



## HOUSE MAJORITY OFFICE

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# Oregon House Delivers on Emergency Housing Stability and Production Package

*Legislation to build more housing, bring down housing costs, and house more Oregonians passes with overwhelmingly bipartisan support*

**SALEM, Ore.** - Today, the Oregon State House passed Senate Bills 1530 and 1537, the [Emergency Housing Stability and Production Package](#). The \$376 investment and related policy doubles down on last session's [\\$2 billion](#) housing package, continuing the legislature's ongoing commitment to putting affordable housing within reach for all Oregonians.

"This package strategically leverages our limited state resources and lowers barriers to building more affordable housing to make a significant impact towards achieving our homelessness relief and housing goals," said **Rep. Maxine Dexter (D-NW & Downtown Portland)**, Chair of the House Committee on Housing and Homelessness. "This package puts our valuable state dollars to work to help fund homeless shelters, support renters, build critical infrastructure and boost housing production across Oregon."

### Making it Easier to Build More Affordable and Middle Income Housing

The package grants qualifying cities a one-time expansion of their Urban Growth Boundaries. Cities under 25,000 people can expand by 50 acres, while cities over 25,000 people can expand by 100 acres. In the Metro area, the cap is 300 acres. 30 percent of housing in any expanded areas must be affordable, one of the highest requirements in the nation. Cities must display that they have done comprehensive planning and permitting before expansion and demonstrate need for both housing and land.

The package also creates a new [\\$75 million revolving loan fund](#) to make interest-free loans to local governments to help finance production of affordable housing and moderate income housing projects.

[Senate Bill 1530](#) makes significant and wide-ranging investments directed at the immediate housing needs for Oregonians like continuing shelter operations and recovery housing, and building on the resources the Legislature has committed toward sustainable, affordable housing production and support in recent legislative sessions. These investments consist of **\$123.55 million** and include:

- Direct allocation to cities for 44 infrastructure projects across the state to support shovel-ready housing production (\$94.3 million)
- Funding for 27 **recovery housing** projects (\$18 million) in communities across the state
- Affordable housing in historically under resourced communities (\$29.25 million):
  - Purchase and redevelopment of a property on N Dixon Street in Portland for development of affordable housing to Albina Vision Trust (\$25 million)
  - Unite Oregon's purchase of a property on E Burnside Street in Portland for development of affordable housing (\$3 million)
  - Center for African Immigrants and Refugees Organization's purchase of a property on SE Stark Street for development of affordable housing (\$1.25 million)

The House will also consider [HB 4134](#), to bolster critical infrastructure projects that pave the way for housing development in Oregon.

The package also establishes the Housing Accountability and Production Office to support local governments as they work to achieve their housing production goals. This office will oversee growth and ensure that any new builds align with what Oregon values and demonstrated needs.

#### Building Better and Smarter for The Future

The legislature understands additional housing must consider climate change and reduce the carbon footprint on our environment. That's why this legislation includes **\$24.5 million for Healthy and Safe Homes**, a legislative concept reinforcing the need to build resilient structures for the future. Program areas funded through this legislation include:

- Healthy Homes Repair Fund to support home improvements to lower energy usage and make homes safer (\$15 million)
- Residential Heat Pump Fund in the Department of Environmental Quality (\$4 million)
- Air conditioners and air filters provided on an emergency basis to at-risk individuals (\$3.5 million)
- Support for warming or cooling emergency shelters (\$2 million)

#### Continued Investments In Pathways to Housing

Legislation passed today continues funding for proven methods to prevent homelessness and resources families and individuals depend on to stay housed.

Specifically, legislation **allocates a total of \$131 million** for:

- Emergency shelters, Project Turnkey sites and navigation centers (\$65 million)
- Homelessness prevention services, through Oregon Eviction Diversion and Prevention and Eviction Prevention Rapid Response Programs with 30% set aside for culturally responsive organizations (\$34 million)

- Urban League of Portland for homelessness prevention services (\$7 million)
- Maintain and expand capacity for 27 recovery housing projects (\$18 million)
- Individual development accounts for first-time homebuyers (\$5 million)
- Support for the furnishing of reused household goods to low-income residents through Community Warehouse (\$1 million)
- Education and support of tenants at risk of rent increase or possible eviction through Seeding Justice (\$1 million)

If signed by Governor Kotek, the package brings the total of housing-related investments in 2023 and 2024 to more than \$2.3 billion. This package is one of the priorities House Democrats [outlined](#) at the beginning of this legislative session.

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