

A-Engrossed
House Bill 2006

Ordered by the House May 3
Including House Amendments dated May 3

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.

Appropriates moneys to Housing and Community Services Department for grants to support services, **programs and legal aid** for families seeking or needing housing that have low or very low incomes. **Appropriates moneys to Department of Justice to assist victims of domestic violence and sexual assault with housing needs.**

Declares emergency, effective July 1, 2019.

A BILL FOR AN ACT

1
2 Relating to housing; creating new provisions; amending ORS 147.453 and 456.625; and declaring an
3 emergency.

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

5 **SECTION 1.** ORS 456.625 is amended to read:

6 456.625. The Housing and Community Services Department may:

7 (1) Undertake and carry out studies and analyses of housing needs within the state and ways
8 of meeting such needs and make the results of such studies and analyses available to the public,
9 qualified housing sponsors and the private housing sector.

10 (2) Prepare proposals on measures it considers necessary to address administration, housing
11 programs or community services programs.

12 (3) With the approval of the Oregon Housing Stability Council, assess fees, charges or interest
13 in connection with housing programs.

14 (4) Encourage community organizations to assist in initiating housing projects for persons and
15 families of lower income.

16 (5) Encourage the salvage of usable housing scheduled for demolition or dislocation because of
17 highway, school, urban renewal or other public projects by seeking authority for the public agencies
18 involved in such programs to use the funds provided for the demolition or relocation of such
19 buildings to enable qualified housing sponsors to relocate and rehabilitate such buildings for use by
20 persons and families of lower income.

21 (6) Encourage research and demonstration projects to develop techniques and methods for in-
22 creasing the supply of adequate, decent, safe and sanitary housing for persons and families of lower
23 income.

24 (7) Make or participate in the making of residential loans to qualified individuals or housing
25 sponsors to provide for the acquisition, construction, improvement, rehabilitation or permanent fi-
26 nancing of residential housing or housing development; undertake commitments to make residential

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 loans; purchase and sell residential loans at public or private sale; modify or alter such mortgages
2 or loans; foreclose on any such mortgage or security interest or commence any action to protect
3 or enforce any right conferred upon the department by any law, mortgage, security, agreement,
4 contract or other agreement and to bid for and purchase property that is subject to such mortgage
5 or security interest at any foreclosure or other sale; acquire or take possession of any such property
6 and complete, administer, conserve, improve and otherwise use the property to accomplish the
7 department's purposes, pay the principal and interest on any obligations incurred in connection with
8 such property and dispose of such property in such manner as the department determines necessary
9 to protect its interests under ORS 456.515 to 456.725 and ORS chapter 458.

10 (8) Unless specifically exempted by the State Treasurer, deposit with the State Treasurer any
11 funds held in reserve or sinking funds under ORS 456.515 to 456.725 and ORS chapter 458 and any
12 other moneys not required for immediate use or disbursement by the department, subject to the
13 provisions of any agreement with holders of bonds entered into prior to October 15, 1983.

14 (9) Advise and assist in the creation of any nonprofit housing corporation, consumer housing
15 cooperative or limited dividend housing sponsor and give approval of the articles of incorporation
16 and bylaws of any such organization in carrying out ORS 456.515 to 456.725.

17 (10) Cooperate with and exchange services, personnel and information with any federal, state
18 or local governmental agency.

19 (11) With the approval of the State Treasurer, contract for the services of and consultation with
20 trustees, investment and financial advisors, paying agents, remarketing agents and other profes-
21 sional persons or organizations in carrying out ORS 456.515 to 456.725 and ORS chapter 458.

22 (12) Contract for, act on or perform any other duties that the department considers necessary
23 or appropriate to carry out housing programs and community services programs, including but not
24 limited to contracting to provide compliance monitoring or other administrative functions with re-
25 spect to housing developments and affordable housing, whether or not the housing developments or
26 affordable housing receives department funding and whether or not the housing developments or
27 affordable housing is located within this state. For purposes of this subsection, "affordable
28 housing" has the meaning given that term in ORS 456.055.

29 (13) Purchase, service, sell and make commitments to purchase, service and sell residential loans
30 to the extent permitted by ORS 456.635 and 456.640 (1) to (3).

31 (14) Initiate or assist appropriate state agencies, governmental bodies and public or private
32 housing sponsors in the development, construction, acquisition, ownership, leasing, rehabilitation or
33 management of housing to carry out the purposes of ORS 456.515 to 456.725 and ORS chapter 458
34 where such housing is not otherwise affordable or available in the area.

35 (15) Execute and record written instruments that contain terms, including but not limited to
36 restrictive covenants or equitable servitudes, pertaining to the use and enjoyment of housing
37 projects. Notwithstanding any other provision of law, the executed instruments shall constitute and
38 create restrictive covenants affecting and running with the property according to the terms of the
39 instruments when recorded in the records of the county where the property is located. County clerks
40 shall accept the instruments for recording when presented by or on behalf of the department.

41 (16) Subject to the provisions of any agreement then existing with bondholders, make available
42 funds by contract, grant, loan or otherwise, including loan guarantees, insurance or other financial
43 leveraging techniques, from moneys made available by the department to carry out the purposes of
44 ORS 456.515 to 456.725, if such moneys are not needed for the operations of the department or oth-
45 erwise determined by the Director of the Housing and Community Services Department to be a

1 necessary or prudent reserve.

2 **(17) With the approval of the Oregon Housing Stability Council, award grants to private**
3 **or public entities to support or develop programs that build on successful strategies that help**
4 **individuals obtain and retain housing, including through:**

5 **(a) Tenant education services for low-income tenants, including Rent Guarantee Program**
6 **training under ORS 456.608 (3);**

7 **(b) Fair housing training for tenants and landlords;**

8 **(c) Technological innovations that help low-income individuals find and access available**
9 **rental housing; and**

10 **(d) Other education, services or resources for low-income tenants and prospective ten-**
11 **ants and for landlords who serve low-income tenants.**

12 **(18) Award grants to private or public entities for providing no-charge legal services re-**
13 **lated to housing for low-income individuals.**

14 **SECTION 2.** ORS 147.453 is amended to read:

15 147.453. There is established in the State Treasury, separate and distinct from the General Fund,
16 the Oregon Domestic and Sexual Violence Services Fund. All moneys in the fund are continuously
17 appropriated to the Department of Justice and shall be used by the department to carry out a pro-
18 gram of domestic and sexual violence services that:

19 (1) Provides safety for and assists victims of domestic violence and sexual assault, promotes ef-
20 fective intervention and reduces the incidence of domestic violence and sexual assault;

21 (2) Advocates for victims and for domestic violence and sexual assault services;

22 (3) Promotes and facilitates interagency and interdepartmental cooperation among state agen-
23 cies, including the Department of Human Services, and among different levels of government in this
24 state in the delivery and funding of services; *[and]*

25 **(4) Assists victims of domestic violence and sexual assault with housing needs, including**
26 **through homelessness prevention, housing search assistance, tenant education and funding**
27 **for rent, utilities, moving costs, deposits, application fees or safe emergency housing; and**

28 *[(4)]* (5) Encourages and supports services, programs and curricula to educate and inform stu-
29 dents in grades 7 through 12 about teen dating violence and domestic violence, to provide assistance
30 to victims of teen dating violence and domestic violence, and to prevent and reduce the incidence
31 of teen dating violence and domestic violence.

32 **SECTION 3.** In addition to and not in lieu of any other appropriation, there is appropri-
33 ated to the Housing and Community Services Department, for the biennium beginning July
34 1, 2019, out of the General Fund, the amount of \$15,000,000, to administer and award grants
35 under ORS 456.625 (17).

36 **SECTION 4.** In addition to and not in lieu of any other appropriation, there is appropri-
37 ated to the Housing and Community Services Department, for the biennium beginning July
38 1, 2019, out of the General Fund, the amount of \$2,000,000, to administer and award grants
39 under ORS 456.625 (18).

40 **SECTION 5.** In addition to and not in lieu of any other appropriation, there is appropri-
41 ated to the Department of Justice, for the biennium beginning July 1, 2019, out of the Gen-
42 eral Fund, the amount of \$3,000,000, for deposit into the Oregon Domestic and Sexual
43 Violence Services Fund, established under ORS 147.453, for assistance with housing needs for
44 victims under ORS 147.453 (4).

45 **SECTION 6.** This 2019 Act being necessary for the immediate preservation of the public

1 **peace, health and safety, an emergency is declared to exist, and this 2019 Act takes effect**
2 **July 1, 2019.**

3
