

HB 3482 -2 STAFF MEASURE SUMMARY

House Committee On Housing and Homelessness

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Meeting Dates: 3/21, 3/23

WHAT THE MEASURE DOES:

Directs Department of Land Conservation and Development to study affordable housing, including the development of housing by religious organizations, and report to an interim committee of the Legislative Assembly related to housing no later than September 15, 2024.

FISCAL: May have fiscal impact, but no statement yet issued

REVENUE: May have revenue impact, but no statement yet issued

ISSUES DISCUSSED:

- Efforts of faith-based organizations to support homeless community members
- Barriers for non-profits interested in developing affordable housing

EFFECT OF AMENDMENT:

-2 Replaces the measure. Directs Oregon Housing and Community Services (OHCS) to award grants and loans for predevelopment costs related to developing housing for rental or ownership that is affordable to low-income households earning less than or equal to 80 percent of area median income for a minimum affordability period established by OHCS. Requires at least 80 percent of grant funds, and at least 80 percent of loan funds, be awarded to eligible public benefit and religious nonprofits, federally recognized Indian tribes, local governments, public bodies, housing authorities or developers partnering with such organizations. Allows grants of up to \$200,000 per development and loans of up to \$200,000 per development. Appropriates to OHCS, for the biennium beginning July 1, 2023: \$10 million in General Fund moneys for predevelopment grants; \$10 million for predevelopment loans; and \$125,000 to inform eligible organizations about the availability of grants and loans.

Directs OHCS to complete initial rulemaking on grants by June 1, 2024 and begin soliciting grant applications soon after. Directs OHCS to award a grant by July 1, 2024, to Leaven Community to provide technical assistance and resources to nonprofit corporations eligible for affordable housing predevelopment grants and loans.

Appropriates, for the biennium beginning July 1, 2023, \$250,000 in General Fund moneys to OHCS for a grant to Leaven Community. Repeals predevelopment grant program January 2, 2026.

Establishes Affordable Housing Predevelopment Loan Fund within State Treasury and directs OHCS to adopt process to to forgive loan repayment if borrower determines development of affordable housing is not feasible.

Declares emergency, effective on passage.

BACKGROUND:

House Bill 3482 directs the Department of Land Conservation and Development to study affordable housing, including the development of housing by religious organizations, and report to an interim committee of the Legislative Assembly related to housing no later than September 15, 2024.