

SB 229 -1 STAFF MEASURE SUMMARY

Senate Committee On Housing and Development

Prepared By: Kaia Maclaren, LPRO Analyst

Sub-Referral To: Joint Committee On Ways and Means

Meeting Dates: 2/10, 3/26

WHAT THE MEASURE DOES:

The measure directs the Housing and Community Services Department to distribute funds to Bridge Meadows to grow its multigenerational housing model, specifies purposes for the funds, and directs the Department to oversee use of funds.

Detailed Summary:

Directs the Housing and Community Services Department to distribute funds to Bridge Meadows to be used for the following purposes:

- The expansion of the Bridge Meadows model of multigenerational housing across the state;
- Development and construction of new housing units;
- Operational needs and other supports for existing and new housing communities;
- Establishment of programs to enhance intergenerational activities and engagement among residents; and
- Administrative costs directly related to the expansion and operation of the Bridge Meadows model of multigenerational housing.

Appropriates \$1 million from the General Fund to the Housing and Community Services Department to be distributed to Bridge Meadows for the above purposes. Directs the Department to oversee the use of these funds to ensure that they are used for purposes specified in this bill. Requires the Department to submit an annual report on the progress and impact of the funds distributed to Bridge Meadows by December 31, consecutively for five years. Sunsets January 2, 2031.

Fiscal impact: Fiscal statement issued

Revenue impact: No revenue impact

ISSUES DISCUSSED:

- Lack of supply of affordable housing units for seniors in Oregon
- Benefits brought by intergenerational housing
- Benefits brought by housing stability
- Stability for youth and families impacted by the foster care system

EFFECT OF AMENDMENT:

-1 The amendment directs the Housing and Community Services Department to distribute funds to Bridge Meadows to be used for the following purposes:

- Development and construction of new housing units; and
- Administrative costs directly related to the expansion of the Bridge Meadows model of multigenerational housing.

Removes the expansion of the Bridge Meadows model, operational needs for existing and new housing communities, and the establishment of programs to enhance intergenerational activities and engagement for residents from allowable uses of the funds.

BACKGROUND:

Oregon Housing and Community Services (OHCS) is Oregon’s housing finance agency, responsible for program support and for distributing and overseeing funds provided by the State of Oregon. OHCS runs or oversees a variety of housing-stability programs, housing assistance for both renter and homeowners, development financing, and homelessness prevention, among others. The General Fund is a significant source of OHCS’s budget, providing \$618.3 million of the total budget of \$3.4 billion in the 2023-2025 biennium. According to the 2023-2025 detailed budget analysis by the Legislative Fiscal Office (LFO), the sharp increase in housing prices, interest rates, and costs associated with development have driven housing insecurity among Oregonians while also having significant impacts of the growing budget needs of OHCS. According to LFO, “[OHCS]’s budget has increased by nearly \$1.4 billion total funds since the 2003-2005 biennium. The change reflects increases in population growth, economic factors ranging from interest rates and lending environments to recessions (driving the need for additional housing assistance), and an increased focus on the contributions that stable housing can make to health outcomes, educational attainment, and lower levels of crime and recidivism.” Bridge Meadows was founded in 2005 with a mission to provide affordable intergenerational housing in Oregon. Bridge Meadows currently runs 4 developments with a total of 128 units, serving elder Oregonians and families with youth who are in, or are exiting, the foster-care system. Bridge Meadows projects are funded by a combination of Low-Income Housing Tax Credits (LIHTC) and public and private financing. The organization currently receives money from the Oregon Department of Human Services.