

A-Engrossed
House Bill 2055

Ordered by the House March 22
Including House Amendments dated March 22

Introduced and printed pursuant to House Rule 12.00. Pre-session filed (at the request of Governor Kate Brown for Housing and Community Services Department)

SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure.

Establishes Greater Oregon Housing Accelerator Program within Housing and Community Services Department. Allows department to [*assist local government efforts to increase workforce housing through technical assistance and direct funding*] **provide eligible recipients with grants or loans to develop workforce housing and with technical assistance or grants to develop workforce housing proposals.**

Establishes Greater Oregon Housing Account within Oregon Housing Fund to fund program.

A BILL FOR AN ACT

1
2 Relating to workforce housing; creating new provisions; and amending ORS 458.610 and 458.620.

3 **Be It Enacted by the People of the State of Oregon:**

4 **SECTION 1. Section 2 of this 2019 Act is added to and made a part of ORS 458.600 to**
5 **458.665.**

6 **SECTION 2. (1) As used in this section:**

7 (a) **“Development constrained area” means an area where permitting of housing is con-**
8 **strained based upon criteria specified by the Housing and Community Services Department,**
9 **including community size, the pace of economic development compared with housing growth**
10 **and available data regarding average commute times and distances, housing needs analysis,**
11 **buildable land inventory and building permits.**

12 (b) **“Eligible recipient” means a city, federally recognized Indian tribe located in Oregon,**
13 **a housing authority, a private developer, a nonprofit organization, an employer or an owner**
14 **of a proposed housing development.**

15 (c) **“Workforce housing” means housing for low or moderate income households that**
16 **supports economic development or job creation or preservation by meeting locally identified**
17 **housing needs.**

18 (2) **There is established the Greater Oregon Housing Accelerator Program in the Housing**
19 **and Community Services Department.**

20 (3) **Through the program, the department may provide grants or loans to eligible recipi-**
21 **ents to support proposals for workforce housing in development constrained areas through**
22 **the acquisition of land, the construction, rehabilitation, demolition or removal of structures**
23 **or the financing, refinancing or debt servicing of land, construction or infrastructure. Grants**
24 **and loans under this subsection may not support proposals unless:**

25 (a) **The eligible recipient has identified available financial or in-kind resources other than**

NOTE: Matter in **boldfaced** type in an amended section is new; matter [*italic and bracketed*] is existing law to be omitted. New sections are in **boldfaced** type.

1 from state funds that will reduce the project's need for state resources.

2 (b) The proposal will provide:

3 (A) Rental housing projects that will be maintained as affordable for low or moderate
4 income households for no less than five years; or

5 (B) Homeownership projects that will be made available for purchase by households with
6 low or moderate incomes.

7 (4) Through the program, the department may provide technical assistance or grants for
8 technical assistance to eligible recipients for the purpose of developing workforce housing
9 development proposals.

10 (5) The department may not spend within any biennium more than 20 percent of the
11 program funds on the purposes described in subsection (4) of this section.

12 (6) The department shall adopt rules necessary to carry out the provisions of this section
13 and to best leverage program resources to address the shortage of workforce housing, in-
14 cluding rules establishing eligibility requirements for applicants, certification requirements
15 for eligible recipients and any necessary forms and procedures.

16 **SECTION 3.** ORS 458.610 is amended to read:

17 458.610. For purposes of ORS 458.600 to 458.665:

18 (1) "Council" means the Oregon Housing Stability Council established in ORS 456.567.

19 (2) "Department" means the Housing and Community Services Department established in ORS
20 456.555.

21 (3) "Low income" means income that is more than 50 percent and not more than 80 percent of
22 the median family income for the area, subject to adjustment for areas with unusually high or low
23 incomes or housing costs, all as determined by the council based on information from the United
24 States Department of Housing and Urban Development.

25 (4) "Minority" means an individual:

26 (a) Who has origins in one of the black racial groups of Africa but who is not Hispanic;

27 (b) Who is of Hispanic culture or origin;

28 (c) Who has origins in any of the original peoples of the Far East, Southeast Asia, the Indian
29 subcontinent or the Pacific Islands; or

30 (d) Who is an American Indian or Alaskan Native having origins in one of the original peoples
31 of North America.

32 (5) "**Moderate income**" means income that is more than 80 percent and not more than
33 **120 percent of the median family income for the area, subject to adjustment for areas with**
34 **unusually high or low incomes or housing costs, all as determined by the council based on**
35 **information from the United States Department of Housing and Urban Development.**

36 [(5)] (6) "Organization" means a:

37 (a) Nonprofit corporation established under ORS chapter 65;

38 (b) Housing authority established under ORS 456.055 to 456.235; or

39 (c) Local government as defined in ORS 197.015.

40 [(6)] (7) "Persons with disabilities" means persons with handicaps described in 42 U.S.C. 3602(h).

41 [(7)] (8) "Very low income" means income that is 50 percent or less of the median family income
42 for the area, subject to adjustment for areas with unusually high or low incomes or housing costs,
43 all as determined by the council based on information from the United States Department of Housing
44 and Urban Development.

45 [(8)] (9) "Veteran" has the meaning given that term in ORS 408.225.

1 **SECTION 4.** ORS 458.620 is amended to read:

2 458.620. (1) There is created, separate and distinct from the General Fund of the State Treasury,
3 the Oregon Housing Fund, which consists of [six] **seven** separate revolving accounts:

4 (a) The Housing Development and Guarantee Account;

5 (b) The Emergency Housing Account;

6 (c) The Home Ownership Assistance Account;

7 (d) The Farmworker Housing Development Account;

8 (e) The General Housing Account; [and]

9 (f) The Wildfire Damage Housing Relief Account[.]; **and**

10 **(g) The Greater Oregon Housing Account.**

11 (2) Earnings on investment of moneys in:

12 (a) The Housing Development and Guarantee Account accrue to that account.

13 (b) The Emergency Housing Account accrue to that account.

14 (c) The Home Ownership Assistance Account accrue to that account.

15 (d) The Farmworker Housing Development Account accrue to that account.

16 (e) The General Housing Account accrue to that account.

17 (f) The Wildfire Damage Housing Relief Account accrue to that account.

18 **(g) The Greater Oregon Housing Account accrue to that account.**

19 (3)(a) Moneys in the Housing Development and Guarantee Account are continuously appropri-
20 ated to the Housing and Community Services Department to carry out the provisions of ORS 458.625
21 and 458.630.

22 (b) Moneys in the Emergency Housing Account are continuously appropriated to the department
23 to carry out the provisions of ORS 458.650.

24 (c) Moneys in the Home Ownership Assistance Account are continuously appropriated to the
25 department to carry out the provisions of ORS 458.655.

26 (d) Moneys in the Farmworker Housing Development Account are continuously appropriated to
27 the department to carry out the provisions of ORS 458.660.

28 (e) Moneys in the General Housing Account are continuously appropriated to the department
29 to carry out the provisions of ORS 456.515 to 456.725.

30 (f) Moneys in the Wildfire Damage Housing Relief Account are continuously appropriated to the
31 department to carry out the provisions of ORS 458.667.

32 **(g) Moneys in the Greater Oregon Housing Account are continuously appropriated to the**
33 **department to carry out the provisions of section 2 of this 2019 Act.**

34 (4) Individuals and corporations, both for profit or nonprofit, may make monetary contributions
35 to be credited to:

36 (a) The Housing Development and Guarantee Account; or

37 (b) The General Housing Account.

38 **SECTION 5. In addition to and not in lieu of any other appropriation, there is appropri-**
39 **ated to the Housing and Community Services Department, for the biennium beginning July**
40 **1, 2019, out of the General Fund, the amount of \$15,000,000 for deposit into the Greater**
41 **Oregon Housing Account.**