

Requested by Senator PHAM K

**PROPOSED AMENDMENTS TO
SENATE BILL 50**

1 In line 2 of the printed bill, after “housing” insert “; creating new pro-
2 visions; amending ORS 458.485 and 458.490; and declaring an emergency”.

3 Delete lines 4 through 8 and insert:

4 **“SECTION 1. Up to \$60 million of the moneys in the Local Inno-
5 vation and Fast Track Housing Program Fund established under ORS
6 458.490 and set aside for use within Clackamas, Multnomah or
7 Washington County may be used within those counties to acquire ex-
8 isting multifamily housing for conversion to affordable rental housing
9 for low income households as described in ORS 458.485.**

10 **“SECTION 2. Section 1 of this 2025 Act is repealed on June 30, 2027.**

11 **“SECTION 3. ORS 458.490 is amended to read:**

12 “458.490. (1) The Local Innovation and Fast Track Housing Program Fund
13 is established in the State Treasury, separate and distinct from the General
14 Fund. Interest earned on moneys in the Local Innovation and Fast Track
15 Housing Program Fund shall be credited to the fund.

16 “(2) The fund consists of [*moneys deposited into the fund pursuant to sec-*
17 *tion 1 (6), chapter 685, Oregon Laws 2015.*]:

18 **“(a) Proceeds from general obligation bonds authorized for issuance
19 by the Oregon Department of Administrative Services under Article
20 XI-Q of the Oregon Constitution and deposited into the fund;**

21 **“(b) Moneys appropriated, allocated, deposited or transferred to the**

1 **fund by the Legislative Assembly; and**

2 **“(c) Moneys deposited into the fund under ORS 458.485 (7).**

3 “(3) Moneys in the fund are continuously appropriated to the Housing and
4 Community Services Department for:

5 “(a) The purposes described in ORS 458.485;

6 “(b) Payment of the costs incurred by the department to administer the
7 fund; and

8 “(c) Payment of bond-related costs, as defined in ORS 286A.816.

9 **“SECTION 4.** ORS 458.485 is amended to read:

10 “458.485. (1) The Housing and Community Services Department shall, after
11 consultation with the Oregon Housing Stability Council, develop and imple-
12 ment the Local Innovation and Fast Track Housing Program for the purpose
13 of expanding the state’s supply of affordable housing for low income house-
14 holds.

15 “(2) The department may use funds available pursuant to Article XI-Q of
16 the Oregon Constitution and deposited in the Local Innovation and Fast
17 Track Housing Program Fund established under ORS 458.490 to:

18 “(a) Acquire, construct, remodel, repair, equip or furnish qualified prop-
19 erty that is or will be owned or operated by the State of Oregon for the
20 purpose of providing affordable housing in this state for low income house-
21 holds; and

22 “(b) Pay development costs to develop qualified property that may be
23 considered part of the cost of a capital asset under generally accepted ac-
24 counting principles.

25 “(3) Interests in real property acquired by the State of Oregon or the de-
26 partment under this section are limited to the following:

27 “(a) A fee simple interest in land or improvements;

28 “(b) A leased fee interest, meaning an ownership interest with the rights
29 of use and occupancy conveyed by lease to others;

30 “(c) A tenancy in common for which the state’s or department’s interest

1 in the property is proportionate to the contribution of the state or depart-
2 ment to the property's purchase price;

3 “(d) A fee simple interest in a condominium; or

4 “(e) An easement, right of way, license or similar interest functionally
5 related to and necessary for the use of qualified property acquired by the
6 state or department.

7 “(4) In funding the acquisition, construction, remodeling, repairing,
8 equipping or furnishing of qualified property under the program, the depart-
9 ment may:

10 “(a) Adopt criteria that:

11 “(A) Provide the greatest number of affordable housing units for the
12 amount of funding provided;

13 “(B) Ensure the longest possible use of the qualified property as afforda-
14 ble housing units;

15 “(C) Optimize the function and duration of the affordable housing project;
16 and

17 “(D) Take into account the means to reduce the cost of the affordable
18 housing project while considering factors such as the quality of construction,
19 durability, location and local design requirements;

20 “(b) Create restrictive covenants and other encumbrances or lien inter-
21 ests, create entities, cooperate or participate with persons or entities and
22 contract with persons and entities; and

23 “(c) Operate qualified property.

24 “(5) Moneys made available through the program must be distributed or
25 used statewide and concentrated in areas of this state with the greatest need
26 for affordable housing, as determined by the department with the advice and
27 consent of the council.

28 “(6) For purposes of implementing the program, the council shall develop
29 strategies to:

30 “(a) Reach historically underserved communities, including communities

1 of color and rural communities;

2 “(b) Reduce the cost of acquiring, constructing, remodeling, repairing,
3 equipping or furnishing qualified property that is owned or operated by the
4 state for the purpose of providing affordable housing; and

5 “(c) Involve Department of Human Services child welfare and self-
6 sufficiency programs.

7 **“(7) The Housing and Community Services Department shall deposit**
8 **into the Local Innovation and Fast Track Housing Program Fund es-**
9 **tablished under ORS 458.490:**

10 **“(a) Any moneys received as a repayment of, as a return on or in**
11 **exchange for the loan of moneys provided under this section; and**

12 **“(b) Any moneys recovered or obtained in a foreclosure or other**
13 **legal proceeding involving the loan of moneys under this section.**

14 “[7] (8) The Director of the Housing and Community Services Depart-
15 ment shall report regularly to the council regarding the status and progress
16 of the program and of the [*Housing and Community Services*] department’s
17 responsibilities for implementing and administering the program.

18 “[8] (9) The department shall adopt rules to implement the provisions
19 of this section, including but not limited to prescribing requirements for ac-
20 quiring, constructing, remodeling, repairing, equipping or furnishing quali-
21 fied property that is owned or operated by the state for the purpose of
22 providing affordable housing under the program.

23 **“SECTION 5. This 2025 Act being necessary for the immediate**
24 **preservation of the public peace, health and safety, an emergency is**
25 **declared to exist, and this 2025 Act takes effect July 1, 2025.”.**

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