

# House Bill 2011

Sponsored by Representative KOTEK

## 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 **as introduced**.

Directs Housing and Community Services Department to administer study to assess disparities between federal and local calculations of fair market rent.

Establishes Task Force on Housing Authority Capacity. Directs task force to assess capacity of housing authorities to provide services, determine methods to enhance capacity to provide services and examine feasibility of implementing state-sponsored housing voucher program.

Sunsets task force on December 31, 2018.

Declares emergency, effective on passage.

## A BILL FOR AN ACT

1  
2 Relating to housing assistance; and declaring an emergency.

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

4 **SECTION 1. The Legislative Assembly finds and declares that:**

5 (1) **Access to affordable housing is necessary for the economic prosperity of communities**  
6 **in this state.**

7 (2) **The federal Housing Choice Voucher Program currently calculates voucher holder**  
8 **payments using the Fair Market Rent calculation method, resulting in voucher payments**  
9 **that are chronically lower than actual market rents in certain geographic areas.**

10 (3) **Determining Housing Choice Voucher Program payments using undervalued Fair**  
11 **Market Rent calculations has the effect of concentrating low income families in limited ge-**  
12 **ographic areas and limiting Housing Choice Voucher Program voucher holders' options for**  
13 **upward mobility.**

14 (4) **The results of a federal pilot study indicate that replacing the Fair Market Rent cal-**  
15 **culatation method with the Small Area Fair Market Rent calculation method for determining**  
16 **Housing Choice Voucher Program payments can result in opportunities for Housing Choice**  
17 **Voucher Program voucher holders to live in areas with greater opportunities for upward**  
18 **mobility and lower crime rates.**

19 **SECTION 2. (1) The Housing and Community Services Department shall administer a**  
20 **study to assess the disparities between federal and local calculations of fair market rent.**

21 (2) **The department shall submit to each housing authority a request to participate in the**  
22 **study. Within 30 days of receiving the request, each housing authority shall give the de-**  
23 **partment notice in writing of the housing authority's decision to participate or not partic-**  
24 **ipate in the study.**

25 (3) **The department shall commission an independent research organization to:**

26 (a) **Conduct a survey of each participating housing authority to collect data regarding**  
27 **rates of rent and cost of utilities, except telephone, television and Internet service,**  
28 **throughout the area served by the housing authority;**

**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 (b) Calculate a local estimate of fair market rent for the area served by each participat-  
2 ing housing authority; and

3 (c) Determine the disparity between the local estimate of fair market rent calculated  
4 under paragraph (b) of this subsection and the estimate of fair market rent calculated by the  
5 United States Department of Housing and Urban Development for the area served by each  
6 participating housing authority.

7 (4) The independent research organization shall submit a report to the Housing and  
8 Community Services Department no later than September 15, 2018, that contains the fol-  
9 lowing:

10 (a) A summary of the progress of the study; and

11 (b) The findings described in subsection (3) of this section.

12 (5) The department shall develop a petition to the United States Department of Housing  
13 and Urban Development to increase the value, without decreasing the quantity, of Housing  
14 Choice Voucher Program vouchers distributed throughout the area served by the housing  
15 authority, if necessary to align with the local estimate of fair market rent calculated under  
16 subsection (3)(b) of this section.

17 (6) The department shall submit a report on the study to the interim legislative com-  
18 mittees on housing and human services no later than January 15, 2019.

19 (7) As used in this section, "Housing Choice Voucher Program" has the meaning given  
20 that term in ORS 456.375.

21 **SECTION 3.** (1) The Task Force on Housing Authority Capacity is established.

22 (2) The task force consists of 13 members appointed as follows:

23 (a) The Director of the Housing and Community Services Department shall appoint:

24 (A) One member to represent the Statewide Housing Choice Advisory Committee; and

25 (B) Eight members who are executive directors of housing authorities.

26 (b) The Governor shall appoint:

27 (A) One member who receives assistance through the federal Housing Choice Voucher  
28 Program, as that term is defined in ORS 456.375; and

29 (B) One member who is a private landlord that houses Housing Choice Voucher Program  
30 voucher holders.

31 (c) The Director of the Oregon Health Authority shall appoint one member to represent  
32 the Oregon Health Authority.

33 (d) The Director of Veterans' Affairs shall appoint one member to represent the De-  
34 partment of Veterans' Affairs.

35 (3) The task force shall:

36 (a) Assess the capacity of housing authorities throughout this state to provide services;

37 (b) Determine methods to enhance the capacity of housing authorities to provide ser-  
38 vices; and

39 (c) Examine the feasibility of implementing a state-sponsored housing voucher program.

40 (4) The task force may work with members of the communities served by housing au-  
41 thorities and experts in the field of housing, community services and poverty.

42 (5) A majority of the members of the task force constitutes a quorum for the transaction  
43 of business.

44 (6) Official action by the task force requires the approval of a majority of the members  
45 of the task force.

1 (7) The task force shall elect one of its members to serve as chairperson.

2 (8) If there is a vacancy for any cause, the appointing authority shall make an appoint-  
3 ment to become immediately effective.

4 (9) The task force shall meet at times and places specified by the call of the chairperson  
5 or of a majority of the members of the task force.

6 (10) The task force may adopt rules necessary for the operation of the task force.

7 (11) The task force shall submit a report in the manner provided in ORS 192.245, and may  
8 include recommendations for legislation, to an interim committee of the Legislative Assem-  
9 bly related to housing no later than September 15, 2018.

10 (12) The Housing and Community Services Department shall provide staff support to the  
11 task force.

12 (13) Members of the task force are not entitled to compensation or reimbursement for  
13 expenses and serve as volunteers on the task force.

14 (14) All agencies of state government, as defined in ORS 174.111, are directed to assist  
15 the task force in the performance of duties of the task force and, to the extent permitted  
16 by laws relating to confidentiality, to furnish information and advice the members of the task  
17 force consider necessary to perform their duties.

18 **SECTION 4.** Section 3 of this 2017 Act is repealed on December 31, 2018.

19 **SECTION 5.** This 2017 Act being necessary for the immediate preservation of the public  
20 peace, health and safety, an emergency is declared to exist, and this 2017 Act takes effect  
21 on its passage.

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