

# House Bill 2055

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 **as introduced**.

Establishes Workforce Housing Accelerator Program within Housing and Community Services Department. Requires program to assist local government efforts to increase workforce housing through technical assistance and direct funding.

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

## A BILL FOR AN ACT

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

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

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

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

**(a) "Eligible employer" means a private employer for which a lack of available housing has impeded the employer's ability to recruit, hire and retain employees.**

**(b) "Workforce housing" means housing for low or moderate income households that are located not more than 20 miles from an eligible employer.**

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

**(3) Through the program, the department may provide financial or technical assistance to further:**

**(a) The acquisition, construction, redevelopment or rehabilitation of workforce housing;**

**(b) The creation and implementation of policies and programs promoting the development, protection and maintenance of workforce housing;**

**(c) The acquisition of additional land and public infrastructure to support workforce housing;**

**(d) Employer-assisted housing programs supporting workforce housing;**

**(e) The collection and assessment of housing and economic data; and**

**(f) The connection of employers, developers, property owners and landlords with local communities and housing development partners, including public housing authorities, community development corporations, community action agencies, tribal organizations and housing agencies, nonprofit corporations and private developers that support workforce housing.**

**(4) The department shall adopt rules necessary to carry out the provisions of this section, including rules establishing eligibility requirements for applicants, certification requirements for eligible employers and any necessary forms and procedures.**

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

**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.

1 458.610. For purposes of ORS 458.600 to 458.665:

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

3 (2) "Department" means the Housing and Community Services Department established in ORS  
4 456.555.

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

9 (4) "Minority" means an individual:

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

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

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

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

16 (5) **"Moderate income" means income that is more than 80 percent and not more than**  
17 **120 percent of the median family income for the area, subject to adjustment for areas with**  
18 **unusually high or low incomes or housing costs, all as determined by the council based on**  
19 **information from the United States Department of Housing and Urban Development.**

20 [(5)] (6) "Organization" means a:

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

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

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

24 [(6)] (7) "Persons with disabilities" means persons with handicaps described in 42 U.S.C. 3602(h).

25 [(7)] (8) "Very low income" means income that is 50 percent or less of the median family income  
26 for the area, subject to adjustment for areas with unusually high or low incomes or housing costs,  
27 all as determined by the council based on information from the United States Department of Housing  
28 and Urban Development.

29 [(8)] (9) "Veteran" has the meaning given that term in ORS 408.225.

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

31 458.620. (1) There is created, separate and distinct from the General Fund of the State Treasury,  
32 the Oregon Housing Fund, which consists of [six] **seven** separate revolving accounts:

33 (a) The Housing Development and Guarantee Account;

34 (b) The Emergency Housing Account;

35 (c) The Home Ownership Assistance Account;

36 (d) The Farmworker Housing Development Account;

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

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

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

40 (2) Earnings on investment of moneys in:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

21 (b) The General Housing Account.

22 **SECTION 5. In addition to and not in lieu of any other appropriation, there is appropri-**  
23 **ated to the Housing and Community Services Department, for the biennium beginning July**  
24 **1, 2019, out of the General Fund, the amount of \$15,000,000 for deposit into the Greater**  
25 **Oregon Housing Account.**

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