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# 2017 SUMMARY OF LEGISLATION

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# HOUSING

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## TASK FORCES AND REPORTING REQUIREMENTS

The following bills created task forces and reporting requirements. Additional information is provided in the bill summaries.

HB 2724	The Housing and Community Services Department must submit an annual report on implementation of the Rent Guarantee Program, number of participants, amount of financial assistance, and performance outcomes to the interim legislative committees on housing.	September 15th of each year
HB 2737	The Department of Consumer and Business Services will report on implementation and use of construction standards for small homes to the Legislative Assembly.	March 1, 2019
HB 2912	The Housing and Community Services Department must report on performance measures for the Affordable Housing Land Aquisition program to the interim legislative committees on housing.	December 1st of each year, beginning in 2018

### [Senate Bill 277](#)

Effective Date: June 14, 2017

#### **Termination of Manufactured Dwelling and Floating Home Rental Agreements**

**Chief Sponsors:** Sens. Roblan, Olsen; Rep. Helm

**Committees:** Senate Human Services, House Human Services and Housing

**Background and Current Law:** Oregon law permits landlords to terminate a rental agreement for tenants in manufactured dwellings or floating homes after providing a 30-day written notice. The notice must include a description of the causes for termination including how the tenant can avoid termination, the process for informing the landlord of a completed correction, and information about the tenant's right to request an extension to make corrections. Unless the cause for termination poses imminent risk of serious harm, landlords must grant a 60-day extension when weather prevents completion of work, or if work cannot reasonably be finished in 30 days. Landlords must also grant a six-month extension if they knew about the issues leading to termination during the preceding 12 months.

**Bill Summary:** Senate Bill 277 increases the notice period from 30 days to 60 days for a landlord to terminate a month-to-month or fixed-term rental agreement and require removal of a manufactured dwelling or floating home. The measure allows landlords to terminate a rental agreement with 30 days' written notice if the manufactured dwelling or floating home creates a risk of serious or imminent harm. The measure requires landlords to give a prospective buyer of a manufactured dwelling or floating home copies of termination documents outlining maintenance issues and potential liability for repairs. Within six months of new tenant occupation, a landlord may terminate a rental agreement if the tenant fails to complete repairs.

**Oregon Laws 2017:** Chapter 324

### [Senate Bill 298](#)

Effective Date: June 14, 2017

#### **Labor Commissioner Discretion on Housing Discrimination Claims**

**At the request of:** Senate Interim Committee on Workforce

**Committees:** Senate Workforce, Senate Judiciary, House Business and Labor

**Background and Current Law:** The Commissioner of the Bureau of Labor and Industries (BOLI) has authority to investigate and remedy housing discrimination claims. Prior to June 2015, if BOLI determined there was substantial evidence to support a housing discrimination claim, it was required to seek civil penalties if a settlement could not be reached. Similarly, BOLI was required to pursue a discrimination-related matter in court if either party elected to seek judicial remedies. The Legislative Assembly, through Senate Bill 380 (2015), granted the Commissioner discretion for a two-year period to seek civil penalties or appear in court in these circumstances.

**Bill Summary:** Senate Bill 298 extends the sunset from 2017 to 2021 on provisions granting the Commissioner of BOLI discretion to seek civil penalties or appear in court on housing discrimination claims.

**Oregon Laws 2017:** Chapter 325

### [Senate Bill 794](#)

Not Enacted

#### Oregon Renter Assistance Program

**At the request of:** Senate Committee on Finance and Revenue

**Committees:** Senate Human Services

**Background and Current Law:** Oregon has seen some of the fastest-growing rent increases in the country in recent years. Studies identify low vacancy rates, high demand, and increasing property prices as factors in rising rents. Oregon Housing and Community Services (OHCS) oversees several housing assistance programs. These programs primarily focus on housing for low-income or homeless populations.

**Bill Summary:** Senate Bill 794 would have directed OHCS to develop the Oregon Renter Assistance Program to provide temporary rent subsidies to tenants in privately owned rental housing who have experienced rent increases caused by changes in the housing market. The measure required OHCS to contract with an approved nonprofit organization to administer the program. The measure also would have created a Trust for Oregon Renter Assistance Account in the state treasury to fund the assistance program and provided a tax credit for qualifying taxpayers that contribute to the account.

### [Senate Bill 821](#)

Effective Date: January 1, 2018

#### Development of Housing Policy

**At the request of:** Senate Committee on Human Services

**Committees:** Senate Human Services, House Human Services and Housing

**Background and Current Law:** Oregon's Emergency Housing Account, administered by the Oregon Housing Stability Council (OHSC), funds programs to assist the homeless and those at risk of becoming homeless. The use of the Emergency Housing Account also qualifies the state to receive federal matching funds for antipoverty programs if federal criteria are met. The Community Action Partnership of Oregon is the nonprofit association that currently works with the state to deliver federal antipoverty programs and advise state agencies.

**Bill Summary:** Senate Bill 821 directs the OHSC to develop a policy, in consultation with the Community Action Partnership of Oregon, for awarding grants to organizations through the Emergency Housing Account, including developing policies that align with federal homelessness prevention strategies and resources.

**Oregon Laws 2017:** Chapter 350

## Augmented Housing Construction and Production

**Chief Sponsors:** Reps. Kotek, Stark

**Committees:** Senate Business and Transportation, House Early Childhood and Family Supports, House Rules

**Background and Current Law:** State economists have estimated that 111,000 market rate units of housing would need to be built this year to make up the deficit of the past 10 years and keep up with demand from new Oregonians. In addition, Oregon Housing and Communities Services estimates the shortage of available affordable housing for low-income households at over 100,000 units.

Landowners in Oregon are required to apply in writing for a permit or zone change for a development project, when the county they reside in has enacted rules or regulations regarding permit and zone change applications (ORS 215.416). Every application submitted to the county is required to have at least one public hearing to determine approval or denial. This decision is made based on the standards and criteria determined by the county zoning ordinances and comprehensive plan for the area. Applications for development projects are not approved if the proposed use of land is found to be in conflict with the comprehensive plan or other land use regulations. Cities and counties are required to take final action on an application for a permit, limited land use decision, or zone change within 120 days after the application is determined to be complete.

**Bill Summary:** Senate Bill 1051 requires a city or county to review and take final action within 100 days on an application to develop a multifamily residential building that has five or more units, at least 50 percent of its units affordable to households making 60 percent of median family income or below, and an agreement that such units will be affordable for at least 60 years. The measure updates the definition of “needed housing” to include affordable housing and housing built on land zoned for residential use, allowing local jurisdictions to assess whether they are providing sufficient affordable housing when completing their housing needs assessments. In addition, the measure maintains existing exemptions from clear and objective standards for regional centers, as defined by Metro, and historic areas, and the ability for developers to use discretionary process. The measure requires local governments to report to the Department of Land Conservation and Development the number of complete development applications received for units sold or rented below market rate as part of a housing assistance program.

Senate Bill 1051 also allows the development of affordable housing on land owned by religious organizations that is inside an urban growth boundary, if the development complies with local land use regulations, and allows at least one accessory dwelling unit (ADU) for each single-family home in areas zoned for single-family dwellings. Local jurisdictions may impose reasonable regulations related to the approval of ADUs, including design and site-specific infrastructure.

**Oregon Laws 2017:** Chapter 699

## Preservation of Publicly Supported Housing Properties

**Chief Sponsors:** Rep. Kotek

**Committees:** House Human Services and Housing, Joint Ways and Means

**Background and Current Law:** Under current Oregon law (ORS 456.260), property owners participate in federal housing programs are required to provide notice of an expiring contract to the United States Department of Housing and Urban Development one year prior to the expiration date. This notice must be given to each local government that has requested notice and each affected tenant.

**Bill Summary:** House Bill 2002 requires publicly supported property owners with an expiring or terminating contract to provide notice to local government and Oregon Housing and Community Services (OHCS) two years before the contract expires or the property is withdrawn from publicly supported housing. The measure allows the local government to impose penalties for failure to notice. For sale of publicly supported housing, the property owner is required to provide OHCS and local government the opportunity to offer to purchase the property and a right of first refusal. House Bill 2002 also requires OHCS to maintain a database on publicly supported housing.

**Oregon Laws 2017:** Chapter 608

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## Termination of Tenancies and No Cause Evictions

**Chief Sponsors:** Reps. Gorsek, Piluso, Power, Hernandez; Sens. Dembrow, Gelser, Monnes Anderson

**Committees:** House Human Services and Housing, Senate Human Services, Senate Rules

**Background and Current Law:** Oregon state law allows both landlords and tenants to terminate month-to-month tenancies with 30 days notice (some localities, like Portland, have imposed different notice requirements). Fixed term tenancies can be terminated without cause by either landlords or tenants at any time during a tenancy with 30 days notice prior to the end of the term or 60 days notice after the end of the term. State law prohibits cities and counties from enacting rent control ordinances, and there are no restrictions on the number of times a landlord can increase rent during a month-to-month tenancy.

**Bill Summary:** House Bill 2004-B would have permitted landlords to terminate month-to-month tenancies without cause, with 30 days notice, at any time during the first nine months of occupancy (except when a tenant requested specified repairs in the previous 60 days). After the first nine months of tenancy, landlords would have to provide cause for termination. Landlords would have to provide cause with 30 days notice prior to termination of a fixed term tenancy, and fixed term tenancies would have to be a minimum of six months unless a shorter term was requested by the tenant. Tenants of both month-to-month and fixed term tenancy would have been permitted to terminate tenancies at any time without cause, with 30 days notice.

House Bill 2004-B provided exceptions to the measure requirements for landlords to provide cause for termination of month-to-month tenancies after nine months with 90 days notice in situations such as good faith efforts to: renovate or repair units unfit to occupy or where work would render unit unfit to occupy; demolish or convert the unit to nonresidential use; sell the unit (with specified notice) as a primary residence; list a unit for sale that reasonably needs to be unoccupied to sell; or use the unit as the landlord's or immediate family's primary residence if the landlord does not own a comparable unoccupied unit. In addition, the measure required landlords to provide notice of the exception used.

House Bill 2004-B would have required landlords who violated the measure's provisions to pay three months' rent plus damages to the tenant. Tenants could have used violations as a defense against possession actions. Finally, the measure restricted landlords from increasing rents more than once in a 12-month period for month-to-month tenancies.

The Senate Rules Committee adopted the -B21 amendment prior to adjournment. The -B21 amendment would have amended the B-Engrossed version of House Bill 2004 to allow termination of month-to-month tenancies without cause any time during the first year instead of during the first nine months. Among other things, the amendment would have modified the penalty provision to require landlords who violated the measure's provisions to pay the greater of two months' rent or twice actual damages to the tenant.

## HOUSING

### [House Bill 2006](#)

Not Enacted

#### **Mortgage Interest Deduction for Secondary Residences**

**At the request of:** House Committee on Human Services and Housing

**Committees:** House Human Services and Housing, House Revenue

**Background and Current Law:** Oregon's mortgage interest deduction is available to taxpayers who pay interest on their mortgages for qualified properties within a given tax year. This deduction is claimed through the taxpayer's individual itemized deductions.

**Bill Summary:** House Bill 2006 would have amended the mortgage interest deduction for Oregon income tax by disallowing mortgage interest deduction for a secondary residence, based on adjusted gross income thresholds.

### [House Bill 2007-A](#)

Not Enacted

#### **Affordable Housing Development**

**Chief Sponsors:** Reps. Kotek, Stark

**Committees:** House Human Services and Housing, Joint Ways and Means

**Background and Current Law:** Landowners in Oregon are required to apply in writing for a permit or zone change for a development project (ORS 215.416). Every application submitted to a county is required to have at least one public hearing to determine approval or denial. This decision is made based on the standards and criteria determined by county zoning ordinances and the comprehensive plan for the area.

**Bill Summary:** House Bill 2007-A would have required a city or county to take final action on an application to develop a multifamily residential building with at least 50 percent of units sold or rented as affordable housing within 100 days after the application completion. The measure prohibited a city or county from denying an application if it complied with clear and objective standards outlined within the city or county comprehensive plan or zoning ordinances. The measure would have prohibited local governments from discouraging needed housing through designating a neighborhood as a national historic district or reducing the density of an application unless necessary for health, safety, or habitability.

### [House Bill 2008](#)

Effective Date: June 6, 2017

#### **Landlord Termination Fees on Manufactured Homes Rental Agreements**

**Chief Sponsors:** Reps. Marsh, Fahey

**Committees:** House Human Services and Housing, Senate Human Services

**Background and Current Law:** The Office of Manufactured Dwelling Park Community Relations (Manufactured Communities Resource Center or MCRC) was created in 1989 to improve landlord and tenant relations in manufactured home parks. MCRC monitors continuing education compliance for landlords and maintains park registration requirements. Oregon law requires landlords closing a manufactured home park and terminating rental agreements to provide one year's notice and to pay displaced tenants a fixed termination fee depending on the size of dwelling. Current fees are \$5,000 to terminate a single-wide tenancy, \$7,000 for a double-wide, and \$9,000 for a triple-wide or larger manufactured home.

**Bill Summary:** House Bill 2008 increases the termination fees for single-wide (\$6,000), double-wide (\$8,000) and triple-wide or larger manufactured dwellings (\$10,000). Owners of a manufactured dwelling park are required to notify the MCRC on the number of vacant spaces and homes, final sale price, and information about the new owner upon sale, transfer, or exchange of a manufactured dwelling park.

**Oregon Laws 2017:** Chapter 198

### [House Bill 2377](#)

Effective Date: October 6, 2017

#### **Property Tax Exemption for Rehabilitated or Constructed Multi-unit Rental**

**Chief Sponsors:** Reps. Brock Smith, G. Smith, Buehler, Marsh; Sen. Roblan

**Committees:** House Human Services and Housing, House Revenue, Senate Finance and Revenue

**Background and Current Law:** Property tax exemptions provide relief from all or part of property taxes for qualified individuals and organizations. County assessors manage and implement property tax exemptions in Oregon through approving or denying applications. The total number of applications for property tax exemptions varies significantly. Under Oregon law (ORS 307.606), cities and counties are allowed to adopt an ordinance or resolution allowing a property tax exemption for low-income housing or newly constructed multi-unit housing that meets specific criteria.

**Bill Summary:** House Bill 2377 permits a city or county government to adopt an ordinance or resolution granting a property tax exemption for newly rehabilitated or constructed qualified multi-unit rental housing. A city or county that adopts an ordinance or resolution is required to establish a schedule for the number of years the exemption is provided increases directly with the percentage of affordable units rented to households with an annual income at or below 120 percent of the area median income. prescribe exemption application forms and information required on the property tax exemption application.

**Oregon Laws 2017:** Chapter 624

### [House Bill 2570-A](#)

Not Enacted

#### Affordable Homeownership Grant Program

**Chief Sponsors:** Reps. Witt, Gomberg, Olson, Post, Whisnant

**Committees:** House Human Services and Housing, Joint Ways and Means

**Background and Current Law:** Oregon Housing and Community Services currently implements programs assisting low- to moderate-income families through the Home Ownership Assistance Program, Residential Loan Program, and Oregon Foreclosure Avoidance Program.

**Bill Summary:** House Bill 2570-A would have directed Oregon Housing and Community Services to establish the Affordable Homeownership Grant Program to provide grants to eligible nonprofit organizations with homeownership programs providing opportunities to help first-time low-income homeowners to purchase or leverage a loan for new homes, to rehabilitate homes, or to purchase manufactured homes.

### [House Bill 2724](#)

Effective Date: January 1, 2018

#### Rent Guarantee Program

**Chief Sponsors:** Reps. Keny-Guyer, Heard; Sen. Dembrow

**Committees:** House Human Services and Housing, Joint Ways and Means

**Background and Current Law:** Rent Well is a tenant education course taught by certified instructors on how to be a successful renter. This course is offered to tenants throughout the Portland metro area. Participants in the Rent Well course include individuals who have poor or no credit, past evictions, no rental history, or a criminal history, and are low-income, at risk of homelessness, or are currently homeless. When a participant has completed the Rent Well course, they receive a certificate to present to landlords when applying for rental housing. Landlords accepting Rent Well tenants can register for the Rent Well Landlord Guarantee Fund, which may cover damages, unpaid rent, or eviction costs.

**Bill Summary:** House Bill 2724 directs Oregon Housing and Community Services to develop and implement the Rent Guarantee Program to provide tenants from low-income households training on achieving successful tenancy, and offer certification of such training. The measure requires the program to provide incentives and financial assistance for unpaid rent, eviction, and property damages to landlords renting or leasing to low-income households with certain limitations.

**Oregon Laws 2017:** Chapter 659

### [House Bill 2737](#)

Effective Date: October 6, 2017

#### Construction Standards for Tiny Houses

**Chief Sponsors:** Reps. Barnhart, Bynum

**Committees:** House Business and Labor, Senate Business and Transportation

**Background and Current Law:** The demand for tiny houses is driven by a several factors, including the cost of building materials, efforts to reduce the use of energy and natural resources, housing density goals, and homelessness. Tiny houses have difficulty in meeting the existing residential building code, which was developed for traditional houses. The International Code Council (ICC) has approved new tiny house standards for inclusion in its 2018 code update. The Department of Consumer and Business Services (DCBS) typically has a delay of one to three years before adjusting its codes to reflect ICC changes.

**Bill Summary:** House Bill 2737 directs the DCBS to adopt construction standards for tiny houses, no later than January 1, 2018. The measure requires the DCBS Director to report to the appropriate legislative committees regarding implementation of the new standards by March 1, 2019.

**Oregon Laws 2017:** Chapter 394

### [House Bill 2852-A](#)

Not Enacted

#### Affordable Housing Tax Credits Auction

**Chief Sponsors:** Rep. Lininger

**Committees:** House Human Services and Housing, Joint Tax Credits

**Background and Current Law:** The Oregon Affordable Housing Tax Credit (OAHTC) allows mortgage banking companies to claim the OAHTC with respect to loans for construction or acquisition and rehabilitation of multifamily rental housing development projects. Tenants receive lower rent rates for each dollar of the credit taken by the lending institution. The OAHTC has a tax credit cap of \$17 million.

**Bill Summary:** House Bill 2852-A would have extended the sunset date for the OAHTC from January 1, 2020 to January 1, 2026 and increased the tax credit cap to \$25 million. House Bill 2852 also required the Oregon Department of Revenue, in collaboration with Oregon Housing and Community Services, to conduct an auction of the reserved tax credits no later than December 1 of the tax year for which the credits are allowed.

The OAHTC sunset was extended to January 1, 2026 and the tax credit cap increased to \$25 million with the passage of [House Bill 2066](#).

### [House Bill 2912](#)

Effective Date: January 1, 2018

#### **Affordable Housing Land Acquisition Revolving Loan Fund**

**Chief Sponsors:** Reps. Gomberg, Huffman, Johnson, Keny-Guyer

**Committees:** House Human Services and Housing, Joint Ways and Means

**Background and Current Law:** Oregon Housing and Community Services surveyed developers and providers of affordable housing in 2016 to examine barriers to improving affordable housing in Oregon. Rising costs of land and land use obstacles were identified as contributing barriers to affordable housing development and provision.

**Bill Summary:** House Bill 2912 establishes the Affordable Housing Land Acquisition Revolving Loan Program within Oregon Housing and Community Services. The purpose of the program is to make loans to eligible organizations that purchase land for development of affordable housing and facilities providing supportive services to low-income households. The bill requires 40 percent of loans be allocated to eligible organizations operating home ownership programs for low-income households and 60 percent of loans be allocated to other eligible organizations.

**Oregon Laws 2017:** Chapter 666

### [House Bill 2944](#)

Effective Date: June 8, 2017

#### **Proof of Damages for Housing Choice Landlord Guarantee Program**

**Chief Sponsors:** Rep. Kotek

**Committees:** House Human Services and Housing, Senate Human Services

**Background and Current Law:** The Housing Choice Landlord Guarantee Program was established to provide financial assistance to landlords mitigating damages caused by tenants participating in the Housing Choice Voucher Program, also known as Section 8. Landlords are eligible for the program if they leased to a Section 8 tenant and obtained a judgment in small claims court against the tenant for damages. Financial assistance may be awarded in a partial amount or up to \$5,000 for property damage exceeding normal wear and tear, loss of rental income, and attorney's fees.

**Bill Summary:** House Bill 2944 requires landlords to prove the amount of damages in a judicial proceeding to be eligible for financial assistance from the Housing Choice Landlord Guarantee Program. The measure also repeals the requirement for tenants to repay the Housing Choice Landlord Guarantee Program for assistance paid to landlords.

**Oregon Laws 2017:** Chapter 271

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### [House Bill 2961](#)

Not Enacted

#### Homeownership Repair and Rehabilitation Program

**Chief Sponsors:** Reps. Witt, Whisnant, Gomberg, Post; Sen. Johnson

**Committees:** House Human Services and Housing, Joint Ways and Means

**Background and Current Law:** Oregon Housing and Community Services (OHCS) offers a weatherization program to low-income families needing to make home health and safety improvements, heating system repairs, insulation improvements, and window and door repair. This program helps promote energy efficiency in the homes of low-income Oregonians.

**Bill Summary:** House Bill 2961 would have established the Homeownership Repair and Rehabilitation Program within OHCS to provide grants to eligible nonprofit organizations to provide financial assistance to eligible low-income households for the repair and rehabilitation of their residences.

### [House Bill 2964](#)

Effective Date: October 6, 2017

#### Single-Unit Housing Property Tax Exemption

**Chief Sponsors:** Rep. Smith Warner; Sens. Dembrow, Thompsen

**Committees:** House Human Services and Housing, House Revenue, Senate Finance and Revenue

**Background and Current Law:** Property tax exemptions relieve qualified individuals or organizations from all or part of their property taxes. These exemptions can be in full or partial amounts depending on the program requirements and the property qualifications. Oregon law allows cities to approve limited property tax exemptions for proposed construction of single-unit housing.

**Bill Summary:** House Bill 2964 allows cities to approve applications for a limited property tax exemption to existing single-unit housing that is purchased, rehabilitated, or newly constructed.

**Oregon Laws 2017:** Chapter 294

### [House Bill 2996-A](#)

Not Enacted

#### First-Time Home Buyer Savings Account

**Chief Sponsors:** Reps. Meek, Johnson; Sen. Olsen

**Committees:** House Human Services and Housing, House Revenue

**Background and Current Law:** Oregon Housing and Community Services provides resources for first-time home buyers including access to homeownership education, homeownership counseling, and assistance with securing loans. These services are delivered locally by nonprofits throughout the state.

**Bill Summary:** House Bill 2996-A would have allowed an individual to create a first-time home buyer savings account to pay or reimburse the account holder's eligible costs related to purchasing a single-family residence and allowed joint ownership of first-time home buyer savings account if both account holders were first-time home buyers and file a joint income tax return. The measure also established certain income tax reductions for account contributions.

### [House Bill 3063](#)

Effective Date: June 6, 2017

#### Mental Health Housing Fund

**Chief Sponsors:** Reps. Olson, Keny-Guyer; Sen. Gelser

**Committees:** House Human Services and Housing, Joint Ways and Means

**Background and Current Law:** The Oregon legislature in 2015 dedicated \$20 million in lottery bonds to the Housing for Mental Health Fund at Oregon Housing and Community Services (OHCS). These funds were allocated to provide financial assistance to aid in the development, acquisition, renovation or improvement of affordable housing for Oregonians who have mental illnesses or addiction disorders. Currently, OHCS is collaborating with the Oregon Health Authority (OHA) to seek applications for and subsequently fund eligible, affordable, multifamily residential rental housing developments supporting Oregonians with serious mental illnesses, or substance abuse disorders.

**Bill Summary:** House Bill 3063 establishes the Mental Health Housing Fund to develop community-based housing for individuals with mental illness and provide other housing-related services. The measure specifies maximum allocation of funds towards certain construction and start-up costs. House Bill 3063 also requires OHA to convene an advisory group to make recommendations for the Mental Health Housing Fund.

**Oregon Laws 2017:** Chapter 671

### [House Bill 3175](#)

Effective Date: June 6, 2017

#### Low Income Households LIFT Definition Change

**Chief Sponsors:** Reps. Gomberg, Whisnant

**Committees:** House Human Services and Housing, Senate Human Services

**Background and Current Law:** The Local Innovation and Fast Track (LIFT) Housing program awards subsidies to developers building affordable housing for low-income households in Oregon with a focus on rural communities and communities of color. LIFT applicants are eligible to obtain a maximum \$38,000 subsidy per affordable housing unit offered to residents earning at or below 60 percent of the area median income.

**Bill Summary:** House Bill 3175 modifies the definition for low-income households in the LIFT program. The measure defines a low-income household in two ways – those renting and those purchasing affordable housing. “Households renting” are defined as having an income at or below 60 percent of the area median income. “Households purchasing” are defined as having an income at or below 80 percent of the area median income.

**Oregon Laws 2017:** Chapter 214

### [House Bill 3192-A](#)

Not Enacted

#### Homeownership Down Payment Assistance Program

**Chief Sponsors:** Rep. Meek

**Committees:** House Human Services and Housing, House Revenue, Joint Ways and Means

**Background and Current Law:** According to the U.S. Census Bureau Housing Vacancy Survey, homeownership rates in Oregon have been declining since 2004. The Legislative Assembly in 2009 established the Home Ownership Assistance Account to expand the state’s supply of homeownership housing to low-income and very low-income families and individuals. Funds are granted to organizations sponsoring and managing low-income homeownership programs.

**Bill Summary:** House Bill 3192-A would have required Oregon Housing and Community Services (OHCS) to provide funds assisting first-time home buyers from low-income households through programs administered by OHCS including the Home Ownership Assistance Account. The measure required OHCS to make grants to eligible nonprofit organizations, housing authorities, and local governments to provide financial assistance to eligible first-time home buyers purchasing single-family residences.

### [House Bill 3331](#)

Not Enacted

#### Manufactured Homes Landlord-Tenant Dispute Resolution Program

**Chief Sponsors:** Rep. Fahey

**Committees:** House Human Services and Housing, House Rules, Joint Ways and Means

**Background and Current Law:** The Office of Manufactured Dwelling Park Community Relations was created in 1989 by the Oregon legislature (ORS 446.543) with three main purposes: (1) to provide services and activities to support the improvement of manufactured dwelling park landlord and tenant relationships; (2) to develop and implement a centralized resource referral program for tenants and landlords to encourage voluntary dispute resolution; and (3) to maintain a directory of manufactured dwelling parks.

**Bill Summary:** House Bill 3331 would have required the Office of Manufactured Dwelling Park Community Relations to establish and administer a landlord-tenant dispute resolution program. The program would have been available to manufactured dwelling park tenants if they receive a rent increase notice of more than one percent above the specified Consumer Price Index and a majority of tenants agree to dispute the increase.

### [House Bill 3357-B](#)

Not Enacted

#### Document Recording and Filing Fee Increase

**Chief Sponsors:** Rep. Keny-Guyer

**Committees:** House Human Services and Housing, Joint Ways and Means

**Background and Current Law:** Document recording is a duty of county clerks required under Oregon law for certain real property records including deeds, mortgages, and contracts affecting the titles to real property. Currently, the document recording fee is set at \$20. Oregon Housing and Community Services reports receiving approximately \$14 million from the document recording fee to fund the General Housing Account Program, Home Ownership Assistance Program, and Emergency Housing Account during the 2016 fiscal year.

**Bill Summary:** House Bill 3357-B would have increased the fee amount charged and collected by county clerks from \$20 to \$40 for certain real property documents. The measure specified that money from the General Housing Account, Home Ownership Assistance, and Emergency Housing Account programs at Oregon Housing and Community Services be allocated to provide affordable housing.

## Housing with Services Project Agency Collaboration

**Chief Sponsors:** Rep. Sanchez

**Committees Assigned:** House Human Services and Housing, Senate Human Services

**Background and Current Law:** “Housing with services” programs coordinate health and social services for senior citizens and people with disabilities living in low-income housing and subsidized housing. The programs are generally aimed at helping low-income residents maintain independence and access to the health care and services they need.

**Bill Summary:** House Bill 3370 defines a “housing with services” project as an entity coordinating two or more health and social services for senior citizens and people with disabilities living in public or private settings. The Oregon Department of Human Services is required to collaborate with Oregon Housing and Community Services and the U.S. Department of Housing and Urban Development to develop a joint inventory of “housing with services” projects.

**Oregon Laws 2017:** Chapter 219