

HB 4006 A STAFF MEASURE SUMMARY

House Committee On Human Services and Housing

Action Date: 02/13/18

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:

Requires cities with population greater than 10,000, with more than 25 percent of renter households experiencing severe rent burden, to complete a survey related to affordability of housing and hold at least one public meeting to discuss the causes of severe rent burden, barriers to reducing the burden, and possible solutions. Requires Oregon Housing and Community Services (OHCS) and Department of Land Conservation and Development (DLCD) to develop the survey for cities to provide specific information related to affordability of housing. Requires cities to submit no later than February 1 of each year the total number of housing units permitted and produced. Appropriates \$2,000,000 from the General Fund to DLCD for the purpose of providing cities with technical assistance. Declares emergency, effective upon passage.

ISSUES DISCUSSED:

- Data from the American Community Survey on Oregon renters
- Housing shortage in Oregon
- Level of work and resources for cities
- Grants for updating jurisdiction comprehensive plan
- Maintenance of grants for technical assistance

EFFECT OF AMENDMENT:

Removes counties from the measure. Changes definition of "severely rent burdened" from an individual to a household. Defines regulated affordable unit and single-family unit. Requires OHCS to provide data to the governing body of each city with a population greater than 10,000. Requires OHCS and DLCD to develop a survey related to affordability of housing. Requires cities with population greater than 10,000, with more than 25 percent of renter households experiencing rent burden, to complete the survey described above and hold one public meeting. Requires cities with population greater than 10,000 to submit no later than February 1 of each year the total number of housing units permitted and produced. Appropriates \$2,000,000 from the General Fund to DLCD to provide technical assistance to cities.

BACKGROUND:

According to the U.S. Census Bureau, approximately 26.4 percent of Oregonians were severely rent burdened in 2015. The U.S. Department of Housing and Urban Development defines "severely rent burdened" as housing costs exceeding 50 percent of the household's reported income.

House Bill 4006-A requires cities with populations greater than 10,000, with more than 25 percent of renter households experiencing severe rent burden, to complete a survey related to affordability of housing and hold at least one public meeting regarding severe rent burden. A household is severely rent burdened if the household spends more than 50 percent of the household income on gross rent for housing. OHCS is required to provide annual data on the percentage of renter households that are severely rent burdened to the governing body of each city with

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a population greater than 10,000. In collaboration with DLCD, OHCS is required to develop a survey for these cities to provide information related to the affordability of housing including actions related to land use and any intended actions to reduce rent burdens for severely rent burdened households. Additionally, the measure requires cities to annually report on the total number of housing units permitted and produced.