

HB 4051 A STAFF MEASURE SUMMARY

House Committee On Housing

Action Date: 02/14/22

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

Vote: 10-1-0-0

Yeas: 10 - Campos, Fahey, Hieb, Hoy, Marsh, Meek, Neron, Valderrama, Weber, Zika

Nays: 1 - Morgan

Fiscal: Fiscal impact issued

Revenue: No revenue impact

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Meeting Dates: 2/9, 2/14

WHAT THE MEASURE DOES:

Extends sunset date for Task Force on Homelessness and Racial Disparities to January 2, 2026. Directs Task Force to provide a report identifying implementation pathways for changes to the state's funding structure, modifications for contracting processes, and solutions regarding eligibility and funding of services for individuals experiencing homelessness and housing insecurity. Directs Task Force to deliver reports to an interim committee of the Legislative Assembly by September 15, 2022 and March 31, 2023, and allows Task Force to deliver additional reports outside of the dates identified. Extends date, from July 1, 2022 to July 1, 2023, by which a local government must approve an application for development of land for an emergency shelter, subject to the terms and conditions provided by chapter 18, Oregon Laws 2021. Clarifies that a local government shall allow affordable housing and may not require a zoning change or conditional use permit on property that is: owned either by a public body or nonprofit corporation organized as a religious corporation; or is zoned for commercial use, to allow religious assembly, or as public land. Takes effect on 91st day following adjournment sine die.

ISSUES DISCUSSED:

- Time required for Task Force to address implementation and funding structures for statewide homeless services
- 2020 and 2021 legislation on emergency shelter siting
- Addressing shelter needs on tribal lands by potentially adding tribal governments to shelter siting provisions

EFFECT OF AMENDMENT:

Replaces the measure.

BACKGROUND:

In 2021, the Legislative Assembly enacted House Bill 2100, which clarified Oregon Housing and Community Services' role and responsibilities in administering federal antipoverty programs. The measure established the Task Force on Homelessness and Racial Disparities to address racial disparities in the provision of, and access to, homeless services programs across the state. The Task Force provided an initial report to the Legislative Assembly on January 15, 2022, which included a recommendation that the Task Force be allowed more time to develop recommendations for changes to funding structure, contracts, and services for individuals experiencing homelessness and housing insecurity. House Bill 4051 A extends the Task Force sunset date to January 2, 2026 and clarifies reporting requirements.

To address temporary shelter needs for Oregon's growing homeless population, the Legislative Assembly enacted House Bill 2006 (2021), which required local governments to approve a qualified application for the development

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or use of land for an emergency shelter, notwithstanding local land use regulations, zoning ordinances, or comprehensive or other locally adopted plans. It allowed local governments to approve an emergency shelter application through July 1, 2022, and directed Oregon Housing and Community Services to expend Emergency Housing Account funds for technical assistance for organizations to develop and operate emergency shelters or transitional housing accommodations until January 2, 2024. House Bill 4051 A extends the sunset date for local governments to approve an emergency shelter application to July 1, 2023.

Senate Bill 8 (2021) restricted local governments from denying or limiting the approval of affordable housing applications, subject to certain zoning and property ownership conditions. The measure established density standards and conditions under which local governments must approve affordable housing applications. House Bill 4051 A corrects an error in the original measure to clarify that eligibility is based on ownership of the property on which the affordable housing is located, and not on the housing itself.