

SB 51-5
(LC 1747)
4/1/25 (RLM/ps)

Requested by SENATE COMMITTEE ON HOUSING AND DEVELOPMENT

**PROPOSED AMENDMENTS TO
SENATE BILL 51**

1 In line 2 of the printed bill, after “housing” insert “; creating new pro-
2 visions; amending ORS 456.559; and declaring an emergency”.

3 Delete lines 4 through 8 and insert:

4 **“SECTION 1. The Housing and Community Services Department**
5 **shall contract with the Housing Development Center, Inc., for the**
6 **purposes of:**

7 **“(1) Improving occupancy rates, expediting move-ins, preventing**
8 **evictions, reducing residential turnover and enhancing the well-being**
9 **of residents in affordable housing projects by:**

10 **“(a) Developing and delivering resources for training and capacity-**
11 **building to improve property management operations and practices at**
12 **affordable housing projects; and**

13 **“(b) Making grants to nonprofit corporations, federally recognized**
14 **Indian tribes in this state, local governments and housing authorities,**
15 **in order to support property management staffing and operations at**
16 **specific affordable housing projects that the recipient owns or operates**
17 **or where the recipient provides property management services. The**
18 **geographic distribution of grants made under this paragraph must be**
19 **approximately in proportion to the geographic distribution of affor-**
20 **able housing properties.**

21 **“(2) Providing asset management training to nonprofit corpo-**

1 rations, federally recognized Indian tribes in this state, local govern-
2 ments and housing authorities that own or operate affordable housing
3 projects.

4 **“SECTION 2.** Section 1 of this 2025 Act is repealed on June 30, 2027.

5 **“SECTION 3.** Section 4 of this 2025 Act is added to and made a part
6 of ORS chapter 458.

7 **“SECTION 4.** The Housing and Community Services Department
8 shall develop and implement a program to advance the growth and
9 availability of culturally responsive property management services.

10 **“SECTION 5.** In addition to and not in lieu of any other appropri-
11 ation, there is appropriated to the Housing and Community Services
12 Department, for the biennium beginning July 1, 2025, out of the Gen-
13 eral Fund, the following amounts:

14 **“(1) \$3,000,000 to contract for services under section 1 (1) of this 2025**
15 **Act.**

16 **“(2) \$1,300,000 to contract for services under section 1 (2) of this 2025**
17 **Act.**

18 **“(3) \$3,000,000 to implement section 4 of this 2025 Act.**

19 **“SECTION 6.** Section 8 of this 2025 Act and ORS 456.250 are added
20 to and made a part of ORS 456.255 to 456.267.

21 **“SECTION 7.** ORS 456.255 to 456.267 are added to and made a part
22 of ORS 456.548 to 456.725.

23 **“SECTION 8.** The Housing and Community Services Department
24 shall establish and maintain an affordable housing preservation pro-
25 gram to coordinate affordable housing preservation efforts and
26 incentivize the analysis and preservation of affordable housing, in-
27 cluding publicly supported housing and manufactured dwelling parks.
28 Under the program, the department shall:

29 **“(1) Collect and maintain data from local, state and federal sources**
30 **on affordable housing in this state, including the status of existing**

1 **affordability restrictions and rental assistance contracts at publicly**
2 **supported housing.**

3 **“(2) Identify categories of affordable housing at risk of loss, in-**
4 **cluding:**

5 **“(a) Properties with expiring federal rent assistance contracts;**

6 **“(b) Properties with expiring affordability restrictions;**

7 **“(c) Properties with affordability restrictions in physical or finan-**
8 **cial distress; and**

9 **“(d) Manufactured dwelling parks at risk of sale or closure.**

10 **“(3) Take actions to promote housing stability, for residents of:**

11 **“(a) Affordable housing that is at risk of loss or that has been re-**
12 **cently lost; or**

13 **“(b) Residents of manufactured dwelling parks or marinas at risk**
14 **of sale or closure.**

15 **“(4) Establish and periodically update evaluation criteria for af-**
16 **fordable housing preservation investments.**

17 **“(5) Identify and aggregate available sources of funding, including**
18 **moneys available from federal and private grants or programs, appro-**
19 **priations by the Legislative Assembly, existing funds of the depart-**
20 **ment or financing available from Article XI-Q bond proceeds under**
21 **ORS 286A.824 or 458.480 to 448.490 or proceeds of other bonds issued by**
22 **the State Treasurer, and use such sources of funding to implement**
23 **preservation investments for affordable housing in accordance with**
24 **the established evaluation criteria.**

25 **“(6) Regularly analyze operating expenses of the existing portfolio**
26 **of publicly supported housing that is funded by the department to in-**
27 **form the department’s underwriting standards for financing the con-**
28 **struction of new and the preservation of existing publicly supported**
29 **housing and to inform forecasts of preservation funding needs.**

30 **“(7) Regularly update and publish an affordable housing preserva-**

1 **tion strategy framework report that includes information identified in**
2 **subsections (1) and (2) of this section and forecasts the financial need**
3 **to preserve affordable housing.**

4 **“(8) Execute the duties of the department under ORS 456.255 to**
5 **456.267.**

6 **“SECTION 9.** ORS 456.559 is amended to read:

7 **“456.559. (1) The Housing and Community Services Department shall:**

8 **“(a) Maintain current housing data and information concerning available**
9 **programs, status of funding, programs planned or undertaken which might**
10 **conflict with, overlap, duplicate or supersede other planned or existing pro-**
11 **grams and call these to the attention of appropriate state agencies, govern-**
12 **mental bodies and public or private housing sponsors.**

13 **“(b) Maintain current data [from local, state and federal sources concern-**
14 **ing publicly supported housing as that term is defined in ORS 456.250, the**
15 **status of existing affordability restrictions as that term is defined in ORS**
16 **456.250 and rental assistance contracts at publicly supported housing] on**
17 **publicly supported housing as provided under section 8 of this 2025**
18 **Act.**

19 **“(c) Provide to appropriate state agencies, governmental bodies and public**
20 **or private housing sponsors such advisory and educational services as will**
21 **assist them in the development of housing plans and projects.**

22 **“(d) Subject to the approval of the Oregon Housing Stability Council,**
23 **make noninterest bearing advances, in accordance with ORS 456.710 and the**
24 **policies of the department, to qualified nonprofit sponsors for development**
25 **costs of housing projects until mortgage funds are released to repay the ad-**
26 **vances as provided in ORS 456.710.**

27 **“(e) Advise and assist appropriate state agencies, governmental bodies and**
28 **public or private housing sponsors, cities and counties, in all programs and**
29 **activities which are designed or might tend to fulfill the purposes of ORS**
30 **456.548 to 456.725 and ORS chapter 458.**

1 “(f) Encourage and assist in the planning, development, construction, re-
2 habilitation and conservation of dwelling units for persons and families of
3 lower income.

4 “(g) Be the central state department to apply for, receive and distribute,
5 on behalf of appropriate state agencies, governmental bodies and public or
6 private housing sponsors in the state, grants, gifts, contributions, loans,
7 credits or assistance from the federal government or any other source for
8 housing programs except when the donor, grantor, or lender of such funds
9 specifically directs some other agency to administer them. Moneys received
10 under this section shall be deposited with the State Treasurer in an account
11 separate and distinct from the General Fund. Interest earned by the account
12 shall be credited to the account.

13 “(h) For the purposes of acquiring moneys, credits or other assistance
14 from any agency or instrumentality of the United States or from any public
15 corporation chartered by the United States, comply with any applicable
16 agreements or restrictions for the receipt of such assistance and become a
17 member of any such association or public corporation chartered by the
18 United States.

19 “(i) Assist individuals, appropriate state agencies, governmental bodies
20 and public or private housing sponsors through a program which provides
21 housing information, planning, educational services and technical assistance.

22 “(j) Comply with the requirements of ORS 443.225 in assisting in the de-
23 velopment of any housing for residential care, training or treatment for
24 persons with intellectual or developmental disabilities or mental or emo-
25 tional disturbances.

26 “(2) Except as otherwise provided in ORS 456.255 to 456.267, 456.625 (7),
27 458.315 (3) and 458.480 to 458.490, the department may not itself develop,
28 construct, rehabilitate or conserve housing units; and neither the department
29 nor any housing sponsor, including but not limited to any association, cor-
30 poration, cooperative housing authority or urban renewal agency organized

1 to provide housing and other facilities under ORS 456.548 to 456.725, may
2 own, acquire, construct, purchase, lease, operate or maintain utility facili-
3 ties, including facilities for the generation of electricity, for the distribution
4 of gas and electricity, and for the conveyance of telephone and telegraph
5 messages.

6 “(3) In accordance with the provisions of this section and with the advice
7 of the council, the department shall establish statewide priorities for housing
8 programs. State agencies shall coordinate their housing programs with the
9 department. All state agencies intending to apply for federal funds for use
10 in planning, developing or managing housing, or rendering assistance to
11 governmental bodies or sponsors or individuals involved therein shall submit
12 a description of the proposed activity to the department for review not less
13 than 30 days prior to the intended date of submission of the application to
14 the federal agency. The department shall determine whether the proposal
15 would result in a program that would overlap, duplicate or conflict with any
16 other housing program in the state. If the department finds overlapping or
17 duplication or conflict, it shall recommend modifications in the application.
18 The Oregon Department of Administrative Services shall consider these rec-
19 ommendations in making its decision to approve or disapprove the applica-
20 tion. The department shall complete its review and forward its
21 recommendations within 15 working days after receipt of the notification.
22 Failure of the department to complete the review within that time shall
23 constitute approval of the application by the department.

24 “(4) The Director of the Housing and Community Services Department
25 may participate in discussions and deliberations of the council. The director
26 may suggest policies to the council, including those necessary to stimulate
27 and increase the supply of housing for persons and families of lower income.

28 **“SECTION 10. This 2025 Act being necessary for the immediate**
29 **preservation of the public peace, health and safety, an emergency is**
30 **declared to exist, and this 2025 Act takes effect July 1, 2025.”.**

