

SB 611 A STAFF MEASURE SUMMARY
Senate Committee On Housing and Development

Carrier: Sen. Knopp
Minority Report

Action Date: 04/03/23

Action: Do pass with different amendments. (Printed A-Eng.) Minority

Fiscal: Fiscal impact issued

Revenue: No revenue impact

Report Signers: Sen. Dick Anderson, Sen. Tim Knopp

Prepared By: Kevin Rancik, LPRO Analyst

Meeting Dates: 3/27, 4/3

WHAT THE MEASURE DOES:

Appropriates \$25 million in General Fund moneys to Oregon Housing and Community Services (OHCS) for the biennium beginning July 1, 2023, for provision of residential tenant assistance to individuals who are disabled, elderly, victims of domestic abuse, veterans, or members of households with incomes of 60 percent or less of the area median income.

ISSUES DISCUSSED:

- Changes made by amendments
- Statistics on no-cause evictions
- Effect on rental investment and construction
- Impact of rent increases on tenants

EFFECT OF AMENDMENT:

Replaces the measure.

BACKGROUND:

In June 2021, the Legislative Assembly enacted Senate Bill 278, directing the creation of the Oregon Emergency Rental Assistance Program (OERAP). Oregon Housing and Community Services (OHCS) reports, as of December 2022, that OERAP paid out over \$426 million in rental assistance to 67,522 Oregon households. Funding for the program has since been exhausted. OHCS credits the program with keeping recipients stably housed but suggests need remains high.

The U.S. Department of Housing and Urban Development considers households cost-burdened when they spend more than 30 percent of their income on rent, mortgage and other housing needs. The 2021 Census American Community Survey estimates nearly half of Oregon’s renters are cost-burdened, with 52 percent of those being severely cost-burdened, spending 50 percent or more of their household income on rent, mortgage or other housing expenses.

Senate Bill 611 MRA appropriates \$25 million to OHCS to provide residential tenant assistance to individuals who are disabled, elderly, victims of domestic abuse, veterans, or members of households with incomes of 60 percent or less of the area median income.