

HB 4155 A STAFF MEASURE SUMMARY

House Committee On Emergency Management, General Government, and Veterans

Action Date: 02/15/24

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

Vote: 7-0-0-0

Yeas: 7 - Conrad, Dexter, Evans, Grayber, Hieb, Lewis, Tran

Fiscal: Fiscal impact issued

Revenue: No revenue impact

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Meeting Dates: 2/8, 2/13, 2/15

WHAT THE MEASURE DOES:

The measure requires the Oregon Business Development Department to study infrastructure financing in Oregon.

Detailed Summary

Requires the Oregon Business Development Department to study infrastructure financing in Oregon, including:

- changes to current law and new state mechanisms and authorities;
- finance and bonding authority;
- participatory loans or other lending models for Oregonians who currently experience obstacles securing mortgage loans;
- models for partial or full state financing of all large local infrastructure projects;
- current or potential grant and loan programs; and
- interest rates and fees for state and local bonds, including average costs of interest and fees as a percentage of total project cost broken down by infrastructure type.

Allows the department to request and receive documents and testimony from public and private sources; and establish agreements with vendors for research services. Directs state agencies to assist the department on this study. Requires the department to submit a report on its findings to the interim committees of the Legislative Assembly by September 15, 2024. Repeals the act on December 31, 2025. Appropriates \$250,000 of general funds to the department for this study for the biennium ending June 30, 2025. Declares an emergency, effective on passage.

ISSUES DISCUSSED:

- Construction costs for housing, including infrastructure needs
- Oregon's housing goals
- Financial constraints of cities and counties for infrastructure
- Concerns about identifying a specific vendor in the bill

EFFECT OF AMENDMENT:

Removes provision that allows the department to enter into an agreement with a named vendor for research services; allows the department to enter into agreements for research services.

BACKGROUND:

According to the Department of Land Conservation and Development (DLCD), Oregon needs to develop more than 550,000 new housing units across income levels to accommodate 20 years of population growth and to account for current underproduction and the lack of units for people experiencing homelessness. In a 2022 University of Oregon survey on barriers to housing production, three-quarters of respondents, representing predominantly

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housing planners and developers, described funding to finance infrastructure improvements as either a “moderate” or “extreme” barrier to producing housing units in their community.