

HB 2761 A STAFF MEASURE SUMMARY

House Committee On Housing and Homelessness

Action Date: 03/28/23

Action: Do pass with amendments and be referred to Ways and Means by prior reference.
(Printed A-Eng.)

Vote: 10-0-1-0

Yeas: 10 - Boice, Cate, Fahey, Gamba, Hartman, Helfrich, Helm, Javadi, Levy E, Wright

Exc: 1 - Dexter

Fiscal: No fiscal impact

Revenue: No revenue impact

Prepared By: Claire Adamsick, LPRO Analyst

Meeting Dates: 3/7, 3/28

WHAT THE MEASURE DOES:

Expands ability of Oregon Housing and Community Services Department (OHCS) to finance only the portions of mixed-use or mixed-income housing developments that are affordable to households earning at or below 120 percent of median family income. Allows Oregon Housing Stability Council to establish minimum ratio or number of units rented to households with income below 120 percent of median family income. Allows OHCS to adopt in rule a methodology for allocating the affordable housing portion of a project's shared costs, including infrastructure and parking.

ISSUES DISCUSSED:

- Barriers to financing and bonding affordable housing
- Rulemaking capabilities of Oregon Housing and Community Services

EFFECT OF AMENDMENT:

Grants Oregon Housing and Community Services rulemaking authority regarding allocation of affordable housing portion of project's shared costs. Replaces "median family income" with "area median income" and amends relevant statutory sections to align with provisions of Act.

BACKGROUND:

ORS 456.620 describes Oregon Housing and Community Services' (OHCS) responsibilities related to planning, development, and management of affordable housing projects. The agency establishes household income limits for such projects, subject to approval by the Oregon Housing Stability Council. Current law allows a maximum of one-third of the units financed by OHCS in an affordable rental housing project to be available to households with an income greater than 120 percent of median family income.

House Bill 2761 A allows OHCS to finance only the portion of mixed-use or mixed-income housing developments affordable to households earning at or below 120 percent of area median income, subject to limits established by the Oregon Housing Stability Council.