

HB 3184 A STAFF MEASURE SUMMARY

House Committee On Housing

Action Date: 04/08/21

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

Vote: 8-0-0-0

Yeas: 8 - Campos, Fahey, Marsh, Meek, Morgan, Neron, Weber, Zika

Fiscal: Fiscal impact issued

Revenue: No revenue impact

Prepared By: Claire Adamsick, LPRO Analyst

Meeting Dates: 3/23, 4/8

WHAT THE MEASURE DOES:

Directs Portland State University (PSU) Homelessness Research and Action Collaborative to conduct a study on the costs, benefits, and policy choices of providing long-term rental assistance to Oregonians who are severely rent-burdened, homeless, or at risk of becoming homeless, and report findings to interim committee of the Legislative Assembly by September 15, 2022. Describes scope of study to include data on specific population groups, including age, income level, lived experience, and geographic region in Oregon. Requires study to focus specifically on disparate impacts of rent burden or housing instability on communities of color, immigrant and refugee communities, and persons identifying as LGBTQ+. Directs collaborative to consult with tenant support organizations and urban and rural housing authorities in conducting the study, and directs state agencies to provide information and advice as requested. Appropriates, for the purposes of conducting the study, \$250,000 in General Fund moneys to the Higher Education Coordinating Commission for the biennium beginning July 1, 2021. Declares emergency, effective on passage.

ISSUES DISCUSSED:

- Disproportionate rent burden and risk of homelessness among Black, Indigenous, and people of color communities
- State program would leverage local infrastructure through housing authorities and tenant support organizations
- Current lack of data-monitoring and evaluation tools to track impacts of rent instability on communities of color
- Relationship between federal Housing Choice Voucher (Section 8) and state program eligibility requirements

EFFECT OF AMENDMENT:

Removes erroneous reference to PSU's Toulan School of Urban Studies and Planning, as the Homelessness Research and Action Collaborative is not situated within any school or college at the university.

BACKGROUND:

As of February 2021, 89,000 Oregon households owe back rent, according to a report by Portland State University's Homelessness Research and 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 half of African American households, Native American/Alaska Native/Pacific Islander households, and households of "other race" or "two or more races" were spending more than 30 percent of their income for housing and utilities, compared with 34 percent of white households. The collaborative estimates that Oregon could spend between \$1 billion and \$3.3 billion in responding to short-term eviction costs

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in the absence of eviction prevention measures.

House Bill 3184 A directs Portland State University's Homelessness Research and Action Collaborative to conduct a study on the costs, benefits, and policy choices of providing long-term rental assistance to Oregonians who are severely rent burdened, homeless, or at risk of becoming homeless. It appropriates \$250,000 in General Fund moneys to fund the study and directs HRAC to present findings of the study to an interim committee of the Legislative Assembly by September 15, 2022.