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82<sup>nd</sup> LEGISLATIVE ASSEMBLY  
HOUSE INTERIM COMMITTEE ON HOUSING AND HOMELESSNESS  
State Capitol  
900 Court St. NE  
Salem, OR 97301  
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**TO:** House Interim Committee on Housing and Homelessness  
**FROM:** Claire Adamsick, LPRO Analyst  
**RE:** Summary of 2024 Committee Legislative Concepts  
**DATE:** January 8, 2024

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**LC 40 (1/5/24) – Modifies existing housing-related provisions:**

- **Metro Urban Unincorporated Lands** (Sections 1 – 6): Applies the directives established in the Oregon Housing Needs Analysis ([House Bill 2001](#) and [House Bill 2889](#) (2023)) to Metro urban unincorporated lands, and clarifies that Metro counties are responsible for conducting housing capacity analyses and housing production strategies for these lands.
- **“Goal Post” Rule** (Sections 7 – 8): Allows an applicant of a current development project to opt-in to amended development standards without repeating specified elements of an application process.
- **Homebuyer Letter** (Section 9): Removes language from current statute (per [House Bill 2550](#) (2021)) requiring a seller’s agent to reject non-customary communications provided by a buyer.
- **Middle Housing Partitions** (Sections 10 – 16): Allows middle housing land partitions to be considered a single partition, and clarifies the applicability of middle housing land divisions to **townhouses**.
- **Manufactured Structure Documentation** (Sections 17 – 18): Removes the requirement that a manufactured dwelling owner register the dwelling with the Department of Consumer and Business Services if the owner submits a mortgage document.
- **Tenant Hospitalization** (Sections 19 – 24): Extends timelines for late fees or evictions for tenants who are currently or have recently been hospitalized.
- **Single-Unit Housing Property Tax Exemption** (Sections 25 – 28): Allows a city to administratively approve or terminate an eligible property tax exemption for single-unit housing.

- **House Bill 2001 (2023) technical fix** (Sections 29 – 44): Clarifies that cities within Metro may utilize needed housing allocations from DAS and are not required to complete a separate, local projection of needed housing.

**LC 197 (1/4/24)** – Proposes two new housing-related programs:

- **Affordable- and moderate-income grants and loans** (Sections 1 – 14): Appropriates \$50 million to Oregon Housing and Community Services to establish a revolving loan program and administer interest-free loans to cities and counties providing grant funding to developers of affordable- and moderate-income housing projects. Project costs eligible for grant funding include system development charges, predevelopment costs, construction costs, and land write-downs.
- **Outreach to Tenants of Expiring Affordable Properties** (Sections 16 – 18): Appropriates \$2 million to Oregon Housing and Community Services to provide grants to nonprofits for outreach to tenants of expiring publicly affordable housing properties.

**LC 193 (12/27/23)** – Directs Oregon Housing and Community Services to study housing and report to the Legislative Assembly by September 15, 2025.