

HB 2163 -2 STAFF MEASURE SUMMARY

House Committee On Housing

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Sub-Referral To: Joint Committee On Ways and Means

Meeting Dates: 2/23, 2/25

WHAT THE MEASURE DOES:

Directs Housing and Community Services Department to establish a long-term rental assistance program under the guidance of the Oregon Housing Stability Council. Allows department to consult with public housing authorities, community action agencies, and culturally specific housing providers in determining eligibility criteria, rent limits, and priority populations. Requires department to report program outcomes to the Housing Stability Council before December 31 of every even calendar year. Establishes Rental Assistance Fund, separate from the General Fund, to which program funding is appropriated to carry out the duties of this Act.

ISSUES DISCUSSED:

- Wrap-around housing support for youth
- Youth homelessness rates higher among BIPOC communities
- Need for regional solutions

EFFECT OF AMENDMENT:

-2 Clarifies long-term rental assistance program is available to individuals younger than 25 years of age and who are, or have recently been: homeless; in a substitute care program; incarcerated or detained in a correctional or detention facility; or residing in a facility for dependency or mental health treatment. Requires Housing and Community Services Department to include at least one urban, rural and coastal area in which program will operate. Expands list of entities with which department must consult in designing program to include the Department of Human Services program staff and community-based and culturally-specific, social service providers specifically serving youth. Directs department to collect rental assistance program data. Appropriates \$4.5 million in General Fund moneys to the Long-Term Rent Assistance Fund for the biennium beginning July 1, 2021. Modifies department reporting requirements and timelines. Declares emergency, effective July 1, 2021.

BACKGROUND:

As of February 2021, 89,000 Oregon households owe back rent, according to a report by Portland State University's Homelessness Research & Action Collaborative (HRAC). A U.S. Census Household Pulse Survey indicated that approximately 200,000 Oregonians have little or no confidence that they will be able to pay the following month's rent. Black, Indigenous, and People of Color have experienced higher rent burdens and eviction risk both prior to and during the COVID-19 pandemic. Prior to the pandemic, data from Oregon Housing and Community Services indicated that 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.

In the Third Special Session in December 2020, the Legislative Assembly passed House Bill 4401, extending the moratorium on eviction for nonpayment through June 30, 2021, for tenants declaring a hardship. It established a landlord compensation fund and allocated money for tenant-based rental assistance through June 30, 2021.

HB 2163 -2 STAFF MEASURE SUMMARY

House Bill 2163 establishes a long-term rental assistance program in Oregon Housing and Community Services, to be developed under the guidance of the Housing Stability Council and in consult with locally-based and culturally-specific housing providers. It establishes the Rental Assistance Fund for the appropriation of rental assistance moneys.