

2020 SUMMARY OF LEGISLATION



Housing



TASK FORCES AND REPORTING REQUIREMENTS

There were no task forces or reporting requirements created by bills in this policy area.

Picture: Home near downtown Baker City – [Gary Halvorson, Oregon State Archives](#)

[House Bill 4001-C](#)**Not Enacted****Emergency Homeless Shelters****Chief Sponsors:** Rep. Kotek**Committees:** House Human Services and Housing, Joint Ways and Means

Background and Current Law: According to the U.S. Department of Housing and Urban Development, 15,876 Oregonians were homeless in 2019. This figure represents a 30 percent increase since the 2014 statewide Point-in-Time count. Oregon has one of the highest rates of individuals experiencing homelessness in the country. The Oregon Housing and Community Services 2019 Statewide Housing Plan found homelessness impacts communities of color disproportionately.

Bill Summary: House Bill 4001-C would have defined “emergency shelter” and required local governments to approve an application for the development or use of land for an emergency shelter if certain requirements were met. The emergency shelter provisions would have expired July 1, 2021. The measure would have also allowed local governments to authorize transitional housing accommodations in parking lots or other facilities where persons could reside overnight in a motor vehicle. House Bill 4001-C would have appropriated from the General Fund moneys for navigation centers, grants, and technical assistance related to emergency homeless shelters.

[House Bill 4039-A](#)**Not Enacted****Services for Unaccompanied Homeless Youth**

At the request of: House Interim Committee on Human Services and Housing for Representative Alissa Keny-Guyer

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

Background and Current Law: The Runaway and Homeless Youth (RHY) Program is run by the Department of Human Services (DHS) Self Sufficiency Programs. According to a 2016 report from the DHS Homeless Youth Advisory Committee, during the 2014-2015 school year, Oregon school districts counted 3,232 unaccompanied homeless youth.

Bill Summary: House Bill 4039-A would have directed DHS to conduct a statewide assessment of the needs and continuum of services for unaccompanied homeless youth; permitted DHS to award one-year grants to organizations that provide services to unaccompanied homeless youth; and appropriated the following General Fund moneys to DHS: \$230,000 to conduct statewide assessments, \$70,000 to provide grants to assist with assessments, \$1 million to provide grants for youth services, and \$1.2 million to provide host home project grants.

[House Bill 4003-B](#)**Not Enacted****Extending Joint Task Force on Addressing Racial Disparities in Home Ownership**

Chief Sponsors: Rep. Meek; Sen. Manning Jr.; Reps. Zika, Keny-Guyer, Lawrence Spence, Salinas

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

Background and Current Law: In 2018, House Bill 4010 established a Joint Task Force on Addressing Racial Disparities in Home Ownership to research causes for gaps in homeownership rates across race and present recommendations to the legislature. The Task Force focused on mortgage loan practices and procedures, and identifying systemic barriers to homeownership for people of color. In its final report, the Task Force recommended its continuation to fully develop a number of its remaining recommendations.

Bill Summary: House Bill 4003-B would have: extended the Joint Task Force on Addressing Racial Disparities in Home Ownership through February 2021; funded culturally specific homeownership grants, loans, and technical assistance; increased matching funds for qualifying participants' individual development accounts (IDAs); required buyer-represented real estate agents to provide certain information to low-income home buyers; and mandated implicit and racial bias training for real estate professionals. The measure would have required a report be submitted to the Legislative Assembly by December 1, 2020.

[House Bill 4090](#)**Not Enacted****Expanding Pendleton Urban Growth Boundary****Chief Sponsors:** Rep. Barreto; Sen. Hansell**Committees:** House Human Services and Housing, Senate Environment and Natural Resources**Background and Current Law:** In 2016, House Bill 4079 was enacted, establishing a pilot program to allow two cities to add new affordable housing units on lands outside of their urban growth boundaries (UGBs) without going through the normal UGB expansion process.**Bill Summary:** House Bill 4090 would have authorized the Land Conservation and Development Commission (LCDC) to consider a pilot project in the city of Pendleton, to be submitted to and approved by LCDC by June 30, 2022, and terminating January 2, 2026.

[House Bill 4095-A](#)**Not Enacted****Urban Growth Boundary Affordable Housing Pilot Program Reporting****Chief Sponsors:** Reps. Zika, Helt, Smith DB**Committees:** House Human Services and Housing, Senate Environment and Natural Resources**Background and Current Law:** In 2016, the Legislative Assembly passed House Bill 4079, establishing a pilot program authorizing two cities, selected by the Land Conservation and Development Commission (LCDC), to develop affordable housing units on lands outside their urban growth boundaries (UGBs) without going through the normal UGB expansion process. The measure required LCDC to report to the legislature annually from 2017 to 2019.**Bill Summary:** House Bill 4095-A would have extended LCDC reporting requirements to the Legislative Assembly through 2028. The report, required in 2022, would have included a comparison of the experiences of cities participating in the program, an analysis of potential effects of expanding the program statewide, an assessment of the impact on affordable housing availability, the impact of criteria for additional city participation, and suggestions to amend criteria for statewide implementation.

[Senate Bill 1532-A](#)

Not Enacted

Support for Low-Income Homeownership Repair and Rehabilitation

At the request of: Senate Interim Committee on Housing and Development for Habitat for Humanity

Committees: Senate Housing and Development, Joint Ways and Means

Background and Current Law: A number of potential health risks can be found in poorly maintained homes, such as exposure to lead-based paint, radon, carbon monoxide, and mold that develops from water leaks or excess moisture. Identifying and eliminating home health hazards through proper weatherization, removal of contaminants, installation of smoke and radon detectors, and basic decluttering of stairways and walkways, for example, can help individuals and families maintain health and wellness, as well as help maintain or improve a home's value. Some programs make funds available for eligible homes to be properly weatherized to reduce energy consumption and costs, but often other repairs must be made first.

Bill Summary: Senate Bill 1532-A would have directed Oregon Housing and Community Services (OHCS) to award grants to eligible entities that offer financial assistance to low-income households for repair and rehabilitation of a primary residence until January 2, 2022.

[Senate Bill 1533-A](#)

Not Enacted

Encouragement of Rent Guarantee Program Use

At the request of: Senate Interim Committee on Housing and Development

Committees: Senate Housing and Development; House Rules

Background and Current Law: The Rent Guarantee Program Fund (Fund) was created via House Bill 2724 in 2017, to increase rental opportunities for tenants with barriers to renting. Barriers include situations like having been evicted in the past or having a low credit score. Landlords may access the Fund to recover certain losses associated with renting to a tenant with barriers during their first year of tenancy, if all of the following are true: the tenant has a documented barrier to renting; the tenant's income is at or below 60 percent of the area median income; the tenant is facing housing instability or homelessness; and the tenant has successfully completed a qualifying renter education course like Rent Well. Tenant education courses like Rent Well are designed to help participants become successful renters by educating them about landlord and tenant rights and responsibilities, and by improving communication skills to build better relationships. Currently, a landlord's recovery from the Fund is limited to \$5,000.

Bill Summary: Senate Bill 1533-A would have changed the \$5,000 limit on relief that landlords may seek through the Rent Guarantee Program Fund, to \$5,000 per eligible tenancy.

[Senate Bill 1534](#)

Not Enacted

Fair Housing Act Enforcement

At the request of: Senate Interim Committee on Housing and Development for Bureau of Labor and Industries

Committees: Senate Housing and Development, Joint Ways and Means

Background and Current Law: Oregon's Bureau of Labor and Industries (BOLI) is authorized to investigate complaints of discrimination in housing, among other responsibilities. Prior to 2015, Oregon law was substantially aligned with the federal Fair Housing Act. This allowed the federal Housing and Urban Development agency (HUD) to contract with BOLI to enforce federal housing discrimination claims. BOLI was required to prepare formal charges whenever it was unable to resolve a substantiated complaint, and it was also required to proceed in court whenever either party elected to do so. In these cases, BOLI was responsible for court costs and the cost of representation. In 2015, Senate Bill 380 was enacted, allowing BOLI to exercise discretion temporarily (until October 1, 2017) when deciding whether to prepare formal charges or to proceed in court. As a result of this change, BOLI's contract with HUD was not renewed. In February 2017, BOLI reported improved resolution of complaints and conservation of state resources, and the legislature extended its temporary discretion for four more years, until October 1, 2021.

Bill Summary: Senate Bill 1534 would have shortened BOLI's remaining period of temporary discretion by nine months, ending it on January 1st instead of October 1st of 2021, restoring pre-2015 requirements to proceed with formal charges whenever substantiated federal housing discrimination complaints did not settle and to proceed in court whenever either party to a federal housing discrimination complaint elected to do so, and thereby, also restoring BOLI's ability to contract with HUD to enforce federal complaints.

[Senate Bill 1555](#)

Not Enacted

Parsonage Development Near Places of Worship

Chief Sponsors: Sen. Heard

Committees: Senate Housing and Development, Senate Rules

Background and Current Law: A parsonage is typically a dwelling that is provided by a religious institution where its officiant can reside. In Oregon, wherever a nonresidential place of worship is allowed on real property, cities and counties must allow reasonable uses of the property for activities associated with the particular religious practice, such as weddings, worship, and instruction, and including residential housing. Such residential housing is allowed so long as at least half of what is available is affordable to households with incomes up to 60 percent of the median family income in the area; the property is within the urban growth boundary; and the property is zoned for such use and otherwise compliant with land use regulations and other development criteria.

Bill Summary: Senate Bill 1555 would have required local governments to allow development of residential dwellings for the exclusive use of religious officials and their households at or near allowed, conforming places of worship regardless of statewide land use planning goals so long as the dwelling was no more than 2,500 square feet, located no more than 300 feet from an existing place of worship, and not sited on high-value farmland to the extent possible.

[House Bill 4002-B](#)**Not Enacted****Studying Long-Term Rental Assistance**

At the request of: House Interim Committee on Human Services and Housing for Representative Alissa Keny-Guyer

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

Background and Current Law: According to Oregon Housing and Community Services (OHCS), 27 percent of Oregon rental households in 2015 experienced severe housing cost burdens, defined as more than half of a household's income being spent on housing and utilities. Federal Housing Choice Vouchers (HCVs, and previously known as "Section 8"), issued by the U.S. Department of Housing and Urban Development and administered through public housing entities, support approximately 35,000 low-income households in Oregon with rent assistance. Waiting lists are used to manage excess demand.

Bill Summary: House Bill 4002-B would have directed the Portland State University (PSU) Homelessness Research and Action Collaborative (HRAC) to study the provision of long-term rental assistance to households experiencing severe rent burden, those at risk of being homeless, or homeless individuals, and report to the Legislative Assembly by December 1, 2020.

[House Bill 4015-A](#)**Not Enacted****Accessory Dwelling Unit (ADU) Program and Buildable Lands and Housing Needs Analyses**

At the request of: House Interim Committee on Rules for Representative Tina Kotek

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

Background and Current Law: Oregon's comprehensive land use planning Goal 10, "Housing," specifies that each city must plan for and accommodate needed housing. Senate Bill 1051 (2017) requires cities and counties with certain populations to allow accessory dwelling units (ADUs) to increase the availability of affordable housing. Hacienda Community Development Corporation (HCDC), a metro-area housing nonprofit, has a program that would build cottages (ADUs) in the backyards of low- and middle-income homeowners for low-income renters.

Bill Summary: House Bill 4015-A would have appropriated \$960,000 from the General Fund to Oregon Housing and Community Services to award a grant to HCDC to implement an ADU community pilot program; would have directed cities located within a metropolitan service district and with populations greater than 10,000 to complete a buildable lands and housing needs analysis at least once every six years; and would have extended the deadline from December 31, 2019 to December 31, 2020 for the Land Conservation and Development Commission to adopt a schedule for metropolitan service districts and cities to demonstrate sufficient buildable lands.

[House Bill 4084-A](#)**Not Enacted****Creating the Rural System Development Charges Program****Chief Sponsors:** Reps. Lewis, Smith DB**Committees:** House Human Services and Housing, Joint Ways and Means

Background and Current Law: System Development Charges (SDCs) are one-time fees levied against new development and certain types of redevelopment to help pay for existing and planned infrastructure to serve the development. SDCs are one means of financing growth that is available to local governments. The State authorizes local governments to assess SDCs and specifies how, when, and for what improvements they may be imposed, and provides guidelines for their calculation and modification. Depending on the project, SDCs can substantially increase costs.

Bill Summary: House Bill 4084-A would have appropriated \$750,000 from the General Fund to establish the Rural System Development Charges Program within Oregon Housing and Community Services (OHCS) to pay SDCs assessed by a rural government to increase the supply of rural, affordable multifamily housing.