

HB 2001 -1 STAFF MEASURE SUMMARY

House Committee On Housing and Homelessness

Prepared By: Claire Adamsick, LPRO Analyst

Meeting Dates: 2/14

WHAT THE MEASURE DOES:

Directs Oregon Housing and Community Services to study issues related to housing and report back to interim committee of Legislative Assembly related to housing by September 15, 2024.

FISCAL: May have fiscal impact, but no statement yet issued

REVENUE: May have revenue impact, but no statement yet issued

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

-1 Replaces the measure.

Homelessness Emergency. Declares homelessness as statewide emergency in Oregon, and applies provisions of Executive Order 23-02, issued by the Governor on January 10, 2023, to entire state. Clarifies provisions of section do not restrict Governor or those acting under executive order authority from establishing local or regional solutions, nor affect Governor's authority to terminate state of emergency. Clarifies section is not applicable to executive orders relating to emergency shelter or lack of housing caused by natural disaster or other discrete event occurring on or after February 1, 2023.

Youth Homelessness. Expands uses of Emergency Housing Account funds to include services and assistance to school-aged children or their families who are experiencing homelessness or are at risk of experiencing homelessness. Allows Housing and Community Services Department to award grants to organizations providing evidence-based services for youth experiencing homelessness in underserved areas. Expands the use of grant moneys for eligible host home projects to include funding for continued operations.

Termination of Residential Tenancy for Nonpayment. Extends, for residential tenancies, 72-hour timeline for issuance of notice of intention to terminate rental agreement based on nonpayment to 10 days, and extends 144-hour timeline to 13 days. Requires landlord to deliver notice to tenant specifying rights and resources, subject to court dismissal of complaint for possession if landlord fails to deliver notice or tender rent owed by the tenant. Directs Judicial Department, in consultation with Housing and Community Services Department, to regularly update and translate notice form into specified languages other than English. Clarifies responsibilities of public bodies distributing rental assistance. Specifies requirements for scheduling first appearance in court summons for nonpayment. Clarifies conditions for default judgment in favor of plaintiff bringing tenancy termination complaint. Requires circuit courts to annually set aside eviction-related judgments and seal court records, subject to certain court findings and provided that the judgment occurred after January 1, 2014.

Modular Housing Funding. Allocates, for the biennium beginning July 1, 2023, \$20 million in General Fund moneys to the Oregon Business Development Department for the provision of grants or loans to entities developing modular housing or related components, under advisement from a temporary advisory committee. Requires grant or loan recipients to prioritize, in order, disaster recovery, low-income, and middle income housing construction.

Moderate Housing Predevelopment Costs. Allocates, for the biennium beginning July 1, 2023, \$3 million in General Fund moneys to the Oregon Facilities Authority for the provision of financing or refinancing support for

HB 2001 -1 STAFF MEASURE SUMMARY

local governments or housing developers for infrastructure development and predevelopment costs for moderate income projects. Requires that eligible projects must be rented as a primary residence, and must remain affordable to moderate income households for no less than 25 years. Stipulates that funding is limited to \$500,000 per eligible project, must charge interest of three percent or lower, and clarifies eligibility for financing based on proportion of funding to project cost and scale.

Declares emergency, effective on passage.

BACKGROUND:

House Bill 2001 directs Oregon Housing and Community Services to study issues related to housing and report back to an interim committee of the Legislative Assembly related to housing by September 15, 2024.