

SENATE AMENDMENTS TO SENATE BILL 918

By COMMITTEE ON HOUSING AND DEVELOPMENT

April 10

1 In line 2 of the printed bill, after “housing” insert “; creating new provisions; and amending ORS
2 456.625”.

3 Delete lines 4 through 8 and insert:

4 **“SECTION 1. Section 2 of this 2023 Act is added to and made a part of ORS chapter 458.**

5 **“SECTION 2. (1) The Housing and Community Services Department shall establish an
6 Oregon Housing Justice Program to provide:**

7 **“(a) Grants to culturally specific and culturally responsive organizations, to provide
8 homelessness services and to support activities such as street outreach, shelter services and
9 homelessness prevention to reduce disparities, especially racial disparities, among popu-
10 lations experiencing homelessness or housing instability across this state.**

11 **“(b) A grant to Oregon Worker Relief, a public benefit corporation, to provide housing
12 stability support and housing-related services to Oregonians statewide who are excluded from
13 traditional statewide investments.**

14 **“(c) A grant to The Urban League of Portland, Inc., a public benefit corporation, to
15 continue a network of culturally specific organizations statewide to provide assistance and
16 services to households who are at risk of housing instability and homelessness including by
17 providing case management, rent assistance, housing services, employment training, legal
18 assistance, peer support and health and financial education.**

19 **“(d) A grant to The Immigrant and Refugee Community Organization, a public benefit
20 corporation, to support housing stability for immigrant and refugee populations and other
21 eligible populations as determined by the department.**

22 **“(e) Grants to community action agencies for homelessness prevention and housing sta-
23 bility work throughout this state.**

24 **“(2) In awarding grants under subsection (1)(a) of this section, the department shall, to
25 the extent feasible, extend current agreements with organizations that received moneys from
26 the department during the biennium ending June 30, 2023.**

27 **“SECTION 3. Section 2 of this 2023 Act is repealed on January 2, 2026.**

28 **“SECTION 4. In addition to and not in lieu of any other appropriation, there is appro-
29 priated to the Housing and Community Services Department, for the biennium beginning July
30 1, 2023, out of the General Fund, the amount of:**

31 **“(1) \$100,000 to provide grants under section 2 (1)(a) of this 2023 Act.**

32 **“(2) \$14,000,000 to provide a grant under section 2 (1)(b) of this 2023 Act.**

33 **“(3) \$10,500,000 to provide a grant under section 2 (1)(c) of this 2023 Act.**

34 **“(4) \$1,500,000 to provide a grant under section 2 (1)(d) of this 2023 Act.**

35 **“(5) \$9,500,000 to provide grants under section 2 (1)(e) of this 2023 Act.**

1 “**SECTION 5.** ORS 456.625 is amended to read:
2 “456.625. The Housing and Community Services Department may:
3 “(1) Undertake and carry out studies and analyses of housing needs within the state and ways
4 of meeting such needs and make the results of such studies and analyses available to the public,
5 qualified housing sponsors and the private housing sector.
6 “(2) Prepare proposals on measures it considers necessary to address administration, housing
7 programs or community services programs.
8 “(3) With the approval of the Oregon Housing Stability Council, assess fees, charges or interest
9 in connection with housing programs.
10 “(4) Encourage community organizations to assist in initiating housing projects for persons and
11 families of lower income.
12 “(5) Encourage the salvage of usable housing scheduled for demolition or dislocation because
13 of highway, school, urban renewal or other public projects by seeking authority for the public
14 agencies involved in such programs to use the funds provided for the demolition or relocation of
15 such buildings to enable qualified housing sponsors to relocate and rehabilitate such buildings for
16 use by persons and families of lower income.
17 “(6) Encourage research and demonstration projects to develop techniques and methods for in-
18 creasing the supply of adequate, decent, safe and sanitary housing for persons and families of lower
19 income.
20 “(7) Make or participate in the making of residential loans to qualified individuals or housing
21 sponsors to provide for the acquisition, construction, improvement, rehabilitation or permanent fi-
22 nancing of residential housing or housing development; undertake commitments to make residential
23 loans; purchase and sell residential loans at public or private sale; modify or alter such mortgages
24 or loans; foreclose on any such mortgage or security interest or commence any action to protect
25 or enforce any right conferred upon the department by any law, mortgage, security, agreement,
26 contract or other agreement and to bid for and purchase property that is subject to such mortgage
27 or security interest at any foreclosure or other sale; acquire or take possession of any such property
28 and complete, administer, conserve, improve and otherwise use the property to accomplish the
29 department’s purposes, pay the principal and interest on any obligations incurred in connection with
30 such property and dispose of such property in such manner as the department determines necessary
31 to protect its interests under ORS 456.515 to 456.725 and ORS chapter 458.
32 “(8) Unless specifically exempted by the State Treasurer, deposit with the State Treasurer any
33 funds held in reserve or sinking funds under ORS 456.515 to 456.725 and ORS chapter 458 and any
34 other moneys not required for immediate use or disbursement by the department, subject to the
35 provisions of any agreement with holders of bonds entered into prior to October 15, 1983.
36 “(9) Advise and assist in the creation of any nonprofit housing corporation, consumer housing
37 cooperative or limited dividend housing sponsor and give approval of the articles of incorporation
38 and bylaws of any such organization in carrying out ORS 456.515 to 456.725.
39 “(10) Cooperate with and exchange services, personnel and information with any federal, state
40 or local governmental agency.
41 “(11) With the approval of the State Treasurer, contract for the services of and consultation
42 with trustees, investment and financial advisors, paying agents, remarketing agents and other pro-
43 fessional persons or organizations in carrying out ORS 456.515 to 456.725 and ORS chapter 458.
44 “(12) Contract for, act on or perform any other duties that the department considers necessary
45 or appropriate to carry out housing programs and community services programs, including but not

1 limited to contracting to provide compliance monitoring or other administrative functions with re-
2 spect to housing developments and affordable housing, whether or not the housing developments or
3 affordable housing receives department funding and whether or not the housing developments or
4 affordable housing is located within this state. For purposes of this subsection, 'affordable housing'
5 has the meaning given that term in ORS 456.055.

6 “(13) Purchase, service, sell and make commitments to purchase, service and sell residential
7 loans to the extent permitted by ORS 456.635 and 456.640 (1) to (3).

8 “(14) Initiate or assist appropriate state agencies, governmental bodies and public or private
9 housing sponsors in the development, construction, acquisition, ownership, leasing, rehabilitation or
10 management of housing to carry out the purposes of ORS 456.515 to 456.725 and ORS chapter 458
11 where such housing is not otherwise affordable or available in the area.

12 “(15) Execute and record written instruments that contain terms, including but not limited to
13 restrictive covenants or equitable servitudes, pertaining to the use and enjoyment of housing
14 projects. Notwithstanding any other provision of law, the executed instruments shall constitute and
15 create restrictive covenants affecting and running with the property according to the terms of the
16 instruments when recorded in the records of the county where the property is located. County clerks
17 shall accept the instruments for recording when presented by or on behalf of the department.

18 “(16) Subject to the provisions of any agreement then existing with bondholders, make available
19 funds by contract, grant, loan or otherwise, including loan guarantees, insurance or other financial
20 leveraging techniques, from moneys made available by the department to carry out the purposes of
21 ORS 456.515 to 456.725, if such moneys are not needed for the operations of the department or oth-
22 erwise determined by the Director of the Housing and Community Services Department to be a
23 necessary or prudent reserve.

24 “(17) With the approval of the Oregon Housing Stability Council, award grants to private or
25 public entities to support or develop programs that build on successful strategies that help individ-
26 uals obtain and retain housing, including through:

27 “(a) Tenant education services for low-income tenants, including Rent Guarantee Program
28 training under ORS 456.608 (3);

29 “(b) Fair housing training for tenants and landlords;

30 “(c) Technological innovations that help low-income individuals find and access available rental
31 housing; and

32 “(d) Other education, services or resources for low-income tenants and prospective tenants and
33 for landlords who serve low-income tenants.

34 **“(18) With the approval of the council, develop a policy that provides stipends to people
35 with lived experience of homelessness and housing instability for providing solicited feedback
36 in order to share decision-making with, and to prioritize the experiences of, those who are
37 most impacted by the programs and policies of the department. The policy:**

38 **“(a) Must specify when participants are eligible for stipends, including by participation
39 in formal advisory committees, focus groups, surveys, and by other means as further defined
40 by the department;**

41 **“(b) May not allow for participants to otherwise be compensated for their attendance at
42 meetings;**

43 **“(c) May provide that stipends take the form of cash, gift cards or other means as de-
44 termined by the department;**

45 **“(d) May allow the department to contract with nonprofit organizations and other enti-**

1 ties to facilitate the delivery of the stipends; and

2 “(e) Must limit the value of a stipend to the per diem paid to members of the Legislative
3 Assembly under ORS 171.072 and the reimbursement of actual and necessary travel or other
4 expenses actually incurred in the performance of a participant’s duties under paragraph (a)
5 of this subsection within the limits provided by law or by the Oregon Department of Ad-
6 ministrative Services under ORS 292.210 to 292.250.”.

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