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Housing and Homelessness Initiative

Senate Housing and Development

September 24, 2024



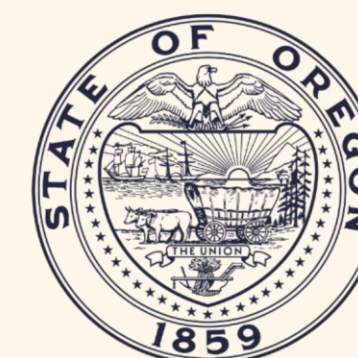
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- **Actions and outcomes to date**
- **Framework development process**
- **Housing Production Framework priorities**



Utilizing Practitioner Expertise

- Unpacking the issue with **140,000-unit shortage** and **440,000 needed** over 20 years, **half** of which are at **80% median income and below**
- Affordable housing developers, housing authorities, and market rate housing professionals bringing expertise to table
- Focused recommendations on **actions to yield 36,000 housing units per year** for the Governor's consideration

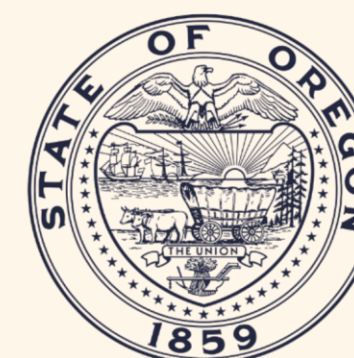


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Reforms in Housing System Requirements and Tools

- Oregon Housing Needs Analysis implementation
- **Maximizing funding** for affordable rental and homeownership development
- **Expanding state housing production programs**
 - Predevelopment financing
 - Construction loan guarantee financing
 - Modular housing industry expansion

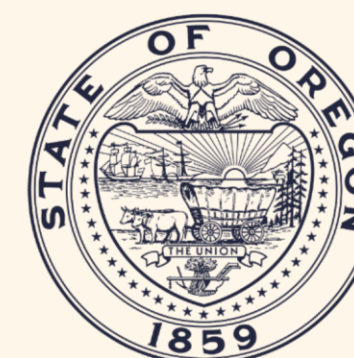


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Expanded Housing Production Reforms and Tools

- Housing Accountability and Production Office
- Local infrastructure planning capacity and infrastructure projects for housing
- Local housing planning technical assistance
- One-time UGB site addition option
- Model codes and ready build plans
- Design and development flexibility
- Moderate income financing revolving loan fund

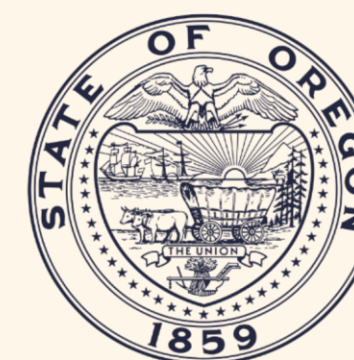


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Expected Biennial Impact of Funding

- Financing 2,800+ affordable housing units
- Providing infrastructure for 25,000+ affordable and market rate housing units
- Establishing the moderate-income housing revolving loan fund to support cities in financing thousands of housing units
- Additional production facilitated through policy reforms

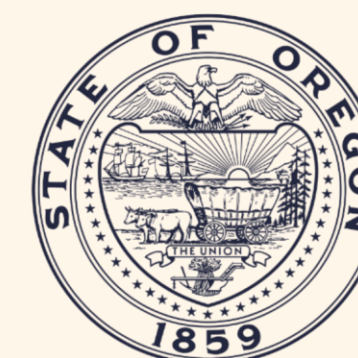


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Highlighting Additional Potential Actions

- **Five work groups** - engaging subject matter experts and developing potential recommendations - availability of land, land development and **permits, codes and design, workforce, financing**
- Final report with ratified **59 recommendations** finalized in December 2023 and presented to the Governor in early 2024

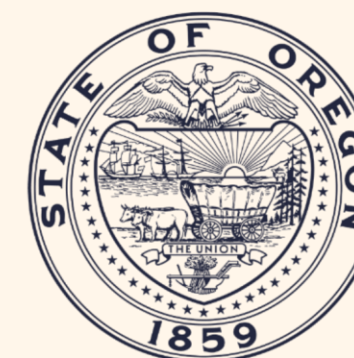


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Informing the Work

- **Broad array of partners** - legislators, agencies, local and regional governments, land use and environmental organizations, affordable housing developers, housing authorities, market rate housing developers, among other stakeholders
- **Government-to-Government** and **SB770** cluster groups
- **Governor's Racial Justice Council Subcommittee** on Housing and Homelessness

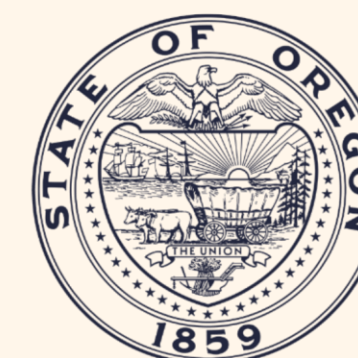


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Housing Production Framework

- Current housing production and affordability priorities
- Complements the Homelessness Response Framework



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Pillar 1: Statewide Housing Production Outcomes

- Report statewide production outcomes compared to the annual statewide goals
- Track the impact of state programs on new housing production
- Focus on equitable outcomes
- Establish and report outcomes for state investments
- Develop an outcomes-oriented budget



Pillar 2: Maintain Existing Housing Investments

Preserve and Stabilize Existing Affordable Housing

- Establishment and capitalization of a state funded first loss risk pool for regulated affordable housing and public housing
- Preservation interventions for housing with expiring affordability agreements, major capital rehabilitation needs, or operational issues
- Interventions for manufactured home park preservation

Achieve Affordability through Acquisition

- Identify the current barriers to support the acquisition of existing housing and conversion to affordability, and identify program and funding options



Pillar 3: Land and Land Readiness for Housing

- Development feasibility for residential buildable land inventories
- Support for local jurisdictions using one-time UGB tool
- Support and create wetland mitigation opportunities to enhance and preserve ecosystem functions and support housing production goals
- State owned properties and identify which may be suitable for housing
- Recapitalize and expand Oregon's brownfield property revitalization and redevelopment fund
- Expanding current land acquisition program



Pillar 4: Less Complexity and Cost for Housing

- Understand and address process barriers in land use, public works, and permitting process, as well as franchise utility process
- State process improvements with major project teams, LUBA modernization, ongoing statewide training institute, and alignment of post-construction stormwater standards
- Tools for local jurisdictions and housing developers such as model housing development codes, and changes needed to Oregon statute or rule to fully implement the intent of middle housing addressing barriers to additional accessory dwelling units, single room occupancy units, cottage cluster housing, attached townhouses, and other for rent and for sale middle housing types



Pillar 5: Funding and Programs Supporting Housing

Ongoing Funding for Housing Development

- Maximizing LIFT and other funds, explore a dedicated, time-limited revenue stream (10 years) for low/moderate housing development

Ongoing Infrastructure for Housing Programs

- Program for new affordable and moderate-income housing development for transportation infrastructure

Strengthen and Expand the State Housing Finance Agency

- Explore changes to Oregon Housing and Community Services financing programs and structure to better support its role as a state housing finance agency



Pillar 6: Workforce for Housing

- In-depth assessment of housing production planning, permitting, and construction workforce needs - looking at specific occupation types and regional needs
- Program options based on assessment findings for needed occupations and regions



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Questions?