

HB 2916 -1, -2, -3 STAFF MEASURE SUMMARY

House Committee On Human Services and Housing

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Meeting Dates: 3/18, 3/25

WHAT THE MEASURE DOES:

Defines transitional housing accommodations as recreational structures designated for individuals or families who lack permanent shelter. Exempts individuals that operate a campground for transitional housing accommodations from regulation as a tourist facility by the Oregon Health Authority (OHA). Authorizes OHA to regulate shared facilities of campgrounds that provide transitional housing accommodations. Removes limits on operators of and number of campgrounds providing transitional housing accommodations. Declares emergency, effective on passage.

ISSUES DISCUSSED:

- Number of people who are homeless
- Intent of -3 amendments
- Hope Village in Medford
- Security within current transitional housing accommodations
- Challenges in keeping transitional housing accommodations warm and sanitary

EFFECT OF AMENDMENT:

-1 Restores “persons who lack permanent shelter” and deletes “individuals and families.” Changes “transition” to “transitional.”

-2 Clarifies transitional housing accommodations are intended to be used by individuals or families on a limited basis and may include yurts, huts, cabins, fabric structures, tents, or similar accommodations. Removes authority of and discretion by the Department of Consumer and Business Services to regulate transitional housing accommodations.

-3 Replaces the measure. Allows local government, inside the urban growth boundary, to authorize transitional housing accommodations (“accommodations”) used as individual living units by one or more persons. Limits use to persons who lack permanent or safe shelter or who cannot be placed in other low income housing. Allows local government to limited maximum amount of time persons can use accommodations. Specifies that use of accommodations is on limited bases for seasonal or emergencies, and that accommodations may include yurts, huts and similar accommodations. Specifies other services and facilities that may be provided including parking, water, toilet, cooking and other. Deletes provision that certain yurts are subject to manufactured structure speciality codes when used for accommodations. Deletes provision that campgrounds, for purposes of providing accommodations, be limited to not more than two parcels.

No Revenue Impact

BACKGROUND:

All Oregon cities are surrounded by an “urban growth boundary” (UGB), a line designating where a city expects to grow residentially, industrially, and commercially over a 20-year period. A UGB is adopted or expanded through a joint effort involving the city and adjoining counties in coordination with special districts, as well as citizens and

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other interested parties. Municipalities can establish and regulate transitional housing camps within their UGB to provide living facilities for persons who lack shelter and cannot be placed in low-income housing. These types of campgrounds can consist of separate facilities, in the form of yurts, for use as living units by one or more individuals or by families, and can provide access to water, toilet, shower, laundry, cooking, telephone, or other services in separate or shared facilities. Transitional housing accommodations currently are limited to individuals who lack permanent shelter and cannot be placed in other low-income arrangements.

Oregon law specifies that transitional housing camps may not cover more than two parcels in a municipality and should be placed in locations with access to grocery stores and public transportation. Local government may limit the maximum amount of time that an individual or a family may use the accommodations. Any shared water, toilet, shower, laundry, or cooking facilities are regulated under the state standards for recreation parks. The 2017 Oregon Transitional Housing Standard contains suggested construction standards for municipalities to consider when establishing requirements for a transitional housing camp. This standard is a service to local government and has no regulatory impact until adopted at the municipal level.

House Bill 2916 modifies local zoning ordinances to support transitional housing accommodations.