

2022 STATE LEGISLATIVE SESSION

WASHINGTON COUNTY HOUSING SERVICES

GOVERNMENT RELATIONS END OF SESSION REPORT

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End of session report on bills identified by Government Relations and Department staff that are in line with the Board of Commissioners legislative principles and that either impact our work directly as an agency or impact the people we serve.

1. Department-Wide Impacts

Governor's Housing and Homelessness Package

- A \$400M package to tackle housing and homelessness, including \$165M for homelessness services, \$215M to build and preserve affordable housing and \$20M to improve access to homeownership. Unless otherwise noted, the line items were *passed in HB 5202*, an omnibus budget bill:
- **Homelessness**
 - o \$80M - Address immediate houseless needs statewide, including shelter infrastructure and operations, rapid rehousing, resource referrals, and housing stability.
 - While government relations and the Housing Alliance were unsuccessful in passing SB 1557, which would have provided a shallow rent subsidy for the Woodspring tenants in Tigard, Both Senator Jama and Senator Lawrence Spence have asked and received a positive answer from OHCS that they will help figure out how to address this problem, and potentially use some of the \$80 million they're receiving to prevent displacement to be used to support residents at Woodspring and Orchard Park in Salem. The Governor's Office is supportive of the effort.
 - o \$50M - Project Turnkey 2.0, funding the acquisition of hotels and other buildings to convert into sources of shelter or housing.
 - *To fund ten projects. Washington County should evaluate whether to apply and for what. Oregon Community Foundation will run the process again and we expect a longer application period this round, but specifics are not yet available.*

- \$25M - Grants to local governments for shelter capacity, hygiene needs, and outreach to people experiencing houseless.
 - *Washington County will pass our direct \$750,000 allocation to Beaverton and Hillsboro.*
- \$8M - Support coordinated regional responses to houseless across the state (HB 4123)
 - *Washington County did not get accepted into this pilot program but government relations will track its progress and potential for expansion.*
 - HB 4123 directs the Oregon Department of Administrative Services (DAS) to provide grants to local government and nonprofit corporations to create a coordinated homeless response system. The bill appropriates \$8 million to DAS in the 2021-23 biennium to provide eight grants of \$1 million each to the following eight local governments and nonprofit corporations: Benton County, Coos County, Deschutes County, Lincoln County, the Mid-Columbia Community Action Council, Polk County, Tillamook County, and Umatilla County. Each recipient must use the grant money to hire staff, acquire technical assistance and building capacity, and pay for other expenses as needed.
- \$1.2M - Services and tuition help for unhoused youth (HB 4013)
- \$500K - Support data-driven policymaking in local governments and improve governmental coordination.
- **Building and Preserving Affordable Housing**
 - \$65M Preservation - Keep housing affordable for families in supported units, preventing displacement.
 - \$55M - Invest in building new affordable homes to rent and buy.
 - \$50M - Support affordable housing construction projects struggling with market and supply chain disruptions due to the pandemic.
 - \$35M - Acquire manufactured housing parks to keep them affordable and seed investment to produce new affordable manufactured homes.
 - \$10M - Support land acquisition for affordable housing projects.
- **Supporting Homeownership**
 - \$15M - Increase capacity for homeownership centers and other nonprofits that help families navigate homeownership, mortgages, and the homebuying process.
 - \$5M Launch a home loan program managed by Hacienda CDC to help first-time homebuyers across the state to make down payments.

2. Landlord-Tenant

HB 4058 and SB 1536, right to cooling and heating during extreme weather events

- *Passed. Both concepts rolled into SB 1536.*

- SB 1536 allows renters to install portable units, requires cooling in rentals that are under construction or newly remodeled and incentives for owners to provide cooling in rentals. It also authorizes state loans to owners to upgrade rentals to support cooling and rebates for heat pump purchases and installations. And, companion bill HB 4058 was also rolled into SB 1536. That component allocates \$5 million for emergency air conditioner deployment to residents most at risk in heat events. Another \$10 million is for efficient heat pump incentives. These monies will allow local community organizations to develop programs prioritizing low income and environmental justice communities in the distribution of cooling equipment.

3. Preservation

HB 4043, Affordable Housing Preservation Tax Credit

- *Died in House Revenue.* Committee Chair not interested in tax credits mid-biennium.

SB 1557, Affordable Housing Preservation Rent Assistance

- *Died in Joint Ways and Means,* but per note in governor's housing package, we may be able to fund this need.

4. Supply, Land Use

HB 4064, local governments must allow siting of prefabricated structures in all residential zones.

5. *Signed into law.* Clarifies that local governments must allow siting of manufactured homes and prefabricated structures in single-family dwelling zones inside an urban growth boundary (UGB); prohibits local governments from applying standards to prefabricated and manufactured homes located within a UGB that differ from standards applicable to detached, site-built single-family dwellings on the same land, except as necessary to comply with protective measures adopted pursuant to statewide land use planning goals, or to require manufacturer certification that the home or structure meets energy efficiency performance standards equivalent to those required for single-family dwellings under the Low-Rise Residential Dwelling Code. Expands the manufactured dwelling replacement program to borrowers whose manufactured home or prefabricated structure was destroyed by a natural disaster, and allows an eligible replacement home to be located either inside or outside a natural disaster area.