

B-Engrossed
House Bill 4006

Ordered by the House March 1
Including House Amendments dated February 14 and March 1

Sponsored by Representative KOTEK; Representatives ALONSO LEON, DOHERTY, KENY-GUYER, NOSSE, SMITH WARNER (Presession filed.)

SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure.

Requires Housing and Community Services Department to annually provide to each city with population greater than 10,000 data showing percentage of renter households in city that are severely rent burdened. Requires city in which at least 25 percent of renter households are severely rent burdened to complete survey related to affordability of housing within city and to hold public meeting to discuss issue.

Requires each city with population greater than 10,000 to submit annual report to Department of Land Conservation and Development setting forth total number, within certain categories, of residential units permitted and produced in preceding calendar year.

Appropriates moneys to Department of Land Conservation and Development for purpose of providing technical assistance to local governments in increasing affordability of housing, with priority to cities in which at least 25 percent of renter households are severely rent burdened. **Appropriates moneys to Housing and Community Services Department for purpose of studying cost of affordable housing and providing technical assistance grants to promote development of subsidized affordable housing.**

Declares emergency, effective on passage.

A BILL FOR AN ACT

1
2 Relating to housing; and declaring an emergency.

3 **Be It Enacted by the People of the State of Oregon:**

4 **SECTION 1. (1) For purposes of this section:**

5 (a) **A household is severely rent burdened if the household spends more than 50 percent**
6 **of the income of the household on gross rent for housing.**

7 (b) **A regulated affordable unit is a residential unit subject to a regulatory agreement**
8 **that runs with the land and that requires affordability for an established income level for a**
9 **defined period of time.**

10 (c) **A single-family unit may be rented or owned by a household and includes single-family**
11 **homes, duplexes, townhomes, row homes and mobile homes.**

12 (2)(a) **The Housing and Community Services Department shall annually provide to the**
13 **governing body of each city in this state with a population greater than 10,000 the most**
14 **current data available from the United States Census Bureau, or any other source the de-**
15 **partment considers at least as reliable, showing the percentage of renter households in the**
16 **city that are severely rent burdened.**

17 (b) **The Housing and Community Services Department, in collaboration with the Depart-**
18 **ment of Land Conservation and Development, shall develop a survey form on which the**
19 **governing body of a city may provide specific information related to the affordability of**
20 **housing within the city, including, but not limited to:**

NOTE: Matter in **boldfaced** type in an amended section is new; matter *[italic and bracketed]* is existing law to be omitted. New sections are in **boldfaced** type.

1 (A) The actions relating to land use and other related matters that the governing body
2 has taken to increase the affordability of housing and reduce rent burdens for severely rent
3 burdened households; and

4 (B) The additional actions the governing body intends to take to reduce rent burdens for
5 severely rent burdened households.

6 (c) If the Housing and Community Services Department determines that at least 25 per-
7 cent of the renter households in a city are severely rent burdened, the department shall
8 provide the governing body of the city with the survey form developed pursuant to paragraph
9 (b) of this subsection.

10 (d) The governing body of the city shall return the completed survey form to the Housing
11 and Community Services Department and the Department of Land Conservation and Devel-
12 opment within 60 days of receipt.

13 (3)(a) In any year in which the governing body of a city is informed under this section
14 that at least 25 percent of the renter households in the city are severely rent burdened, the
15 governing body shall hold at least one public meeting to discuss the causes and consequences
16 of severe rent burdens within the city, the barriers to reducing rent burdens and possible
17 solutions.

18 (b) The Housing and Community Services Department may adopt rules governing the
19 conduct of the public meeting required under this subsection.

20 (4) No later than February 1 of each year, the governing body of each city in this state
21 with a population greater than 10,000 shall submit to the Department of Land Conservation
22 and Development a report for the immediately preceding calendar year setting forth sepa-
23 rately for each of the following categories the total number of units that were permitted and
24 the total number that were produced:

25 (a) Residential units.

26 (b) Regulated affordable residential units.

27 (c) Multifamily residential units.

28 (d) Regulated affordable multifamily residential units.

29 (e) Single-family units.

30 (f) Regulated affordable single-family units.

31 **SECTION 2.** (1) Section 1 of this 2018 Act becomes operative on the 91st day after the
32 date on which the 2018 regular session of the Seventy-ninth Legislative Assembly adjourns
33 sine die.

34 (2) Notwithstanding the operative date specified in subsection (1) of this section, the
35 Housing and Community Services Department may, before the operative date specified in
36 subsection (1) of this section, adopt rules and take any action necessary for the department
37 and the governing bodies of cities to comply with section 1 of this 2018 Act on and after the
38 operative date specified in subsection (1) of this section.

39 **SECTION 3.** In addition to and not in lieu of any other appropriation, there is appropri-
40 ated for the biennium ending June 30, 2019, out of the General Fund:

41 (1) To the Department of Land Conservation and Development, the amount of \$1,730,000
42 for the purpose of providing technical assistance to local governments in increasing the
43 affordability of housing within the boundaries of the local governments. In providing techni-
44 cal assistance, the department shall give priority to cities described in section 1 (3) of this
45 2018 Act.

1 **(2) To the Housing and Community Services Department, the amount of \$270,000 for the**
2 **purpose of conducting a study on the cost of affordable housing and providing technical as-**
3 **sistance grants to promote the development of subsidized affordable housing.**

4 **SECTION 4. This 2018 Act being necessary for the immediate preservation of the public**
5 **peace, health and safety, an emergency is declared to exist, and this 2018 Act takes effect**
6 **on its passage.**

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