

## HB 4001 A -A7 STAFF MEASURE SUMMARY

### House Committee On Rules

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**Prepared By:** Melissa Leoni, LPRO Analyst

**Sub-Referral To:** Joint Committee On Ways and Means

**Meeting Dates:** 2/21

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#### WHAT THE MEASURE DOES:

Defines “emergency shelter” as a building that provides shelter on a temporary basis for individuals and families who lack permanent housing. Limits the use of an emergency shelter facility, except upon the approved application of a permit for other use under current land use laws and regulations. Requires local governments to approve an application for the development or use of land for an emergency shelter if certain requirements are met, including being operated by a public benefit corporation, a religious corporation, a local government, or a non-profit corporation in partnership with another eligible entity. Allows emergency shelters to provide various on-site services at no charge and specifies that emergency shelters may include youth shelters, winter or warming shelters, day shelters, and family violence shelter homes. Establishes that approval of an emergency shelter is not a land use decision and is therefore only subject to review under ORS 34.010 to 34.100, which governs writs of review. Repeals emergency shelter provisions on July 1, 2021. Allows local governments to include parking lots or other facilities where persons may reside overnight in a motor vehicle, even if the motor vehicle was not designed for use as temporary living quarters, as transitional housing accommodations. Defines “low-barrier emergency shelter” as an emergency shelter that follows best practices, minimizes barriers, and increases access to shelter services. Authorizes Oregon Housing and Community Services (OHCS) to provide grants and technical assistance to organizations to fund construction, purchase, or lease of low-barrier emergency shelter facilities; operations of low-barrier emergency shelters; development of no-cost services; and short-term rental assistance. Establishes grant and technical assistance requirements and repeals provisions on January 2, 2022. Defines “navigation center” as a low-barrier emergency shelter that operates seven days per week and connects individuals and families with health services, permanent housing, and public benefits. Appropriates General Fund to the Oregon Department of Administrative Services (DAS) to distribute \$2 million to the City of Bend, \$4 million to the City of Salem and \$4 million to the City of Eugene to conduct or contract for the creation of navigation centers. Appropriates General Fund to OHCS for grants (\$28 million) and technical assistance (\$2 million) related to low-barrier emergency shelters. Declares emergency; effective on passage.

#### ISSUES DISCUSSED:

##### EFFECT OF AMENDMENT:

-A7 Replaces measure. Includes various technical amendments. Defines “emergency shelter.” Stipulates that a building used as an emergency shelter may resume its use as an emergency shelter after that use has been stopped if the interruption was two years or less. Prohibits use of building for any purpose other than an emergency shelter except with approved application of a permit for other use under current land use laws and regulations.

Requires local governments to approve an application for an emergency shelter if certain requirements are met, including: providing sleeping and restroom facilities; complying with building codes; being located within an urban growth boundary or area zoned for rural residential; adequate access to public transit; no unreasonable risk to public health or safety; and being operated by a public benefit corporation, a religious corporation, a local government, or a non-profit corporation in partnership with another eligible entity. Allows emergency shelters to provide various on-site services at no charge and specifies that emergency shelters may include youth shelters,

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winter or warming shelters, day shelters, and family violence shelter homes. Establishes that approval of an emergency shelter is not a land use decision and is therefore only subject to review under ORS 34.010 to 34.100, which governs writs of review. Repeals emergency shelter provisions on July 1, 2021.

Allows local governments to include parking lots or other facilities where persons may reside overnight in a motor vehicle, even if the motor vehicle was not designed for use as temporary living quarters, as transitional housing accommodations. Permits a political subdivision to impose reasonable conditions on camping spaces offered.

Permits funds from the Emergency Housing Account, administered by Oregon Housing and Community Services (OHCS), to be spent on the development of technical assistance and training resources for organizations developing and operating emergency shelters and transitional housing accommodations.

Defines “low barrier emergency shelter” as a shelter that follows best practices, minimizes barriers, and increases service access for those experiencing homelessness. Directs OHCS to award grants and provide technical assistance to fund obtaining facilities; operations; the development and use of various facilities, such as laundry and dining facilities; and rapid rehousing services. Directs OHCS to distribute funds to varied regions and prioritize the areas with the highest need, as identified by the August 2019 Oregon Statewide Shelter Study.

Defines “navigation center” as a low-barrier emergency shelter that operates seven days per week and connects individuals and families with health services, permanent housing, and public benefits. Directs the Department of Administrative Services (DAS) to award grants to local governments to plan, obtain, operate or contract for navigation centers. Requires return of local monies granted if not used for a navigation center by November 30, 2020. Repeals navigation center provisions on January 2, 2022.

Appropriates General Fund to OHCS (\$26.5 million for grants and \$2 million for technical assistance) for low-barrier emergency shelters. Appropriates General Fund to DAS to award grants for navigation centers: \$1.5 million to Yamhill County for McMinnville; \$2.5 million to Bend; \$2.5 million to Medford; \$5 million to Salem; and \$5 million to Lane County for Eugene. Declares emergency, effective on passage.

### **BACKGROUND:**

According to the U.S. Housing and Urban Development (US HUD), 15,876 Oregonians were homeless in 2019. This figure has increased year over year, and represents a 30 percent increase since the 2014 statewide Point-in-Time count, five years prior. Oregon has one of the highest rates of individuals experiencing homelessness. In 2018 US HUD reported that Oregon was one of three states in the US with 50 or more individuals per 10,000 individuals experiencing homelessness. Of Oregon’s homeless, 29 percent (4,609) are experiencing chronic homelessness, meaning they have lived in a shelter or a place not meant for habitation for more than a year, or have experienced homelessness four or more times in the last three years.

Oregon’s rate of unsheltered homelessness, at 64 percent (10,142 individuals in 2019) is one of the highest in the nation. Many of these unsheltered homeless individuals are in families (65 percent). Nationally, two-thirds of the unsheltered homeless individuals in families were located in Oregon, California, Florida, or Colorado.

Unaccompanied youth, of which 1,590 were identified in the 2019 Point-in-Time count, are largely unsheltered (72 percent). The count also identified 1,438 homeless veterans, an increase of 11 percent in five years.

The Oregon Housing and Community Services (OHCS) 2019 Statewide Housing Plan finds homelessness to impact communities of color disproportionately, as Native Americans/ Alaskan Natives, African Americans, and Native Hawaiians/ Pacific Islanders experience homelessness at significantly higher rates than Whites and the overall Oregon population.

House Bill 4001-A defines terms and establishes standards or operations for emergency shelters, low-barrier emergency shelters, and navigation centers. The measure also appropriates funding to Bend, Salem, and Eugene

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for navigation centers and to OHCS to provide technical assistance and grants to organizations to fund low-barrier emergency shelters.

PRELIMINARY