to housing and human**  
 32 **services at least once during each of three consecutive regular sessions of the Legislative**  
 33 **Assembly, beginning with the 2018 regular session of the Legislative Assembly.**

34 **SECTION 4. (1) For the biennium beginning July 1, 2017, at the request of the Oregon**  
 35 **Department of Administrative Services, in consultation with the Housing and Community**  
 36 **Services Department, the State Treasurer is authorized to issue lottery bonds pursuant to**  
 37 **ORS 286A.560 to 286A.585 in an amount that produces \$\_\_ million in net proceeds and in-**  
 38 **terest earnings for the purpose described in subsection (2) of this section, plus an additional**  
 39 **amount estimated by the State Treasurer to be necessary to pay bond-related costs.**

40 **(2) Net proceeds of lottery bonds issued pursuant to this section must be transferred to**  
 41 **the Housing and Community Services Department for deposit in the Low-Income Senior**  
 42 **Housing Colocation Fund established in section 5 of this 2017 Act in an amount sufficient to**  
 43 **provide \$\_\_ million for disbursement to the department to fund construction of a low-income**  
 44 **senior housing development as part of the pilot program established under section 1 of this**  
 45 **2017 Act.**

1       **(3) Bond-related costs incurred by the Housing and Community Services Department and**  
2 **the State Treasurer for the lottery bonds authorized by this section must be paid from the**  
3 **gross proceeds of the lottery bonds and from allocations for the purposes of ORS 286A.576**  
4 **(1)(c).**

5       **(4) The Legislative Assembly finds that construction of a low-income senior housing de-**  
6 **velopment as part of the pilot program established by section 1 of this 2017 Act will:**

7       **(a) Create jobs;**

8       **(b) Provide low-income seniors with affordable housing options; and**

9       **(c) Provide the school district selected to participate in the pilot program with additional**  
10 **classroom assistants.**

11       **(5) The findings described in subsection (4) of this section will encourage and promote**  
12 **economic development within the State of Oregon, and issuance of lottery bonds to finance**  
13 **the agreement is therefore an appropriate use of state lottery funds under Article XV, sec-**  
14 **tion 4, of the Oregon Constitution, and ORS 461.510.**

15       **SECTION 5. (1) The Low-Income Senior Housing Colocation Fund is established, separate**  
16 **and distinct from the General Fund. The moneys in the Low-Income Senior Housing**  
17 **Colocation Fund and the interest earnings on moneys in the fund are continuously appro-**  
18 **propriated to the Housing and Community Services Department for the purposes described in**  
19 **subsection (2) of this section. The fund consists of moneys deposited in the fund under sec-**  
20 **tion 4 of this 2017 Act, and may include other fees, revenues or other income transferred into**  
21 **the fund by the Legislative Assembly for payment of costs incurred to establish the Low-**  
22 **Income Senior Housing Colocation Fund.**

23       **(2) Moneys in the fund are available for immediate distribution to the Housing and**  
24 **Community Services Department to:**

25       **(a) Pay the costs incurred to fund construction of a low-income senior housing develop-**  
26 **ment as part of the pilot program established under section 1 of this 2017 Act.**

27       **(b) Pay bond-related costs, as defined in ORS 286A.560.**

28       **SECTION 6. Sections 1 to 5 of this 2017 Act are repealed on January 2, 2021.**

29       **SECTION 7. This 2017 Act being necessary for the immediate preservation of the public**  
30 **peace, health and safety, an emergency is declared to exist, and this 2017 Act takes effect**  
31 **on its passage.**

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