

Housing, Development, & Homelessness



This Legislative Summary Report highlights Housing, Development, and Homelessness policy measures that received a public hearing in a policy committee during the **2024** 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, & Homelessness Subtopics:

- [Development and Production](#)
- [Land Use and Zoning](#)
- [Homeownership](#)
- [Omnibus](#)

Development and Production

- SB 1530** ✓ The measure appropriates \$258 million for homelessness prevention and emergency shelters, affordable housing development, specified housing-related infrastructure projects, recovery housing, specified tenant education, specified heating and cooling initiatives, and individual development accounts.
- Note:** Governor Tina Kotek issued a signing letter for SB 1530 – see [letter](#).
- SB 1537** ✓ The measure establishes the Housing Accountability and Production Office (HAPO) and directs HAPO to assist local governments with housing production. It requires local governments to grant land use regulation and design adjustments in certain circumstances and modifies the definition of limited land use decisions. It allows housing permit applicants to opt into amended housing regulations and expands the eligibility of prevailing applicants for housing development to receive attorney fees in a Land Use Board of Appeals review. It establishes the Housing Infrastructure Support Fund to provide capacity and support to municipalities to plan and finance infrastructure for housing unit production. It establishes the Housing Project Revolving Loan Fund to cover eligible costs and land write-downs. The measure allows cities to undergo a one-time urban growth boundary amendment or a land exchange in specified conditions.
- Note:** This measure is an omnibus bill. See [HB 4063](#) (2024). Governor Tina Kotek issued a signing letter for SB 1537 – see [letter](#).

- HB 4099 A** ✗ The measure would have directed Oregon Housing and Community Services to purchase and collect debt from a housing developer, based on the deferred payment of system development charges for a project as agreed to by a local government and the developer. It would have established and appropriated \$10 million in general funds to the Municipal Development Protection Fund within the State Treasury to administer the program.
- HB 4134** ✓ The measure appropriates approximately \$7.14 million in general funds to the Department of Administrative Services for infrastructure grants to specified cities. It requires that infrastructure projects receive funds to support housing developments in which at least 30 percent of the units are affordable to households earning 130 percent or less of the county median income.
- HB 4155 A** ✗ The measure would have required the Oregon Business Development Department to study infrastructure financing in Oregon.
- Note:** The measure is also included in the Legislative Summary Report on General Government and Elections.

Homeownership

- HB 4058** ✓ The measure defines residential property wholesaling and requires individuals engaging in it to register with a system created by the Real Estate Commissioner. It requires real estate licensees representing sellers to act under listing agreements and those representing buyers to act under representation agreements. It defines a "future right to list contract" and prohibits real estate licensees from participating under specified conditions.
- HB 4131** ✗ The measure would have appropriated \$10 million from the General Fund to the Housing and Community Services Department for the current biennium to make matching deposits into individual development accounts.
- Notes:** Funding was enacted as part of [SB 1530](#) (2024). The measure is also included in the Legislative Summary Report on Human Services.

Land Use and Zoning

- SB 1564** ✓ The measure directs the Land Conservation and Development Commission (LCDC) to adopt model ordinances that cities may use to implement housing-related statewide land use planning goals.



- HB 4023 B** ✗ The measure would have required local governments to allow the siting of a residential treatment facility, as defined in [ORS 443.400](#) (2023), within an urban growth boundary without requiring a zone change or conditional use permit, subject to certain conditions.

Omnibus

- SB 1529** ✓ The measure allows the Oregon Health Authority (OHA) to distribute specified cooling devices in anticipation of emergencies and allows Oregon Housing and Community Services (OHCS) to change the maximum reimbursement amount of the Housing Choice Guarantee Landlord Program through rulemaking.
- HB 4063** ✓ The measure incorporates planning responsibilities for unincorporated areas of Metro into the Oregon Housing Needs Analysis. It allows applicants for housing development to opt in to amended development regulations. It removes statutory language prohibiting buyer-provided non-customary documents in a real estate transaction. It allows middle housing partitions to be further partitioned during the same calendar year. It allows a city to administratively approve or terminate an eligible property tax exemption for single-unit housing. It clarifies language regarding Metro and the Oregon Housing Needs Analysis.
- Note:** This measure is an omnibus bill that includes provisions contained in [SB 1537](#) (2024) related to opting into amended development regulations.

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