

HB 2011 A STAFF MEASURE SUMMARY

House Committee On Human Services and Housing

Action Date: 03/28/17

Action: Do pass with amendments and be referred to Ways and Means. (Printed A-Eng.)

Vote: 9-0-0-0

Yeas: 9 - Gorsek, Keny-Guyer, Meek, Nearman, Noble, Olson, Piluso, Sanchez, Stark

Fiscal: Fiscal impact issued

Revenue: No revenue impact

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WHAT THE MEASURE DOES:

Directs Oregon Housing and Community Services (OHCS) Department to administer study assessing disparities between federal and local fair market rent calculations. Establishes the Task Force on Housing Authority Capacity (Task Force) to assess housing authority capacity to provide services, determine methods to enhance capacity for housing authority and examine feasibility of implementing state-sponsored housing voucher program. Sunsets Task Force on December 31, 2018. Declares emergency, effective on passage.

ISSUES DISCUSSED:

- Overview of Housing Choice Voucher Program (Section 8)
- Calculation of fair market rent
- Federal funding of Section 8
- Application of fair market rent with Section 8

EFFECT OF AMENDMENT:

Removes declaration of study results. Restricts participation from housing authorities serving the same geographic area included within the fair market rent (FMR) calculation unless notification of decision to participate is given to OHCS. Directs OHCS to commission an independent research organization to collect information necessary for housing authority to petition increasing voucher payments. Allows housing authorities to petition the U.S. Department of Housing and Urban Development to increase the value of Section 8 vouchers based on information from independent research organization. Allows appointment of representatives of housing authorities. Removes Task Force requirement to examine feasibility of implementing state-sponsored housing voucher program. Directs Task Force to estimate the differences between Section 8 eligibility in Oregon and existing Section 8 resources.

BACKGROUND:

The U.S. Department of Housing and Urban Development (HUD) implements Section 8 to assist low-income families, the elderly and individuals who are disabled afford rental housing. HUD calculates the payment amounts for Section 8, renewal rent for contracted rentals, rent for housing assistance payment contracts and rent ceiling for the HOME rental assistance program using the fair market rent (FMR) calculation. The FMR is a gross rent estimate based on shelter rent plus the cost of all tenant-paid utilities using census data.

House Bill 2011 A directs OHCS to administer study assessing disparities between federal and local FMR calculations. The study would commission an independent research organization to conduct the study and partner with local housing authorities to collect data on local fair market rent estimates. House Bill 2011 A also establishes the Task Force on Housing Authority Capacity to assess housing authority capacity to provide services, determine methods to enhance capacity for housing authority and examine feasibility of implementing state-sponsored housing voucher program.