

HB 4015 A STAFF MEASURE SUMMARY

House Committee On Rules

Action Date: 02/21/20

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

Vote: 7-0-0-0

Yeas: 7 - Drazan, Fahey, Holvey, Nosse, Smith Warner, Sprenger, Zika

Fiscal: Fiscal impact issued

Revenue: No revenue impact

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Meeting Dates: 2/21

WHAT THE MEASURE DOES:

Appropriates \$960,000 in General Fund to Oregon Housing and Community Services (OHCS) to award a grant to Hacienda Community Development Corporation to implement an Accessory Dwelling Unit (ADU) community pilot program. Defines an “eligible homeowner” as a person or household that owns and resides in a home with an income at or below area median income, and an “eligible tenant” as a person or household with an income below 60 percent of area median income. Authorizes award grantee to distribute grant funds to nonprofit organization subgrantees involved in the ADU community pilot program. Requires the participating nonprofit or subgrantee to assess the suitability of an eligible homeowner’s property; assist with financing, documentation, siting, and construction of a qualified ADU; enter into lease agreements with tenants; provide property management services; and mandate that eligible homeowners maintain the ADU as affordable to eligible tenants for a minimum of 10 years. Permits OHCS to conduct audits of grant recipient. Requires grant recipient to return funding received to OHCS if not used pursuant to the agreement. Requires OHCS to report to the Legislative Assembly on the ADU community pilot program by September 15, 2023. Sunsets program on January 2, 2022. Directs cities located within a metropolitan service district and with populations of greater than 10,000 to complete a buildable lands and housing needs analysis at least once every six years. Stipulates that cities must consider current and projected housing needs for the next 20 years; the analysis be adopted as part of the city’s comprehensive plan within one year of completion of the analysis; and if a housing need is demonstrated, the city will amend its comprehensive plan or land use regulations to include new measures that sufficiently increase housing development potential. Extends deadline from December 31, 2019 to December 31, 2020 for the Land Conservation and Development Commission to adopt a schedule for metropolitan service districts and cities to demonstrate sufficient buildable lands. Allows local governments to utilize funding to provide technical assistance to local governments to increase the affordability and availability of housing. Declares emergency, effective on passage.

ISSUES DISCUSSED:

- Addressing density needs allowed by House Bill 2001 (2019)
- Utilization of other grants and loan products in addition to state funding for financing, construction, and property management
- Helping homeowners who lack sufficient capital to make property improvements
- House Bill 2003 (2019) and extension of time limit to spend appropriated funding
- Zoning needs analysis for Metro area and clarifying Metro’s role

EFFECT OF AMENDMENT:

Replaces measure.

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BACKGROUND:

Oregon's comprehensive land use planning system is based on a set of 19 Statewide Land Use Goals that express the state's land use policies. Goal 10, "Housing," specifies that each city must plan for and accommodate needed housing types, such as multifamily and manufactured housing. It requires each city to inventory its buildable residential lands, project future needs for such lands, and plan and zone enough buildable land to meet those needs. Goal 10 also prohibits local plans from discriminating against needed housing types. Hacienda Community Development Corporation (HCDC) is a metro-area housing organization that serves Latinos and other low-income families. They have nine low-income properties and provide pre-purchase and default prevention counseling, home mortgages, and small business services.

House Bill 4015-A appropriates \$960,000 from the General Fund to Oregon Housing and Community Services to award a grant to the HCDC to implement an Accessory Dwelling Unit community pilot program; directs cities located within a metropolitan service district and with populations of greater than 10,000 to complete a buildable lands and housing needs analysis at least once every six years; and extends the deadline from December 31, 2019 to December 31, 2020 for the Land Conservation and Development Commission to adopt a schedule for metropolitan service districts and cities to demonstrate sufficient buildable lands.