

SB 949 A STAFF MEASURE SUMMARY

Senate Committee On Housing and Development

Action Date: 03/26/25

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

Vote: 4-1-0-0

Yeas: 4 - Anderson, Broadman, Patterson, Pham

Nays: 1 - Nash

Fiscal: Fiscal impact issued

Revenue: No revenue impact

Prepared By: Kaia Maclaren, LPRO Analyst

Meeting Dates: 2/12, 3/26

WHAT THE MEASURE DOES:

The measure appropriates \$10 million to the Housing and Community Services Department and directs the Department to disperse money to Self Enhancement, Inc (SEI) for the purposes of acquiring and developing mixed-use affordable housing in North and Northeast Portland. Sunsets these provisions on January 2, 2028.

Declares emergency, effective July 1, 2025.

ISSUES DISCUSSED:

- Impact of housing crisis on North and Northeast Portland
- Homelessness associated with housing cost burden
- Benefits of integrating resources with housing
- Coupling funds with other sources, including existing grant programs through the Housing and Community Services Department
- Housing stabilization within the existing community, allowing residents to stay near schools, work, places of worship, and support-systems
- Efforts of Self Enhancement Inc in housing and community stabilization

EFFECT OF AMENDMENT:

The amendment replaces the measure.

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 renters and homeowners, development financing, and homelessness prevention, among others. [Self Enhancement, Inc. \(SEI\)](#) is a community-based multi-service organization serving African Americans and others living in poverty or seeking culturally responsive services in North and Northeast Portland. Founded in 1981, the organization has grown to be the largest Black-led nonprofit in Oregon, and in that time has distributed over a billion dollars worth of services to the North and Northeast Portland community. SEI has codeveloped three buildings in North and Northeast Portland, housing a combined 252 individuals.

Mixed-use affordable housing utilizes flexible zoning along with housing development, including various types of land uses, including office, commercial, residential, and in some cases, light industrial or manufacturing, combined in a single development or district. A major purpose of mixed-use zoning is to allow a balanced mix of land uses in close proximity, to increase services to residents and allow for mixed income streams as a stable revenue source for the development.