

## HB 4002 A STAFF MEASURE SUMMARY

### House Committee On Human Services and Housing

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**Action Date:** 02/10/20

**Action:** Do pass with amendments and be referred to Ways and Means by prior reference.  
(Printed A-Eng.)

**Vote:** 9-0-0-0

**Yeas:** 9 - Helt, Keny-Guyer, Meek, Mitchell, Noble, Sanchez, Schouten, Williams, Zika

**Fiscal:** Fiscal impact issued

**Revenue:** No revenue impact

**Prepared By:** James Leyba, LPRO Analyst

**Meeting Dates:** 2/5, 2/10

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#### WHAT THE MEASURE DOES:

Directs the Portland State University Homelessness Research and Action Collaborative to conduct a study on the costs and benefits of providing long-term rental assistance to Oregonians who are experiencing severe rent burden, at risk of being homeless, or are homeless. Requires exploration of various administrative and policy design choices, exploration of various program models, cost estimates for serving different regions and specific populations, a review of best practices, different program models, and existing research regarding rental assistance outcomes. Mandates the study consider the need for nonrental assistance funds and similar programs in other states. Requires consultation with tenant organizations and consideration of the disparate impact of severe rent burden, homelessness risk, and homelessness on specific communities. Specifies that report due to interim committee of the Legislative Assembly by December 1, 2020. Appropriates \$250,000 of General Fund to the Higher Education Coordinating Commission for distribution to Portland State University for the biennium ending June 30, 2021. Declares emergency, effective on passage.

#### ISSUES DISCUSSED:

- Housing Authorities serve approximately 35,000 Oregon families through voucher assistance
- Households across income spectrum in need of housing assistance with specific housing needs
- Three to four-year wait lists for affordable units and housing choice voucher assistance
- Portland State University study of statewide households with rents rising faster than incomes

#### EFFECT OF AMENDMENT:

Replaces measure.

#### BACKGROUND:

According to Oregon Housing and Community Services, 27 percent of Oregon renter households in 2015 experienced severe housing cost burden, spending more than half of their income on housing and utilities. Fifty percent of African American households, Native American/Alaska Native/Pacific Islander households and households of “other race” or “two or more races” were housing cost-burdened, spending more than 30 percent of their income for housing and utilities, compared with 34 percent of White households.

Federal programs are in place to support rent-burdened households across the country. The Housing Choice Voucher program (HCV) assists very low-income families, the elderly, and those with disabilities to afford decent, safe, and sanitary housing in the private market. Vouchers are administered in Oregon through public housing agencies that receive funds from the United States Department of Housing and Urban Development. The program, which requires household contributions for rent payments (capped at 30 percent of household gross income), supports approximately 35,000 low-income Oregonian families. Due to greater demand than funding to

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support the voucher program, public housing agencies, including housing authorities, use waiting lists to manage allocations.

The Homelessness Research and Action Collaborative (HRAC) at Portland State University brings together researchers from across Portland State University along with people experiencing homelessness, advocates, service providers, city and county policymakers, and other stakeholders to address issues related to homelessness.

House Bill 4002-A directs Portland State University HRAC to conduct a study on the costs and benefits of providing long-term rental assistance to Oregonians who are experiencing severe rent burden, are at risk of being homeless, or are homeless.