

HOUSING



This Legislative Summary Report highlights Housing policy measures that received a public hearing during the 2022 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 policy sub-topics:

- [Homelessness and Sheltering](#)
- [Land Use and Development](#)
- [Landlord/Tenant](#)
- [Local Planning and Permitting](#)
- [Manufactured Dwellings](#)

Homelessness and Sheltering

- [HB 4037](#) ✓ Requires the Department of Administrative Services (DAS) to lease surplus, unused, or underutilized state real property owned by DAS to the City of Salem to use as transitional housing accommodations, subject to specific lease terms. The measure also directs other state agencies to assist in making eligible properties available for lease.
- [HB 4051](#) ✓ Extends the sunset date on the Task Force on Homelessness and Racial Disparities (established by [House Bill 2100](#) (2021)). The measure also extends the date by which local governments must approve shelter development applications (per [House Bill 2006](#) (2021)) to July 1, 2023. Additionally, the measure corrects an error in [Senate Bill 8](#) (2021) clarifying that a local government must allow affordable housing and may not require a zoning change or conditional use permit for property owned by a public body, a nonprofit corporation organized as a religious organization, or property zoned for commercial purposes, to allow for religious assembly, or as public lands.
- [HB 4123](#) ✓ Directs the Department of Administrative Services to provide a two-year, \$1 million grant to eight local governments and nonprofit corporations to create a coordinated homeless response system. The measure designates the use of grants for program establishment, staffing, and outreach, and requires each grant recipient to adopt a five-year strategic plan and report to the Oregon Housing Stability Council and the Legislative Assembly by November 15, 2023 and September 15, 2024.

Land Use and Development

- HB 4118 ✗ Would have allowed a local government, upon a petition from a landowner, to expand its urban growth boundary (UGB) for the development of workforce housing on land designated as an urban reserve. The measure sought to have any development on land rezoned for workforce housing or workforce commercial use be subject to an affordable housing covenant of at least 30 years.

Landlord/Tenant

- SB 1536 ✓ Limits restrictions on portable cooling devices in residences by landlords, homeowners' associations, condominium associations, and local governments. The measure creates programs to: (1) acquire and distribute air conditioners and air filters on an emergency basis to individuals eligible for Medicaid; (2) distribute heat pumps; (3) offer rebates for heat pumps; and (4) provide grants to assist landlords in creating or operating one or more private community cooling spaces available to tenants during extreme heat events. The measure also expands a grant program for local governments to establish emergency shelters for clean air, warming, and cooling, and to upgrade public building facilities to include warming and cooling.
- SB 1557 A ✗ Would have directed the Oregon Housing and Community Services (OHCS) to fund Salem Housing Authority and Housing Authority of Washington County to administer rental assistance vouchers to landlords of tenants in low-income households withdrawn from publicly supported housing by the property owner.
- HB 4125 A ✗ Would have required residential landlords to refund an applicant for tenancy for a screening charge within 14 days. Landlords would have been required to notify an applicant of their right to a refund of the screening charge and to recover damages if the landlord failed to provide a refund within the 14-day time period.

Local Planning and Permitting

- SB 1537 ✗ Would have redefined "housing cost impact statement" to include the estimated effects of proposed rulemaking on development costs for homes selling at 80 to 150 percent of median family income, how proposed rulemaking affects displacement of historically disadvantaged community members and low-income families, and findings on the ability to purchase certain housing and administrative requirements for residential developers. The measure also would have required agencies to monitor and maintain records and report to the legislature every two years.

Local Planning and Permitting, cont'd

- HB 4014 ✓ Extends the deadline for Oregon Housing and Community Services to submit a final report on the study of system development charges required by [House Bill 3040](#) (2021) to December 15, 2022.
- HB 4027 ✓ Limits local government regulation, except as required by the state building code, of certain nonresidential alarm systems and battery-charged fences. The measure specifies that a battery-charged fence must: use a battery of no more than 12 volts of direct current; meet the energizer characteristic set by International Electrotechnical Commission standards; be surrounded by a nonelectric perimeter fence or wall; be height-limited; and be marked with conspicuous warning signs.
- HB 4063 B ✗ Would have clarified the public improvements and conditions of development a local government may require as an assessment of “substantial completion” prior to land use approval of a residential subdivision. The measure would have directed the Department of Consumer and Business Services to work with jurisdictions to research and analyze administrative procedures for approving residential construction projects to, increase residential construction.

Manufactured Dwellings

- HB 4064 ✓ Restricts local governments from prohibiting siting of, or imposing unique placement standards on, a manufactured dwelling or prefabricated structure inside and outside of a manufactured home park, if the structure is located on land inside the urban growth boundary zoned for single-family residential dwellings. Additionally, the measure expands the manufactured dwelling replacement program to borrowers whose homes are destroyed by a natural disaster, regardless of whether their home is in a park located inside or outside the natural disaster area.