

## HB 4015 -7, -10 STAFF MEASURE SUMMARY

### House Committee On Rules

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**Meeting Dates:** 2/21

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#### **WHAT THE MEASURE DOES:**

Directs Oregon Housing and Community Services (OHCS) to study housing-related laws and deliver findings to the interim Legislative Assembly no later than September 15, 2020. Declares emergency, effective on passage.

#### **ISSUES DISCUSSED:**

##### **EFFECT OF AMENDMENT:**

-7 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; that the analysis be adopted as part of the city's comprehensive plan within one year of completion of the analysis; and that 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.

-10 Replaces measure. 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 monies 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. Program sunsets on January 2, 2022.

#### **BACKGROUND:**

Oregon Housing and Community Services (OHCS) is the state's housing finance agency and provides financial and programmatic support to create and preserve quality, affordable housing opportunities for low- to moderate-income Oregonians. House Bill 4015 directs the study of housing-related laws by OHCS.