

FISCAL IMPACT OF PROPOSED LEGISLATION

Measure: HB 2639 - A

Seventy-Seventh Oregon Legislative Assembly – 2013 Regular Session
Legislative Fiscal Office

***Only Impacts on Original or Engrossed
Versions are Considered Official***

Prepared by: Matt Stayner
Reviewed by: Michelle Deister
Date: 4/16/13

Measure Description:

Redefines "source of income" for purposes of prohibiting discrimination in selling, renting or leasing real property.

Government Unit(s) Affected:

Housing and Community Services Department, Special Districts

Summary of Expenditure Impact:

Please see analysis

Local Government Mandate:

This bill does not affect local governments' service levels or shared revenues sufficient to trigger Section 15, Article XI of the Oregon Constitution.

Analysis:

This fiscal impact statement is for the purpose of transmitting the measure from the House Committee on Housing and Human Services to the Joint Committee on Ways and Means. The bill contains undefined General Fund appropriations. A fiscal impact is anticipated from this bill; the amount of this impact is still being determined. A more complete fiscal analysis on the bill will be prepared as the measure is considered in the Joint Committee on Ways and Means

Further Analysis Required

**PROPOSED AMENDMENTS TO
A-ENGROSSED HOUSE BILL 2639**

1 On page 4 of the printed A-engrossed bill, line 35, delete “sections 2 to
2 6” and insert “section 3” and after “Department” insert “, or the adminis-
3 trator of the Housing Choice Landlord Guarantee Program with which the
4 department has contracted pursuant to section 3 of this 2013 Act.”.

5 In line 38, after the period insert “Amounts repaid by tenants under this
6 subsection must be deposited into the Housing Choice Landlord Guarantee
7 Program Fund created in section 5 of this 2013 Act.”.

8 Delete lines 39 through 45.

9 On page 5, delete lines 1 through 3.

10 In line 4, delete “(3)” and insert “(2)”.

11 In line 8, after “states” delete the rest of the line and lines 9 through 14
12 and insert “the amount remaining unpaid by the tenant under the repayment
13 agreement.”.

14 “(3) The department may pursue any rights, remedies or processes pro-
15 vided by law for the collection of unpaid amounts due under a repayment
16 agreement entered into under subsection (1) of this section.”.

17 After line 23, insert:

18 “(c) Amounts repaid by tenants under section 4 of this 2013 Act;”.

19 In line 24, delete “(c)” and insert “(d)”.

20 In line 25, delete “(d)” and insert “(e)”.

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Joint Committee on Ways and Means

Carrier – House: Rep.
Carrier – Senate: Sen.

Revenue: No Revenue Impact

Fiscal: No Statement Yet Issued

Action:

Vote:

House

Yeas:

Nays:

Exc:

Senate

Yeas:

Nays:

Exc:

Prepared By: Michelle Deister, Legislative Fiscal Office

Meeting Date: [Full Committee Meeting Date]

WHAT THE MEASURE DOES:

Directs Housing and Community Services Department (HCS) to develop Housing Choice Landlord Guarantee Program. Establishes Housing Choice Landlord Guarantee Program and guidelines. Creates Housing Choice Landlord Guarantee Program Fund. Requires local housing authorities to report annually to Housing and Community Services Department information provided to Secretary of Housing and Urban Development regarding local housing authority's participation in Housing Choice Voucher Program. Requires local housing authorities annually review internal procedures and processes to coordinate length of rental lease terms with market standards. Increases landowner rent recovery assistance related to property damage, unpaid rent or other damages to \$5,000. Modifies definition of "source of income". Clarifies criteria for real property rental refusal of lessee. Creates Statewide Housing Choice Advisory Committee to discuss and develop report regarding participation in and effectiveness of Housing Choice Voucher program. Requires HCS to create and administer Stable Rental Housing Program. Requires HCS, in consult with State Housing Council, to adopt rules for eligibility determination for receipt of grant funds. Creates Stable Rental Housing Account and appropriates account funds to HCS. Directs HCS to report Stable Rental Housing Program status and outcomes to legislature. Appropriates an as yet undetermined amount from the General Fund to carry out the provisions of the bill.

ISSUES DISCUSSED:

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EFFECT OF COMMITTEE AMENDMENT: No amendment.

BACKGROUND:

Commonly referred to as "Section 8" housing, the Housing Choice Voucher Program (HCVP), a federally funded program, assists approximately 32, 000 households, annually, in Oregon. The HCVP allows very low-income families, seniors, and individuals with disabilities to afford safe housing in the private market. Participants may locate housing including single-family homes, townhouses, and apartments. The Oregon Housing and Community Services Department serves as Oregon's Performance Based Contract Administrator (PBCA). Units rented through the program must adhere to certain health and safety standards. A housing subsidy is paid to the landlord by OHCS on behalf of the lessee. The lessee is responsible for the difference between the actual rent charged by the landlord and the subsidized amount. House Bill 2639 A restructures the Housing Choice Voucher Program.

REVENUE: No revenue impact

FISCAL: Fiscal statement issued

Action:	Do Pass as Amended and Be Printed Engrossed and Be Referred to the Committee on Ways and Means by Prior Reference
Vote:	6 - 3 - 0
Yeas:	Gallegos, Gelser, Gilliam, Gomberg, Keny-Guyer, Tomei
Nays:	Olson, Whisnant, Whitsett
Exc.:	0
Prepared By:	Regina Wilson, Administrator
Meeting Dates:	3/6, 4/12

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ISSUES DISCUSSED:

- Number of days to use housing voucher
- Affordable housing availability
- Stable Rental Housing Program
- Creation of advisory committee
- Long Term effects of housing stability

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