Legislative Summary Report

Housing, Development, and Homelessness

LPRO
LEGISLATIVE POLICY AND RESEARCH OFFICE

This Legislative Summary Report highlights Housing, Development, and Homelessness policy measures that received a public hearing in a policy committee during the **2025** regular legislative session. The report is organized by subtopics and includes the measure number; the measure status: enacted [✓] or not enacted [✗]; and a brief description of the measure.

Housing, Development, and Homelessness Subtopics:

- Affordable Housing: Expiration, Financing, & Preservation
- Building Codes & Permits
- Development & Production
- Emergency Housing & Shelter
- Family-Related Dwelling Allowances
- Homeownership Support & First-Time Buyer Assistance
- Infrastructure
- Land Use & Zoning
- Landlord/Tenant
- Local Planning & Permitting
- Manufactured & Factory-Built Housing
- Other
- Real Estate Industry Regulation
- Support for Vulnerable Populations
- Taxes, Tax Credits, & Exemptions
- Urban Growth Boundaries

Affordable Housing: Expiration, Financing, & Preservation

SB 31 A ✗ The measure would have allowed the Oregon Housing and Community Services Department (OHCS) to award grants to specified housing sponsors for the purpose of providing one-time sub-grants to tenants whose housing is being withdrawn from affordability restrictions, and it would have required OHCS to establish a process and criteria for soliciting, awarding, and disbursing these grants. The measure would have created the Expiring Affordable Housing Tenant Support Fund for the purpose of holding moneys appropriated for the grant program and specified uses for that fund.

SB 32 ✓ The measure requires that the Housing and Community Services Department publish information in their possession onto their public website regarding each publicly supported affordable housing development, specifically the expiration date of affordability restrictions, the number of housing units, the type and source of rental assistance, the income eligibility levels, and the current status of any preservation efforts.

SB 50 A ✗ The measure would have clarified funding sources for the Local Innovation and Fast Track (LIFT) Housing Program Fund. It would have allowed up to $60 million of the moneys in the LIFT Housing Program Fund that are set aside for Clackamas, Multnomah, and Washington Counties to be used to acquire existing multifamily housing for the purpose of conversion to affordable housing for low-income households.

SB 51 ✓ The measure directs the Oregon Housing and Community Services Department (OHCS) to support affordable housing by funding technical assistance and training programs for property and asset management through contracts with the Housing Development Center, Inc. It provides $2 million to improve occupancy, expedite move-ins, and support resident wellbeing, along with $1.3 million for asset management training for nonprofits, federally recognized Tribes, local governments, and housing authorities who operate affordable housing projects. The measure establishes and maintains an affordable housing preservation program within OHCS to coordinate affordable housing preservation efforts and incentivize the analysis and preservation of affordable housing, including publicly supported housing and manufactured dwelling parks.

SB 52 A ✗ The measure would have directed the Legislative Policy and Research Office to conduct a study to determine factors that impede the production of affordable housing in Oregon.

SB 58 A ✗ The measure would have directed the Housing and Community Services Department to establish and administer a pilot program to issue grants to homeowners within urban growth boundaries to develop interior auxiliary dwelling units for the purpose of expanding affordable housing.

SB 829 ✓ The measure establishes the Affordable Housing Insurance Program and the Affordable Housing Premium Assistance Fund at the Department of Consumer and Business Services (DCBS) for the purpose of mitigating the costs of property insurance premiums for eligible entities. It establishes eligibility for the program, constructs program functions, outlines rulemaking authority, and directs DCBS to submit periodic reports on the program to the Legislative Assembly. The measure appropriates $2.5 million from the General Fund for deposit into the Fund, with an additional $2.5 million Other Funds expenditure limitation.

SB 949 A ✗ The measure would have appropriated $10 million to the Housing and Community Services Department and directed the Department to disperse the money to Self Enhancement, Inc (SEI) for the purposes of acquiring and developing mixed-use affordable housing in North and Northeast Portland.

SB 973 ✓ The measure requires landlords of publicly supported housing to give written notice of ending affordability restrictions to all applicants and new tenants, and extends the minimum notice that must be provided to existing tenants. The measure directs the Housing and Community Services Department to adopt rules for the provision of, and the translation of, acceptable notice.

HB 2316 ✓ The measure establishes a program to designate certain state properties within urban growth boundaries as Home Start Lands specifically for affordable housing development. It outlines how Home Start Lands are to be planned, zoned, and developed. It establishes the Home Start Lands Fund for use in supporting the program. It provides a property tax exemption for land designated as Home Start Lands, subject to specific conditions and time limits. The measure appropriates $859,665 to the Oregon Department of Administrative Services for start-up program costs.

Building Codes & Permits

SB 49 ✓ The measure increases the membership of the Building Codes Structures Board within the Department of Consumer and Business Services from nine to 11 members. It requires the additional membership of a fire-protection engineer, a certified structural engineer who specializes in the design of residential buildings more than three stories above grade, and no longer allows the position filled by an architect to be interchangeable with an engineer.

SB 87 ✗ The measure would have permitted the Electrical and Elevator Board to enter into an agreement to establish an electrical licensing enforcement program for the Electrical Safety Law within a geographic area at the request of one or more municipalities. The measure also would have increased the civil penalty that could be imposed for violation of the state building code.

SB 444 A ✗ The measure would have required the Director of the Department of Business and Consumer Services to adopt rules to conform the state building code to accessibility requirements under the National Fair Housing Act and to certain standards of the American National Standards Institute. It would have prohibited the Housing and Community Services Department from funding new subsidized rental housing developments unless the development met specified accessibility standards.

HB 2961 A ✗ The measure would have modified the state building code requirements that must be met for electrical service capacity for charging electric vehicles (EV) and EV charging stations in each newly constructed multifamily residential building with 10 or more residential dwelling units or mixed-use building consisting of privately owned commercial space and 10 or more residential dwelling units.

Note: This measure is cross-listed in the Summary of Legislation Summary Report on Energy and Environment.

Development & Production

SB 48 ✓ The measure clarifies application procedures relating to urban growth boundaries (UGBs) and UGB expansion and allows a sponsoring jurisdiction of a Housing Project Revolving Loan Fund project in an urban renewal district to repay the Housing and Community Services Department by pledging its full faith and credit, taxing authority, or alternative revenue source, rather than utilizing payment-in-lieu fee.

SB 684 ✓ The measure directs the Oregon Housing and Community Services Department (OHCS) to adopt rules to develop lending strategies to be used to provide permanent long-term financing for residential housing. It requires OHCS to submit a report to interim committees of the Legislature on the manner in which a mixed income housing revolving loan fund may be structured and on any statutory authority needed for the fund. The measure reduces the limitations on public housing authorities running or owning mixed-income housing.

HB 2347 ✓ The measure authorizes the Department of Land Conservation and Development to provide technical assistance and grants to federally recognized Indian Tribes, in addition to local governments. It prohibits local governments from applying different standards to manufactured housing than those imposed on comparable site-built dwellings. It also clarifies that local governments may plan for urbanization, including adjacent urbanizable areas, through intergovernmental agreements, and it specifies the criteria for determining when applications for permits, limited land use decisions, or zone changes are complete.

HB 2964 ✓ The measure directs the Housing and Community Services Department to provide loans for predevelopment costs associated with new affordable housing projects, such as costs for professional services, studies, fees, and related expenses, but not land acquisition. Loans are limited to projects with long-term affordability restrictions and must be led by or in partnership with qualifying nonprofits, Tribes, housing authorities, or developers partnering with one of these entities.

HB 2968 ✗ The measure would have established a program to allow local governments to defer collection of system development charges by allowing the Housing and Community Services Department to recover unpaid system development charges from developers who fail to pay after an agreed-upon deferral period by transferring debt collection responsibility to the state.

HB 3031 ✓ The measure creates a program to provide financial assistance for infrastructure projects that support affordable housing developments in the form of grants, loans, or forgivable loans to cities, counties, county service districts, special districts, intergovernmental entities, and federally recognized Tribal councils in Oregon.

HB 3236 A ✗ The measure would have broadened the range of financing activities that qualify for the affordable housing tax credit.

HB 3505 ✓ The measure prohibits local governments from imposing or increasing a system development charge for the installation of a National Fire Protection Association 13D residential fire sprinkler system, or for the difference between the increased capacity of a water meter required by the fire sprinkler system and the capacity of the water meter that would be required for the dwelling without the fire sprinkler system installed.

HB 3589 ✓ The measure establishes a senior housing development initiative and directs the Oregon Housing and Community Services Department (OHCS) to administer it. It transfers $24,000,000 from the Senior Property Tax Deferral Revolving Account to OHCS for the development, rehabilitation, or preservation of housing and related technical assistance under the senior housing development initiative.

HB 3649 A ✗ The measure would have established a grant program managed by the Oregon Department of Administrative Services aimed at bolstering regional market rate housing development through enhanced public-private partnerships.

Emergency Housing & Shelter

HB 3034 ✓ The measure directs the Housing and Community Services Department (instead of the Oregon Housing Stability Council) to develop policy for the use of funds in the Emergency Housing Account.

HB 3644 ✓ The measure establishes a statewide shelter program under the Housing and Community Services Department to reduce unsheltered homelessness and transition individuals into housing stability.

Family-Related Dwelling Allowances

HB 2400 ✗ This measure would have allowed property owners to build a new single-family home or manufactured home for a family member on their land outside urban growth boundaries.

HB 2422 ✗ This measure would have allowed counties to rezone certain lands for rural uses under specific conditions, including areas currently zoned for rural residential use, if the existing zoning allows housing at a density of one home per 2.5 acres or less. The rezoned land would have permitted housing at a density of one home per acre or more.

Homeownership Support & First-Time Buyer Assistance

SB 534 ✗ The measure would have limited the amount that a lender, who has provided a lump-sum in exchange for a claim upon the equity of a property in a reverse mortgage transaction, could claim as their equity upon sale of the property to not more than the percentage of the total equity in the property to which the lump sum is equivalent on the date the lender provided the lump sum.

HB 2698 ✓ The measure establishes a statewide homeownership rate goal and creates a publicly available homeownership goal dashboard that tracks the state's progress toward the goal.

HB 3035 A ✗ The measure would have required the Housing and Community Services Department to set household income limits for those benefiting from residential housing developed for homeownership that is financed solely or in part by the department.

HB 3090 A ✗ The measure would have directed the Oregon Housing and Community Services Department to amend the homeownership development incubator program to ensure it funds the development of housing for households that earn up to 120 percent of the area median income. It would have offered predevelopment funding for housing developers.

HB 3188 A ✗ The measure would have created a program to help first-time home buyers in Oregon purchase a home without a down payment or mortgage insurance by establishing the Welcome Home Assistance Program Fund, which would have provided financial backing to lenders who issue loans to these buyers.

HB 3235 ✗ The measure would have directed the Oregon Housing and Community Services Department to continue a program that makes a grant to the Network for Oregon Affordable Housing (NOAH) to allow first-time home buyers to establish equity at a faster rate while making monthly payments.

HB 3503 ✗ The measure would have directed the Housing and Community Services Department to provide funding to Community LendingWorks to fund grants that help nonprofits acquire, repair, and maintain affordable housing in Clackamas County.

HB 3507 ✗ The measure would have directed the Oregon Housing and Community Services Department to amend the Home Ownership Assistance Program and expand the Culturally Responsive Organization Down Payment Assistance Program.

HB 3809 A ✗ The measure would have established the Individual Development Account (IDA) Fund and appropriated moneys in the fund to the Oregon Housing and Community Services (OHCS) Department to carry out the individual development account (IDA) program. It would have allocated $2.5 million each calendar quarter from the Administrative Services Economic Development Fund to OHCS for deposit in the IDA Fund.

Infrastructure

SB 1103 ✗ The measure would have directed Business Oregon to establish a revolving loan fund to provide below-market-interest-rate loans to cities or tribal councils for infrastructure projects that would support the development of housing in Department of Land Conservation and Development-designated climate-friendly areas within an urban growth boundary. The measure would have appropriated $300 million out of the General Fund to fund the new Climate-Friendly Housing Infrastructure Revolving Fund.

HB 3570 ✗ The measure would have directed the Oregon Business Development Department to update a list of essential community infrastructure, especially water systems like drinking water, wastewater, and stormwater.

HB 3939 A ✗ The measure would have appropriated $25,850,000 to the Oregon Business Development Department for the expansion of the residential infrastructure grant program to certain cities and until January 2, 2028.

Land Use & Zoning

SB 438 ✗ The measure would have allowed a property-owner outside of an urban growth boundary to build an additional single-family dwelling or manufactured home on their lot or parcel for use by a relative. It would have defined eligible relatives and established regulations for developing the additional dwelling, including that the land may not subsequently be subdivided, and that the dwelling must comply with requirements for wildfire risk reduction.

SB 503 ✗ The measure would have allowed temporary siting, for no more than five months per year, of a recreational vehicle on lands zoned for Exclusive Farm Use, for use by an individual providing security.

SB 878 ✗ The measure would have allowed an occupying property-owner outside of an urban growth boundary to build an additional single-family dwelling or manufactured home on their tract of land for use by a relative of the owner. It would have defined eligible relatives and established regulations for developing the additional dwelling, including that the land may not subsequently be subdivided, and that the dwelling must comply with requirements for wildfire risk reduction. It would have allowed a county to approve the conversion of the dwelling unit to a permissible non-residential use.

SB 967 ✓ The measure authorizes local governments to enter into intergovernmental agreements governing jurisdiction of local improvements proposed in unincorporated areas inside an urban growth boundary. It also requires the improvement to comply with each host city's comprehensive plan and clarifies that forming a local improvement district does not change the underlying permitted land uses.

SB 1099 ✓ The measure requires counties and cities to allow preschool or prekindergarten education on real property where places of worship are permitted.

Note: This measure is cross-listed in the Summary of Legislation Summary Report on Early Childhood.

SB 1129 ✓ The measure directs the Land Conservation and Development Commission (LCDC) to amend its rules related to the prioritization of lands added to an urban reserve. It directs LCDC to give a lower priority to lands containing planned developments or subdivisions in comprehensive goal exceptions areas or on non-resource lands as compared to other lands of the same designation, and to give a lower priority to otherwise high-priority lands where providing urban services is not reasonable or cost-effective due to topographical or other physical constraints.

HB 2138 ✓ The measure expands and streamlines middle housing requirements, applies them to more jurisdictions and certain unincorporated areas, clarifies definitions, and sets new deadlines for local governments to update land use regulations accordingly. The measure revises and simplifies the expedited land division process and increases appropriations for rulemaking and for technical assistance grants.

HB 2258 ✓ The measure allows the Land Conservation and Development Commission to require local governments to issue land use decisions approving specific types of residential development on qualifying lots and sets standards for both land use decisions and building construction plan reviews.

HB 3560 ✓ The measure expands allowable sites for child care centers, including in certain residential zones. It requires local governments to update local plans and land use regulations with the new zoning requirements within one year of the measure's effective date. It moves statutory provisions for the siting of child care facilities to the chapter of Oregon Revised Statutes (ORS) relating to comprehensive land use planning.

Note: This measure is cross-listed in the Summary of Legislation Summary Report on Early Childhood.

HB 3928 ✗ The measure would have authorized counties to designate land specifically for rural housing development with several restrictions and conditions.

HB 3971 ✗ The measure would have defined integrated materials and energy recovery facility and required a county to approve a land use application for an integrated materials and energy recovery facility that is sited on land within the Willamette Valley that is owned by local government, located outside of an urban growth boundary, and zoned for industrial, light industrial, or public facilities use. The measure would have allowed a local government to approve or deny an application without a hearing and would have made the approval or denial not a land use decision and subject only to the writ of review by circuit or county courts.

Note: This measure is cross-listed in the Summary of Legislation Summary Report on Energy and Environment.

Landlord/Tenant

SB 54 ✗ The measure would have required landlords of multiunit buildings with 10 units or more to provide residential tenants with indoor cooling or cooling spaces on days where the outdoor temperature exceeds 80 degrees Fahrenheit. It would have required, by January 2036, that all landlords provide indoor cooling on days where the outdoor temperature exceeds 80 degrees Fahrenheit.

SB 158 ✗ The measure would have allowed a landlord and a tenant to agree to a recurring, ongoing charge in lieu of a security deposit, and would have established requirements for that agreement.

SB 586 ✓ The measure reduces the required notice period, from 90 days to 60 days after the end of the fixed term, that a landlord must give a tenant on a fixed-term tenancy when selling the dwelling unit to buyers who intend to reside in it. It requires that if the landlord chooses this option and gives less than the standard 90-day notice, they must provide written evidence of a purchase offer and pay the tenant an amount equal to one month's rent.

SB 690 ✓ The measure requires courts to reschedule eviction hearings for certain parents of young children who are eligible for health-related social needs (HRSN) housing supports. It directs Oregon Housing and Community Services (OHCS) to prioritize certain parents of young children in rules, policies, and programs.

Note: This measure is cross-listed in the Summary of Legislation Summary Report on Early Childhood.

SB 722 ✗ The measure would have prohibited landlords from using computer software that relies on non-public, competitor data to establish rents or occupancy rates. The measure would have reduced, from 15 to seven years, the length of time after construction that new dwelling units are exempt from caps on residential rent increases.

HB 2134 ✓ The measure allows a tenant in a fixed-term tenancy to terminate their rental agreement early if their landlord has already given them the required 90-day notice that the tenancy will not continue past the fixed term, provided the tenant gives at least 30 days' written notice to the landlord. The measure prohibits landlords from collecting any fees or unpaid rent that would have accrued after the date designated in the tenant's termination notice and the date the tenant returns possession of the premises.

HB 2305 ✗ The measure would have allowed landlords to terminate a rental agreement with 30 days' written notice if the tenant had committed a third lease or rent violation within 12 months, and the tenant had already received two prior valid termination notices with a right to fix the violation.

HB 2967 ✗ The measure would have prohibited landlords from requiring payment of an applicant screening charge.

HB 3378 ✓ The measure requires residential landlords to offer an alternative method of accessing a dwelling unit such as an access code, fob, key card, or another physical key other than software on tenant-owned phones or other electronic devices.

HB 3521 ✓ The measure allows landlords to collect a hold deposit only after approving a tenant's application and requires its return within five business days if the applicant rejects the rental agreement due to habitability issues or the landlord's failure to finalize the agreement. If repayment is delayed, a penalty equal to the deposit or a pre-agreed amount applies, unless the delay in repayment is due to an act of God.

HB 3522 ✓ The measure allows property owners and landlords to reclaim premises from squatters by issuing a 24-hour written notice to vacate. It affirms that the notice does not confer legal occupancy rights and defines failure to vacate as unlawful holding by force. The measure also requires inclusion of the notice in eviction filings.

HB 3974 ✗ The measure would have capped the amount that a landlord could charge an applicant for a screening fee to a low of $20, the landlord's actual average screening cost, or the customary amount charged for comparable services. It would have permitted applicants to provide their own reports from a third party to landlords and required landlords to specify which third-party screening reports, products, or services are acceptable.

Local Planning & Permitting

SB 6 A ✗ This measure would have established deadlines and processes for issuing building permits for specific housing developments. It would have required that any agency or official responsible for administering and enforcing the state building code make a decision to approve or deny any building application within 45 business days of receipt of a complete application, if that application is for a building permit for middle housing or a single-family residential dwelling in a residential subdivision with more than six lots.

SB 59 ✗ The measure would have protected the ability of persons living in planned communities to grow a garden or raise hens or bees by rendering restrictions on such activities in the community's governing documents void and unenforceable.

SB 737 ✗ The measure would have increased the radius, from 100 feet to 300 feet, around a proposed middle housing land division for which notice of the application must be given to property owners. The measure would have required additional information (including information outlining under what conditions an application may be denied, information about the use of systems development charges, and when the need for a traffic study would be triggered) to be provided in the notice.

SB 974 ✓ The measure establishes deadlines and procedures for reviewing final engineering plans for residential development and creates a new streamlined land use decision process for certain residential zone changes, planned unit developments, and variances. The measure also prohibits local governments from applying residential design standards to housing developments of 20 or more units within urban growth boundaries unless they are multifamily structures.

HB 2658 ✓ This measure prohibits a municipality from requiring in, or as a condition of obtaining, a construction permit to renovate or otherwise alter an existing building that the construction permit holder install a frontage improvement if the alteration does not increase the building's square footage or footprint, if the cost of the alteration does not exceed a specified amount, and if existing or proposed uses for the building do not change the occupancy classification group that applied to the building.

HB 3496 ✗ The measure would have directed the Department of Land Conservation and Development (DLCD) to develop guidance for local governments related to the siting, incentivizing, and development of child care facilities.

Note: This measure is cross-listed in the Summary of Legislation Summary Report on Early Childhood.

Manufactured & Factory-Built Housing

SB 499 ✗ The measure would have appropriated $5 million from the General Fund to the Housing and Community Services Department for deposit into the Manufactured Home Preservation Fund, to be used for the purpose of providing loans to replace energy-inefficient manufactured homes built before 1980 in Coos, Curry, and Douglas Counties.

HB 3054 ✓ The measure caps annual rent increases at six percent for mobile home parks and floating home marinas with over 30 spaces beginning in 2026. It allows increases up to 12 percent with majority tenant approval for qualifying infrastructure upgrades. The measure also prohibits landlords from requiring interior inspections or cosmetic improvements as conditions of sale.

HB 3144 ✓ The measure prohibits provisions in new recorded instruments or governing documents of planned communities that ban the siting of manufactured dwellings or prefabricated structures when they otherwise allow residential housing. It extends, through January 2, 2031, programs providing grants for low-income facility tenant-landlord dispute resolution services and for the Manufactured and Marina Communities Dispute Resolution Advisory Committee program.

HB 3145 ✓ The measure directs the Oregon Housing and Community Services Department (OHCS) to use $25 million from the Local Innovation and Fast Track Housing Program Fund to support the construction or acquisition of factory-produced housing for low-income households in up to five locations.

Other

SB 462 ✗ The measure would have required that Business Oregon establish an education course for land-use planners in local governments, special districts, and state agencies, and that the course be completed by these employees every two years. It would have outlined required course content and mandated that the instructors responsible for developing and teaching the course be involved in the development industry.

SB 923 ✗ The measure would have appropriated $15 million out of the General Fund for the purpose of seeding a capital campaign for a multiuse recreational facility serving Roseburg and greater Douglas County.

HB 3746 ✓ The measure reforms the process for handling construction defect claims for homeowners associations and condominium associations. It sets time limits within which a homeowners or condominium associations may bring a tort claim for construction defects in condominiums for which the declaration has been first recorded after the effective date of the measure. The measure mandates independent inspections for moisture intrusion at two years and six years after substantial completion and defines requirements for inspection and remediation of damage.

HB 3848 ✗ The measure would have prohibited the use of residential property that has been classified and assessed as historic property as a vacation occupancy unless the property is the property owner's primary residence.

Real Estate Industry Regulation

HB 2438 ✗ The measure would have allowed real estate licensees access to, or membership or participation in, any real estate multiple listing service regardless of their membership in a real estate brokers' organization or other organization or association relating to professional real estate activity.

HB 3136 ✓ The measure ends the requirement, only for county and city planning commissions with more than five members, that no more than two voting members can be engaged principally in the buying, selling, or developing of real estate for profit.

HB 3137 ✓ The measure creates a new role called "managing principal broker," separate from a regular principal broker, and outlines their responsibilities, including supervising other brokers. It updates rules for written agreements between brokers and their supervisors, changes how real estate licenses can be renewed or reactivated, and defines "real estate teams" as groups working under a company's name, along with their duties to clients.

Support for Vulnerable Populations

SB 229 A ✗ The measure directs the Housing and Community Services Department to distribute $1 million from the General Fund to Bridge Meadows for the expansion of multigenerational housing across the state through the development and construction of new housing units.

SB 814 ✓ The measure expands eligibility for the long-term rental assistance program for persons under the age of 25 implemented by the Oregon Housing and Community Services (OHCS) Department to include individuals who are or who have recently been residing in a childcare center and by clarifying and expanding the definition of correctional facility that they must have been confined in to qualify. The measure directs OHCS to consult with, in addition to entities already listed, the Oregon Youth Authority when designing the program.

HB 2139 A ✗ The measure would have directed the Housing and Community Services Department to make grants to federally recognized Indian Tribes in Oregon to provide affordable housing, rental assistance, down payment and homeownership assistance, emergency housing assistance or shelter to Tribal communities, as well as take other actions to address homelessness, housing stabilization, homeownership development, and affordable housing in Tribal communities.

HB 2239 A ✗

The measure would have defined recovery residences and allowed the Oregon Health Authority (OHA), coordinated care organizations (CCOs), and county behavioral health departments to contract with a recovery residence that is certified through a national recovery residence organization.

Note: The measure is cross-listed in the Summary of Legislation Summary Reports on Health Care, and Behavioral Health.

HB 2846 ✗

The measure would have created a loan guarantee program for qualified veterans for the purpose of refinancing home mortgages in the Department of Veterans' Affairs.

Note: The measure is cross-listed in the Summary of Legislation Summary Report on Veterans.

HB 2906 ✗

The measure would have established the Task Force on Innovative Housing Strategies for Veterans to study innovative housing strategies to provide housing for homeless and low-income veterans and veterans' families in Oregon.

Note: This measure is cross-listed in the Summary of Legislation Summary Report on Veterans.

HB 3506 ✓

The measure transfers $3,150,000 from the Senior Property Tax Deferral Revolving Account to the General Fund for general governmental purposes. It appropriates $3,000,000 to the Oregon Health Authority for the 2025-2027 biennium for deposit into the Healthy Homes Repair Fund to support housing for seniors and individuals with disabilities, including support through installation of accessibility modifications. It appropriates $150,000 to the Department of Revenue to increase knowledge of the property tax programs among individuals eligible for the programs.

HB 3970 ✓

The measure expands eligibility for emergency housing assistance for individuals and families with school-aged children who are homeless or at risk of becoming homeless to include those who are pregnant or have children between the ages of birth and five.

Note: This measure is cross-listed in the Summary of Legislation Summary Report on Human Services.

Taxes, Tax Credits, & Exemptions

SB 1095 A ✗ The measure would have authorized cities and counties to impose a fee on noncommercial residences that are vacant for more than 180 days per calendar year. It would have exempted residences left unoccupied for reasons of health, military service, or first responders' duty in an emergency, or because the structure has been newly constructed or remodeled. The measure would have required that the revenue arising from the fees be used for the development and construction of affordable housing units serving households with an annual income of between 80 and 130 percent of the area median income.

HB 2735 B ✗ The measure would have increased the cap on total credits allowed to all taxpayers in any tax year for donations to a fiduciary organization for distribution to individual development accounts from $7.5 million to $16.5 million.

HB 3545 A ✗ The measure would have required that homeowner or condominium association assessments start accruing on any property deeded to a county beginning on the date the county receives the deed, with these assessments becoming a lien on the property.

HB 3630 ✓ The measure modifies the Estate Tax Natural Resource Exemption by expanding ownership requirements for qualified property to include ownership or beneficial interests in qualified property by businesses or trusts. The measure changes the look-back and look-forward requirements of decedent and heir participation in a qualified natural resource business using qualified property and allows qualified property to be replaced in an exchange for other qualified property.

Urban Growth Boundaries

HB 2356 ✓ The measure provides that when a city within a metropolitan service district's urban growth boundary (UGB) annexes land that is also within the district's UGB, that land is automatically included in the district without requiring any additional steps. This applies to land annexed by a city on or after the effective date of the measure.

HB 2647 ✓ The measure allows the City of Monmouth to adjust its urban growth boundary (UGB) by removing up to 90 acres and adding up to 75 acres of land, which must meet specific criteria, without using the standard UGB amendment process.

HB 3921 ✓ The measure approves, acknowledges, and deems effective the City of Roseburg and Douglas County ordinances providing for a specific swap of land: deannexes certain land from the city, annexes and adds other land to the city and its urban growth boundary, and approves related amendments to local comprehensive plans and zoning maps.

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