

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 2023 regular legislative session. The report is organized by sub-topics and includes the measure number; the measure status: enacted [✓] or not enacted [✗]; and a brief description of the measure.

Housing, Development, & Homelessness sub-topics:

- [Development and Production](#)
- [Homelessness and Emergency Housing](#)
- [Homeownership](#)
- [Land Use and Zoning](#)
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- [Tax Credits and Exemptions](#)

Development and Production

SB 46	✗	Would have defined “senior cottage” and required dissemination of sample plans for senior cottage development.
SB 225	✓	Allows pass-through revenue bonds to be used during a blackout period by granting state agencies the ability to suballocate funding in certain conditions.
SB 534	✗	Would have provided \$3 million to support infrastructure development and predevelopment costs for units affordable to moderate-income households. Note: Provisions enacted as part of HB 2001 (2023).
SB 630 A	✗	Would have authorized the issuance of \$15 million of lottery bonds for mixed-use development within an urban growth boundary, including at least 500 housing units on former landfill sites.
SB 632	✗	Would have issued a \$2 million grant and \$22 million loan to an unspecified borrower to develop a minimum of 200 modular, affordable, multifamily units in rural, coastal, and urban areas.
SB 644	✓	Allows counties to approve accessory dwelling units that meet wildfire mitigation standards on rural residential lands under specified conditions. (Bill is also included in Summary of Legislation Summary Report on Natural Resources)
SB 861 A	✗	Would have established the Task Force on Innovative and Cost-Effective Housing to promote affordable, mixed, and middle-income housing construction.

- SB 979 ✗ Would have applied prevailing wage rate requirements to the labor costs of constructing a child care facility within affordable housing projects under specified conditions.
- SB 1009 ✗ Would have authorized the issuance of \$35 million in general obligation bonds to be transferred to the Department of Veterans' Affairs for the construction of a veterans' home in Roseburg, Oregon. **(Bill is also included in Summary of Legislation Summary Report on Veterans)**
- HB 2761 ✓ Allows Oregon Housing and Community Services to finance only the portion of mixed-use or mixed-income housing developments affordable to households earning at or below 120 percent of the area median income.
- HB 2879 A ✗ Would have allocated \$5 million to the Department of Human Services for grants to eligible nonprofits supporting affordable housing for low-income college students.
Note: Provisions enacted as part of [HB 3395](#) (2023).
- HB 2980 A ✗ Would have allocated \$300 million to the Oregon Business Development Department for loans to local governments to fund certain costs associated with the construction of eligible housing projects available to households earning 120 percent or less of the area median income.
- HB 2981 A ✗ Would have directed the Oregon Business Development Department to provide grants and forgivable loans to local governments to support developers with infrastructure or public improvement funding for moderate-income housing development.
Note: Provisions enacted as part of [HB 3395](#) (2023).
- HB 2983 A ✗ Would have allocated \$55 million for the acquisition, preservation, and development of manufactured dwelling parks and \$250,000 to the Department of Land Conservation and Development to develop model codes for manufactured dwelling parks and efficiency measures for cottage clusters.
- HB 3138 ✗ Would have established and allocated \$30 million to the Regional Rural Revitalization Strategies Consortium for public-private partnerships in rural communities with populations of 50,000 people or fewer.
- HB 3174 A ✗ Would have allocated \$51.5 million to specified entities to survey and support housing planning and development capacity and develop a statewide land use education program.
Note: Provisions enacted as part of [HB 3395](#) (2023).
- HB 3209 ✗ Would have established an emergency veterans housing program within Oregon Housing and Community Services (OHCS) and appropriated \$75 million to OHCS to award grants for residential housing for low-income,



service-disabled veterans and their families. **(Bill is also included in Summary of Legislation Summary Report on Veterans)**

- HB 3268 A ✗ Would have established and allocated \$3 million to the Rural System Development Charges (SDCs) Program within Oregon Housing and Community Services to pay SDCs assessed by rural governments for affordable multifamily housing projects.
- HB 3414 B ✗ Would have required local governments to grant an adjustment to certain development and design standards for an application for a housing development project, subject to certain conditions. Would have established the Housing Accountability and Production Office (office) and appropriated funds to the Department of Land Conservation and Development to carry out the duties of the office. Would have allowed cities within and outside of Metro to amend the city's urban growth boundary for housing development if the site and the development project met certain criteria.
- HB 3482 A ✗ Would have allocated \$20 million to Oregon Housing and Community Services (OHCS) to award grants and loans for predevelopment costs related to developing housing affordable to low-income households, and \$375,000 to OHCS and the Leaven Community to offer grant education and technical assistance.
- HB 3555 A ✗ Would have allocated \$10 million to Oregon Housing and Community Services for predevelopment and development grants for nonprofits and partner developers building housing supporting agricultural employees.
Note: Provisions enacted as part of [HB 3395](#) (2023).
- HB 3569 ✗ Would have directed local governments to evaluate and approve an application for housing development within specified timelines, subject to certain conditions.

Homelessness and Emergency Housing

- SB 496 A ✗ Would have allocated \$6 million in Emergency Housing Account grants to cover pet assistance for individuals experiencing or at risk of homelessness.
Note: Provisions enacted as part of [HB 3395](#) (2023).
- SB 603 ✗ Would have established the People's Housing Assistance Fund Demonstration Program within the Department of Human Services and directed the development of a legislative concept implementing a long-term cash assistance program.
- SB 893 ✓ Directs Oregon Housing and Community Services to modify its funding structure based on recommendations from the Task Force on Homelessness



and Racial Disparities and allows it to develop homelessness-specific programs.

- SB 918 A** ✗ Would have directed Oregon Housing and Community Services to establish the Oregon Housing Justice Program, providing \$35.6 million to culturally specific and culturally responsive organizations for specified homelessness and housing stability-related purposes.
- SB 1012 A** ✗ Would have authorized a county to allow a property owner who rebuilds a homestead destroyed by the September 2020 wildfires to have a specially assessed value for property taxation. (**Bill is also included in** Summary of Legislation Summary Report on Natural Resources)
- HB 2127** ✓ Removes the deadline for the City of Pendleton to submit an application to a pilot project for affordable housing, and sunsets the program on January 2, 2028. (**Bill is also included in** Summary of Legislation Summary Report on Natural Resources)
- HB 2454** ✗ Would have appropriated funds to the Emergency Housing Account for grants to organizations supporting school-aged children or their families experiencing or at risk of experiencing homelessness.
Note: Provisions enacted as part of [HB 2001](#) (2023).
- HB 2456** ✗ Would have expanded the uses of Emergency Housing Account funds to include services and assistance to school-aged children or their families experiencing or at risk of experiencing homelessness.
Note: Provisions enacted as part of [HB 2001](#) (2023).
- HB 3215** ✓ Establishes the Disaster Housing Recovery Fund within the State Treasury and allows Oregon Housing and Community Services to allocate funds for loans, grants, or other assistance related to housing loss due to a disaster.
- HB 3440** ✓ Allows counties with populations between 200,000 and 650,000 to distribute receipts from the sale of certain mineral rights for housing-related projects. (**Bill is also included in** Summary of Legislation Summary Report on Natural Resources)
- HB 3462** ✓ Directs the Oregon Department of Emergency Management, Oregon Housing and Community Services, or Department of Human Services to ensure temporary housing provided in response to emergencies complies with nondiscrimination laws, and allows these agencies to support potential recipients who are otherwise ineligible for federal resources.



Homeownership

- SB 437 A ✗ Would have prevented planned communities from prohibiting gardening, hen-keeping, or beekeeping, but allowed them to enforce applicable regulations.
- SB 503 A ✗ Would have removed the unanimous consent requirement for changing how liability for common expenses or rights to common profits is determined in planned communities.
- SB 702 ✓ Requires educational requirements for appraisers and appraiser assistants to comply with state and federal fair housing laws, and cover topics of implicit bias.
- SB 898 ✗ Would have added a supplemental property disclosure statement for residential property resellers as a condition of a home sale in certain circumstances.
- SB 936 ✗ Would have appropriated \$150 million to Oregon Housing and Community Services to develop owner-occupied single-family homes, to provide financial assistance grants to eligible organizations that are or are partnering with culturally responsive or culturally specific organizations to fund affordable homeownership development projects.
- SB 937 A ✗ Would have provided lower interest rates to low-income, first-time home buyers through a revolving loan fund, established by grants administered by the Network for Oregon Affordable Housing.
Note: Provisions enacted as part of [HB 3395](#) (2023).
- HB 3092 A ✗ Would have directed the Real Estate Commissioner to establish a residential property wholesaler registration system, under specified terms, and established disclosure requirements for persons engaging in residential property wholesaling and penalties for violation.
- HB 3487 ✗ Would have directed Oregon Housing and Community Services to conduct a biennial report on changes in disparities in homeownership by communities of color in Oregon; removed barriers for individuals with taxpayer identification numbers in accessing down payment assistance; convened culturally specific peer learning and virtual training programs for housing counselors; and inventoried and made publicly available culturally specific and multilingual financial literacy materials.
- HB 3488 A ✗ Would have appropriated \$33.8 million to Oregon Housing and Community Services to provide grants and loans to culturally responsive, culturally specific, or tribal organizations supporting homeownership among people of color. Would have appropriated \$4.75 million to the Bureau of Labor and Industries, the Fair Housing Council of Oregon, and the Department of Justice to enforce fair housing laws.



- HB 3492 A ✗ Would have allocated \$30 million to Oregon Housing and Community Services to develop a pilot program that provides 100 percent of the funding of a home purchase price through a Special Purpose Credit Program loan product.

Land Use and Zoning

- SB 406 ✓ Applies Oregon Housing Needs Analysis and related provisions to all cities and specified unincorporated communities within Tillamook County.
- SB 648 ✗ Would have prohibited counties from allowing new vacation housing on resource lands based on specified conditions.
- SB 1013 ✓ Permits counties to allow rural-area parcel owners to site a single recreational vehicle (RV) used for residential purposes under specified conditions.
- SB 1051 ✗ Would have directed the Department of Land Conservation and Development to study urban reserves.
- HB 2192 ✓ Modifies requirements for a lawfully established forestland dwelling to be altered, restored, or replaced based on the status of the dwelling. (**Bill is also included in** Summary of Legislation Summary Report on Natural Resources)
- HB 2506 ✗ Would have expanded the definitions of “residential facility” and “residential home” to incorporate other forms of behavioral health housing that local governments must approve under the same standards as residential uses.
- HB 2889 ✓ Clarifies and adds provisions to legislation enacted in [HB 2001](#) (2023) related to the implementation of the Oregon Housing Needs Analysis.
- HB 2984 ✓ Requires local governments to allow the conversion of a building from commercial to residential use without requiring a zone change or conditional use permit, if the property meets certain conditions.
- HB 3197 ✓ Clarifies a local government may adopt and apply only clear and objective standards, conditions, and procedures regulating housing development on land within an urban growth boundary, and allows counties to apply the same clear and objective standards to specified uses beginning July 1, 2025.
- HB 3309 ✓ Directs Oregon Housing and Community Services (OHCS) to assess and report on dwelling units receiving OHCS money that include accessibility features, and directs the Housing Stability Council to have incentives to increase the quantity and quality of OHCS-funded accessible units.
- HB 3442 ✓ Allows a local government to approve affordable housing applications in coastal communities on property within a 100-year floodplain or subject to natural disaster and hazard constraints, subject to certain conditions.



HB 3589 ✗ Would have restricted historic property from use as a vacation occupancy unless it serves as a property's owner's primary residence.

Omnibus

SB 847 A ✗ Would have included provisions to: allow residential development on commercial land within urban growth boundaries; extend the time frame localities have to approve permit applications; require emergency shelter siting under specified conditions; allow single-exit multifamily dwellings; clarify the definition of planned communities; modify the regulation of condominiums; require acceptance of certain forms of funding awards as assurance for affordable housing subdivisions; require the allowance of single-room occupancy and duplex development under specified conditions; remove discriminatory provisions in planned community and condominium declarations and bylaws; and allow public utilities to sell or gift interest in real property for the purpose of affordable housing development.

Note: Provisions enacted as part of [HB 3395](#) (2023).

SB 892 ✓ Allows tribal access to Oregon Housing and Community Services (OHCS) housing funds, adjusts OHCS rulemaking authority and other provisions to match existing practice and address inconsistencies in statute, and expands procurement authority of OHCS. Allows OHCS to provide direct loans to individuals for a down payment and closing cost assistance, clarifies loan and funding approval for OHCS, and repeals funds that are no longer used.

HB 2001 ✓

- Establishes the Oregon Housing Needs Analysis within Oregon Housing and Community Services (OHCS), with the stated purpose of furthering housing production and housing choice at all levels of affordability.
- Expands the uses of Emergency Housing Account funds to include services and assistance to school-aged children or their families who are experiencing homelessness or are at risk of experiencing homelessness. (See [HB 2454](#) [2023])
- Modifies eviction notice time frames, default judgments, and court records in eviction proceedings. (See [SB 799](#) [2023])
- Allocates \$20 million to OHCS for the provision of grants or loans to entities developing modular housing or related components. (See [HB 2981](#) [2023])
- Allocates \$3 million to the Oregon Facilities Authority for the provision of financing or refinancing support for local governments or housing developers for infrastructure development and predevelopment costs for moderate-income housing projects. (See [SB 534](#) [2023])
- Appropriates \$5 million to the Oregon Department of Agriculture to provide grants to improve health and safety conditions of existing agricultural workforce housing.



- Grants emergency procurement authority to OHCS for expenditures to address homelessness in communities within the OR-505 Oregon Balance of State Continuum of Care.

Rental Housing

SB 67	✗	Would have created an income tax credit for rental income not recovered following the COVID-19 pandemic-related emergency period from April 1, 2020, through September 30, 2020.
SB 601	✗	Would have provided tenants of multifamily rental housing the right of first refusal in the sale of the property.
SB 611	✓	Modifies the maximum annual residential rent increase for affected units to the lesser of 10 percent, or seven percent, plus the one-year change in the consumer price index.
SB 799	✗	Would have modified eviction notice time frames, default judgments, and court records in eviction proceedings, and defined allowable landlord actions regarding guest occupancy. Note: Provisions enacted as part of HB 2001 (2023).
SB 1069	✓	Allows electronic delivery of landlord and tenant notices, and electronic refunds and returns of security deposits and rent.
HB 2634	✓	Clarifies that recreational vehicle (RV) tenancies are not subject to Landlord and Tenant Act provisions governing manufactured dwelling facilities; expands the definition of “vacation occupancy” to include occupancies of up to 90 days at an RV park; and describes landlord or RV park owner rights related to disposal of abandoned RVs.
HB 2680	✓	Requires residential landlords to refund applicants for a screening charge within 30 days, subject to certain conditions and notice requirements, and increases the damages an eligible applicant may recover.
HB 2754	✗	Would have prohibited landlords of properties withdrawn from publicly supported housing from terminating an eligible tenancy without cause or from increasing rent more than once during the first year after the property’s affordability restrictions expire.
HB 2987	✓	Provides the Oregon Health Authority with rulemaking authority to determine the percentage that Healthy Homes Program grant recipients may use for administrative expenses and allows grant money to be used for program delivery.
HB 3042	✓	Prohibits a landlord or owner of formerly publicly supported housing from terminating a tenancy or increasing rent more than once per calendar year in



the three-year period following a property's withdrawal from publicly supported housing, subject to conditions.

- HB 3151** ✓ Limits and specifies the improvements a manufactured dwelling park landlord may require tenants to construct or repair as part of a rental agreement; extends the sunset for Dispute Resolution Advisory Committee and legal assistance grants for low-income facility tenants; allows manufactured dwelling park loan funds to be used for the development of new parks; and adds conditions to an existing requirement that local governments allow siting of manufactured dwelling parks in certain nonresidential zones without requiring a zone change or conditional use permit.
- HB 3417** ✓ Expands Oregon Housing and Community Services' Housing Choice Landlord Guarantee program eligibility to include reimbursement to landlords for damage caused by tenants receiving rental assistance under specified rehousing initiatives.
- HB 3237** ✗ Would have allowed local governments to adopt local ordinances establishing a maximum screening charge for applicants of residential tenancies within that jurisdiction.
- HB 3503** ✗ Would have repealed the state prohibition on a local government's ability to impose rent control limits through a locally adopted ordinance or resolution.
- HB 3526** ✗ Would have shortened the notice requirement for the termination of a residential tenancy if the landlord is selling the dwelling unit and provides the tenant written evidence of the offer to purchase the unit.

Tax Credits and Exemptions

- SB 131** ✗ Would have extended the sunset for Oregon Housing and Community Services to certify loans for qualified housing projects from January 1, 2026, to January 1, 2030.
Note: Provisions enacted as part of [HB 2071](#) (2023).
- SB 132** ✗ Would have extended the sunset for the agricultural workforce housing tax credit from January 1, 2026, to January 1, 2030. (**Bill is also included in** Summary of Legislation Summary Report on Natural Resources)
- SB 142** ✗ Would have extended the sunset for property tax exemption for a former cemetery or crematory land used for low-income housing from June 30, 2024, to June 30, 2030.
- SB 147** ✗ Would have extended the sunset date of city-granted tax exemptions on rehabilitated or newly constructed single-unit housing structures from January 1, 2025, to January 1, 2032.



Note: Provisions enacted as part of [HB 2080](#) (2023).

- SB 919 ✓ Allows property owners, in localities adopting an ordinance allowing it, to file a claim for a five-year ad valorem property tax exemption if the property hosts a new accessory dwelling unit, or single-family conversion to duplex, triplex, or quadplex, and the units are used as an occupant's primary residence.
- HB 2465 A ✗ Would have allowed eligible borrowers utilizing the affordable housing lender tax credit to use loan proceeds to finance the construction, development, acquisition, or rehabilitation of limited equity cooperative housing.
- HB 2466 A ✗ Would have extended the low-income rental housing property tax exemption to housing units owned by a limited equity cooperative, subject to certain conditions.
- HB 2653 A ✗ Would have created an income tax credit for the seller of publicly supported housing being retained as affordable housing for at least 30 years, and affordable to households earning 80 percent or less of area median income, subject to certain conditions.
- HB 2705 A ✗ Would have allowed a city or county utilizing the property tax exemption for affordable multiunit rental housing to increase the percentage of the exemption granted at a rate proportionate to the percentage of units rented to households earning at or below 120 percent of area median income.
- HB 3032 ✗ Would have established a personal income tax subtraction for taxpayers who rent out one or more rooms in their principal residence, provided that the same individual rents a room in the taxpayer's residence for at least three months, and the monthly rent per room does not exceed \$1,000.
- HB 3302 A ✗ Would have created a state-level Low-Income Housing Tax Credit program for qualified taxpayers who are developers of low-income housing developments that are determined to be eligible for a federal low-income housing tax credit.

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