



2019 Issue Summaries

Addressing the Affordable Housing Crisis

We are working to ensure more Oregonians have access to an affordable, stable place to call home. Oregon is in the midst of a statewide housing crisis that requires a broad range of solutions, including policies to prevent homelessness, preserve and build affordable housing, increase housing supply and protect tenants.

Passed into Law

Tenant Protections

SB 608 made Oregon the first state in the country to prevent extreme rent increases and establish a just cause standard for evictions. A landlord may only terminate a tenancy for-cause after the first 12 months of occupancy and may not increase a tenant's rent by more than 7% + consumer price index in a 12-month period, along with other protections. Other states are now considering similar legislation since the passage of this historic bill.

Renter Resources

HB 2006 allocates \$3 million to provide survivors of domestic violence with housing services and \$3 million to Oregon Housing and Community Services to provide tenant supports and education services to help renters navigate a tight rental market.

Reasonable Tenant Screening

SB 484 limits landlords to a single applicant screening charge per applicant and requires landlords to refund the screening fee to applicants who were not selected. SB970 prohibits landlords from considering minor marijuana convictions or possession of medical marijuana when evaluating applicants.

Renter Education

SB 278 expands eligibility for the Rent Guarantee Program, a tenant education course that helps participants be successful renters, to former foster youth between the ages of 16 and 27.

Middle Housing

HB 2001 provides more housing choices for Oregon families by lifting local bans on smaller, less expensive housing options like duplexes, triplexes, quads, cottage clusters, and townhomes. Local jurisdictions can regulate the siting and design of these housing types to ensure that they fit into each unique community. The bill was the first of its kind to lift local bans on a statewide level.

Encouraging Housing Production

HB 2003 directs Oregon Housing and Community Services to estimate the statewide housing need and directs the Department of Land Conservation and Development to assist local jurisdictions with the development of housing production strategies to meet their local housing need. Many cities have not updated their Housing Needs Analyses in more than a decade.

Transitional Housing

HB 2916 expands transitional housing options allowed within the Urban Growth Boundaries to provide more flexible housing and shelter options for homeless individuals and families, including yurts, huts, tents and other similar structures. Transitional housing programs provide shelter while attempting to assist residents in securing more permanent, affordable housing.

Affordable Housing Pilot Expansion

HB 2336 expanded the affordable housing pilot program to allow Redmond to expand their urban growth boundary to develop affordable housing. Bend and Redmond were the two cities to apply for the affordable housing pilot program enacted by HB 4079 in 2016.

Expediting Building Permits

HB 2306 requires cities and counties to issue residential building permits earlier in the development of subdivisions to reduce construction costs and speed up construction.

Skinny Lots

SB 534 requires local governments to allow “narrow homes” or “skinny homes” within the urban growth boundary on lots that are zoned for that use, with certain exceptions. For many potential homebuyers, homes built on skinny lots represent an entry to homeownership that would not otherwise be available.

Discouraging Frivolous Housing Appeals

SB 8 discourages frivolous housing appeals, which add time and cost to needed housing projects. This is done by requiring that attorney’s fees be awarded to the prevailing party if they are an applicant of an affordable housing permit or a local jurisdiction that approved the application.

Housing Development and Grant Program

HB 2056 updates and expands current loan guarantee programs by creating the Housing Development Grant Program to provide grants that support affordable rental housing development and allow grant recipients to tailor services to the needs of tenants.

Manufactured Housing Preservation Omnibus

HB 2896 appropriates \$15 million to Oregon Housing and Community Services to preserve manufactured home parks, fund the replacement of unsafe and unhealthy manufactured homes with more energy efficient homes for low-income residents, and develop or improve infrastructure in manufactured dwelling parks. The bill also establishes an advisory committee on manufactured dwelling policy in OHCS.

Manufactured Housing and Marinas

SB 586 extends the services provided by the Manufactured Dwelling Park Community Relations within Oregon Housing and Community Services to floating home residents in marinas. The bill also requires the mediation of conflicts that arise between manufactured home park residents and park owners.

Manufactured Home Park Capital Gains Exemption

HB 2127 extends the sunset for tax exemption on capital gains from the sale of manufactured home park if sold to residents or non-profit.

Housing Preservation

HB 2002 expands laws to preserve publicly supported housing, ensuring that existing affordable housing remains affordable for many years to come.

Funded

Permanent Supportive Housing

\$50 million in Article XI-Q bonds and \$2.9 million general fund to provide permanent supportive housing, affordable housing with support services, to end chronic homelessness.

Homeless Assistance and Prevention Funding

\$50 million for state homeless assistance programs. Of the \$50 million, \$45 million will fund the Emergency Housing Assistance (EHA) and the State Homeless Assistance Program (SHAP) and \$5 million will be competitively awarded by OHCS to strengthen the state's homeless shelter network.

Affordable Housing Development (LIFT)

\$150 million in Article XI-Q bonds for the development of affordable rental and owner-occupied housing through the state's Local Innovation and Fast Track (LIFT) program.

Preservation Bonding

\$25.4 million in lottery bonds for affordable housing and manufactured home park preservation.

Acquisition of Affordable Housing

\$15.2 million in general fund to acquire and preserve "naturally occurring" affordable housing.

Greater Oregon Housing Accelerator

\$5 million in General Fund to incent employers to invest in workforce housing development in areas of the state where the lack of housing development is constraining economic growth.

Housing Support for Families with Children

\$14.5 million in Federal Funds to provide housing services to families receiving Temporary Assistance for Needy Families (TANF) services to prevent or address homelessness and housing instability.

Homeownership Counseling Services

\$1.5 million in General Fund for homeownership counseling services, including homeowners facing foreclosure.