

House Bill 2761

Sponsored by Representative NOSSE (Presession filed.)

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**.

Expands Housing and Community Services Department ability to allow financing of certain affordable residential units within mixed-income or mixed-use housing developments subject to limits established by Oregon Housing Stability Council.

A BILL FOR AN ACT

1
2 Relating to financing of affordable housing by Housing and Community Services Department;
3 amending ORS 456.620.

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

5 **SECTION 1.** ORS 456.620 is amended to read:

6 456.620. In carrying out housing programs, the Housing and Community Services Department
7 shall:

8 (1) With the approval of the Oregon Housing Stability Council, adopt standards for the planning,
9 development and management of housing projects for which qualified housing sponsors receive all
10 or a portion of any required financing under ORS 456.548 to 456.725, for audits and inspections to
11 determine compliance with such standards and adopt criteria for the approval of qualified housing
12 sponsors under ORS 456.548 to 456.725.

13 (2) Adopt criteria by which the department may approve or disqualify qualified housing sponsors.

14 (3) Enter into agreements with qualified housing sponsors to regulate the planning, development
15 and management of housing projects constructed with the assistance of the department under ORS
16 456.548 to 456.725.

17 (4) With the approval of the council, establish maximum household income limits for all or a
18 portion of the units in housing projects, **including** housing developments, **mixed-use housing** or
19 other residential housing, financed in whole or in part by the department. [*A maximum of one-third*
20 *of the units in a housing project, housing development or other residential housing financed by the*
21 *department may be rented to households with an income level exceeding 120 percent of the median*
22 *family income level, as determined by the department.] **The department may finance only the por-**
23 **tion of housing projects consisting of units rented to households with an income below 120**
24 **percent of the median family income. The department may employ reasonable methods to**
25 **allocate the affordable housing portion of a housing project's shared costs, including**
26 **infrastructure and parking. For a housing project financed by the department, the council**
27 **may limit the minimum ratio or number of units that will be rented to households with an**
28 **income below 120 percent of the median family income.** If the income level in any unit exceeds
29 120 percent of the median family income, the department shall, to the extent practicable, require
30 that the project, development or other housing financed by the department have a percentage of low
31 income units that is higher than the minimum percentages established in ORS 456.120 (19) for*

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 projects financed by local housing authorities or income limitations that are lower than the limits
2 described in ORS 456.120 (19) or a combination thereof. Income limits for department programs ad-
3 ministered on a statewide basis may be established by reference to the median family or personal
4 income in the state, or in various regions in the state, as determined by the department. This sub-
5 section does not restrict the acquisition of manufactured dwelling parks.

6 (5) With the approval of the council, ensure that financing is provided in the department's pro-
7 grams for manufactured housing and for the purchase of lots described in ORS 92.840 by manufac-
8 tured dwelling park tenants.

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