



Legislative Fiscal Office
 83rd Oregon Legislative Assembly
 2025 Regular Session

Prepared by: Michael Graham
 Reviewed by: Amanda Beitel, Emily Coates, Michelle Deister, John Terpening
 Date: March 17, 2025

Bill Title: Relating to housing.

Government Unit(s) Affected: Housing and Community Services Department, Department of Revenue, Counties, Cities, Legislative Revenue Office

Summary of Fiscal Impact

2025-27 Biennium	General Fund	Lottery Funds	Other Funds	Federal Funds	Total Funds	Positions	FTE
Housing and Community Services Department	\$ 24,000,000	\$ -	\$ -	\$ -	\$ 24,000,000	2	1.50
Total Fiscal Impact	\$ 24,000,000	\$ -	\$ -	\$ -	\$ 24,000,000	2	1.50

2027-29 Biennium	General Fund	Lottery Funds	Other Funds	Federal Funds	Total Funds	Positions	FTE
Housing and Community Services Department	\$ -	\$ -	\$ 797,791	\$ -	\$ 797,791	1	1.00
Total Fiscal Impact	\$ -	\$ -	\$ 797,791	\$ -	\$ 797,791	1	1.00

- The fiscal impact in the 2025-27 biennium does not include duplicative Other Funds expenditure limitation necessary to expend General Fund revenue deposited by the measure into the General Housing Account. Additional Other Funds expenditure limitation will be needed to properly budget for the impact of the measure if it is adopted.
- The amount to be transferred each year, beginning in January 2028 through January 2031, from the Senior Property Tax Deferral Revolving Account into the General Housing Account, is presently indeterminate. However, this fiscal impact assumes that the transfer amount each year would be sufficient to cover the Housing and Community Services Department’s administrative costs under the proposed senior housing development initiative.

Measure Description

The measure directs the Housing and Community Services Department (HCSD) to establish and maintain a senior housing development initiative to incentivize housing targeted to older adults and persons with disabilities. Under this initiative, HCSD must provide technical assistance to developers, affordable housing and service providers, planners, stakeholders, and local governments to ensure housing developments meet the needs of older adults. HCSD must also provide regular public updates that track goals and progress relating to affordable rental housing targeted towards populations of older adults and persons with disabilities. HCSD may contract with a public or private provider to administer this initiative.

The measure funds the proposed initiative through a \$24 million transfer from the Senior Property Tax Deferral Revolving Account to the General Fund, and a \$24 million appropriation to HCSD, which includes \$23.5 million for deposit into the General Housing Account to fund development, rehabilitation, or preservation of housing for

older adults and persons with disabilities; and \$500,000 to provide technical assistance under the proposed senior housing development initiative.

Prior to December 31 of each year, the measure requires the Department of Revenue (DOR) to estimate the amount required to be maintained in the Senior Property Tax Deferral Revolving Account to fund obligations for the following year. On or before January 31 of the year for which an estimate is made, DOR must transfer the positive difference between the amount in the account on the date of the estimate and the estimated obligations to HCSD for deposit into the General Housing Account.

Fiscal Analysis

The fiscal impact to HCSD in the 2025-27 biennium is \$24 million General Fund and two positions (1.50 FTE). To support this initiative, the measure makes a one-time \$24 million transfer from Senior Property Tax Deferral Revolving Account to the General Fund, and then appropriates \$24 million General Fund to HCSD. Once the appropriation takes effect in January 2026, \$23.5 million will be deposited into General Housing Account, which is continuously appropriated to HCSD, to fund the proposed housing development initiative and administrative costs. To properly budget for the impact of this transfer, HCSD will need additional Other Funds expenditure limitation to expend funds from the General Housing Account in the 2025-27 biennium. HCSD will use the remaining \$500,000 General Fund to contract with a vendor to provide the required technical assistance. This fiscal impact assumes that HCSD will continue providing technical assistance in the 2027-29 biennium at an estimated cost of \$500,000 Other Funds, using moneys from the General Housing Account.

HCSD will need one full-time, limited duration position, and one permanent full-time position, for a total of 1.50 FTE in the 2025-27 biennium to administer the program. A limited duration Program Analyst 4 will oversee the development of the senior housing development initiative, develop the Request for Proposals for contracted technical assistance, evaluate responses, and oversee the selection process. A permanent Program Analyst 3 position will administer the disbursement of funds in the General Housing Account, evaluate applications for senior housing developments, and track ongoing transfers to the General Housing Account. The estimated total cost of these positions is \$456,446 Other Funds in the 2025-27 biennium and \$297,791 Other Funds in the 2027-29 biennium. These positions will be paid for using Other Funds from the General Housing Account.

Beginning in January 2028 until January 2031, the measure requires the Department of Revenue (DOR) to transfer from the Senior Property Tax Deferral Revolving Account into the General Housing Account, the difference between the amount in the account on the date of the estimate and the estimated obligations to HCSD for deposit into the General Housing Account. Currently, the amount that DOR will transfer every year to HCSD is indeterminate. However, this fiscal impact assumes that the transfer amount would be sufficient to cover HCSD's administrative costs under the senior housing development initiative.

The measure is anticipated to have a minimal fiscal impact on DOR.

The measure is not anticipated to have a fiscal impact on the Legislative Revenue Office, counties, or cities.

Relevant Dates

The measure takes effect on January 1, 2026. Therefore, the transfer from the Senior Property Tax Deferral Revolving Account to the General Fund, and the General Fund appropriation to HCSD, would not be effective until January 2026.

The measure requires DOR to estimate, before December 31 of each year, the amount required to be maintained in the Senior Property Tax Deferral Revolving Account to fund obligations for the following year. This requirement becomes operative on January 1, 2027, and sunsets on July 1, 2031.