

A-Engrossed
House Bill 3309

Ordered by the House April 7
Including House Amendments dated April 7

Sponsored by Representative VALDERRAMA; Representatives CHAICHI, GAMBA, HUDSON

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.

[Requires minimum percentages of certain accessible units in multifamily housing developed under Housing and Community Services Department programs. Requires department to include accessible units and accessibility considerations in programs and plans.]

[Directs department to study issues relating to accessible housing and to submit findings to interim committees of Legislative Assembly no later than September 15, 2024.]

Directs Housing and Community Services Department to provide report to appropriate interim committee of Legislative Assembly on department's financial support of dwelling units with certain accessibility features. Requires Oregon Housing Stability Council to undertake certain efforts to increase quantity and quality of accessible dwelling units.

Takes effect on 91st day following adjournment sine die.

A BILL FOR AN ACT

1
2 Relating to housing accessibility; creating new provisions; amending ORS 456.515, 456.555 and
3 456.571; and prescribing an effective date.

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

5 **SECTION 1. Section 2 of this 2023 Act is added to and made a part of ORS 456.515 to**
6 **456.725.**

7 **SECTION 2. On or before September 15 of each year, the Housing and Community Ser-**
8 **vices Department shall provide a report to an appropriate interim committee of the Legis-**
9 **lative Assembly in the manner provided in ORS 192.245 that includes, of the dwelling units**
10 **that the department provided loans, grants or other funding awards to, the number and**
11 **percentage that include accessibility features of an accessibility category recognized under**
12 **a state building code established under ORS 455.030, disaggregated by category.**

13 **SECTION 3. ORS 456.515 is amended to read:**

14 456.515. As used in ORS 456.515 to 456.725 and ORS chapter 458 unless the context requires
15 otherwise:

16 (1) **“Accessible unit” means a dwelling unit designed and constructed for accessibility as**
17 **defined by the Housing and Community Services Department by rule in consultation with the**
18 **Department of Consumer and Business Services.**

19 [(1)] (2) **“Community Action Partnership of Oregon” means an organization described in ORS**
20 **458.505.**

21 [(2)] (3) **“Construction” includes, but is not limited to, new construction or moderate or sub-**
22 **stantial rehabilitation of existing structures or facilities.**

23 [(3)] (4) **“Council” means the Oregon Housing Stability Council established under ORS 456.567.**

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 [(4)] (5) “Department” means the Housing and Community Services Department established un-
2 der ORS 456.555.

3 [(5)] (6) “Director” means the Director of the Housing and Community Services Department.

4 [(6)] (7) “Elderly household” means a household whose head is over the age of 55, residing in
5 this state.

6 [(7)] (8) “Major life activity” includes but is not limited to self-care, ambulation, communication,
7 transportation, education, socialization, employment and ability to acquire, rent or maintain prop-
8 erty.

9 [(8)(a)] (9)(a) “Multifamily housing” means a structure or facility established primarily to pro-
10 vide housing that provides more than one living unit, and may also provide facilities that are func-
11 tionally related and subordinate to the living units for use by the occupants in social, health,
12 educational or recreational activities:

13 (A) For the elderly, including but not limited to individual living units within such structures,
14 mobile home and manufactured dwelling parks and residential facilities licensed under ORS 443.400
15 to 443.455 and other congregate care facilities with or without domiciliary care.

16 (B) For persons with disabilities, including, but not limited to, individual living units within such
17 structures, mobile home and manufactured dwelling parks and residential facilities licensed under
18 ORS 443.400 to 443.455 and other congregate care facilities with or without domiciliary care.

19 (b) “Multifamily housing” does not include nursing homes, hospitals, places primarily engaged
20 in recreational activities and single-family, detached dwellings, except manufactured dwellings situ-
21 ated in a mobile home and manufactured dwelling park.

22 [(9)] (10) “Person with a disability” means a person who has a physical or mental impairment
23 that substantially limits one or more major life activities.

24 [(10)] (11) “Target population” means:

25 (a) Elderly households; or

26 (b) Persons with disabilities.

27 **SECTION 4.** ORS 456.555 is amended to read:

28 456.555. (1) The Housing and Community Services Department is established.

29 (2) The department shall be under the supervision and control of a director who is responsible
30 for the performance of the duties imposed upon the department. The Governor shall appoint the
31 Director of the Housing and Community Services Department. The director shall hold office at the
32 pleasure of the Governor. The person appointed as director shall be a person who, by training and
33 experience, is well qualified to perform the duties of the office.

34 (3) The director shall receive such salary as may be provided by law, or, if not so provided, as
35 may be fixed by the Governor. In addition to the salary of the director, the director shall, subject
36 to the limitations otherwise provided by law, be reimbursed for all expenses actually and necessarily
37 incurred by the director in the performance of official duties.

38 (4) The director may establish department divisions including but not limited to divisions for
39 administration, housing programs and community services programs.

40 (5) The Oregon Housing Stability Council shall:

41 (a) With the advice of the director, set policy and approve or disapprove rules and standards for
42 housing programs;

43 (b) Approve or disapprove loans, grants and other funding award proposals under ORS 456.561;

44 (c) Provide policy direction and oversight to the department regarding the department’s financial
45 planning and biennial budget proposal prior to its submittal to the Oregon Department of Adminis-

1 trative Services; *[and]*

2 (d) Carry out the provisions of ORS 456.571[.]; **and**

3 **(e) Incorporate incentives designed to increase the quantity and quality of accessible**
4 **units wherever possible in housing development funding offerings.**

5 (6) The Housing and Community Services Department and the council shall consider advice on
6 housing and community service programs from:

7 (a) Persons who have experienced housing instability;

8 (b) Tribes;

9 (c) The Community Action Partnership of Oregon;

10 (d) Continuums of care, as defined in 24 C.F.R. part 578;

11 (e) Local governments;

12 (f) Nonprofit organizations;

13 (g) Homeless services providers;

14 (h) Culturally specific organizations;

15 (i) Housing providers;

16 (j) Veterans' services organizations; *[and]*

17 **(k) Persons with disabilities and disability services or advocacy organizations; and**

18 *[(k)]* **(L)** Other entities identified by the department by rule.

19 (7) The director shall report regularly to the council to keep the council informed on progress
20 made by the department in carrying out the department's responsibilities for housing programs.

21 (8) The department shall administer federal programs with advice from the council. Federal
22 funds for housing stabilization must, to the extent consistent with federal law, be allocated statewide
23 in a manner proportionate to a needs-based and geographically based formula.

24 (9) The department may adopt rules to carry out the programs that the department is charged
25 with administering, including, but not limited to, rules regarding:

26 (a) Administration and enforcement.

27 (b) Criteria for the granting of benefits.

28 (c) The establishment of fees and charges.

29 (d) The identification of housing programs and community services programs.

30 (e) The distinguishing of housing programs from community services programs.

31 (10) Subject to the approval of the council, the department shall establish by rule one or more
32 threshold property purchase prices above which a housing loan proposed by the department requires
33 council review and approval under ORS 456.561. In establishing or modifying a threshold property
34 purchase price under this subsection, the department shall consider any maximum acquisition cost
35 set forth in the Internal Revenue Code or federal rules and regulations implementing the code.

36 (11) Subject to the approval of the council, the department shall establish by rule one or more
37 threshold amounts above which a housing grant or other housing funding award proposal requires
38 council review and approval under ORS 456.561.

39 **SECTION 5.** ORS 456.571 is amended to read:

40 456.571. (1) The Oregon Housing Stability Council shall, with the advice of the Director of the
41 Housing and Community Services Department, develop policies to:

42 (a) Aid in stimulating and increasing the supply of housing for persons and families of lower
43 income;

44 (b) Address geographic and racial disparities; and

45 (c) Ensure funds distributed by the Housing and Community Services Department contribute to

1 addressing other state priorities.

2 (2) The council shall make special effort to respond to both private and public actions that may
3 raise the cost of the housing supply in the open market, as the open market is the source of housing
4 for the preponderance of lower income households.

5 (3) The council is responsible for studying and commenting upon, and advising the department,
6 Governor, Legislative Assembly, other state agencies and local governments concerning, local, state
7 and federal legislation or rules that affect the cost and supply of housing, both before and after the
8 legislation and rules are enacted. For purposes of this subsection, “legislation or rules that affect
9 the cost and supply of housing” includes but is not limited to legislation or rules that would:

10 (a) Provide financing for the construction or rehabilitation of housing;

11 (b) Subsidize new or existing housing costs for lower income households by income support, tax
12 credit, or support service methods;

13 (c) Regulate the division of land;

14 (d) Regulate the use of land;

15 (e) Regulate building construction standards;

16 (f) Regulate fees and charges for inspection services, permits, or professional services related
17 to housing;

18 (g) Encourage alternatives that increase housing choices;

19 **(h) Encourage alternatives that increase the quantity and quality of accessible units;**

20 [(h)] (i) Create or avert overlapping jurisdictional functions and the concomitant increased costs
21 that are reflected in housing prices;

22 [(i)] (j) Create or avoid conflicting state and federal regulations that deprive lower income
23 households of assistance; and

24 [(j)] (k) Help or hinder compliance with the housing goals established by the Land Conservation
25 and Development Commission under ORS 197.240.

26 (4) The council, with the approval of the Governor, may initiate legal proceedings in the name
27 of the council to further the council’s purposes under this section.

28 (5) The council shall exercise the responsibilities and powers of the council in a manner that
29 expedites the acquisition, construction, improvement or rehabilitation of housing.

30 (6) With respect to the Community Development Incentive Project Fund established under ORS
31 458.720, the council shall develop program guidelines, including specific project criteria and financ-
32 ing mechanisms, review applications seeking funding from the fund and make recommendations for
33 funding approval to the director and review proposals for cooperative agreements or joint projects
34 between the department and other state agencies to facilitate the goals of the fund.

35 (7) The council, in conjunction with the Community Action Partnership of Oregon, shall advise
36 and assist the department with rules, policies and programs regarding low income home energy as-
37 sistance under ORS 458.515.

38 (8) The council, in conjunction with the Community Action Partnership of Oregon, shall ensure
39 the coordination of state agency homelessness relief efforts.

40 **SECTION 6. The Housing and Community Services Department shall provide the first**
41 **report under section 2 of this 2023 Act no later than September 15, 2024.**

42 **SECTION 7. This 2023 Act takes effect on the 91st day after the date on which the 2023**
43 **regular session of the Eighty-second Legislative Assembly adjourns sine die.**

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