

# STATE OF OREGON LEGISLATION

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## HOUSING

2018

2019 (PENDING)

# 2018

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## **HB 4006 – SEVERE RENT BURDEN**

- Community Meeting
  - (Housing and Human Services Commission – Nov. 2018)
- Annual Development Report

# CURRENT CONDITIONS IN ASHLAND

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*over*

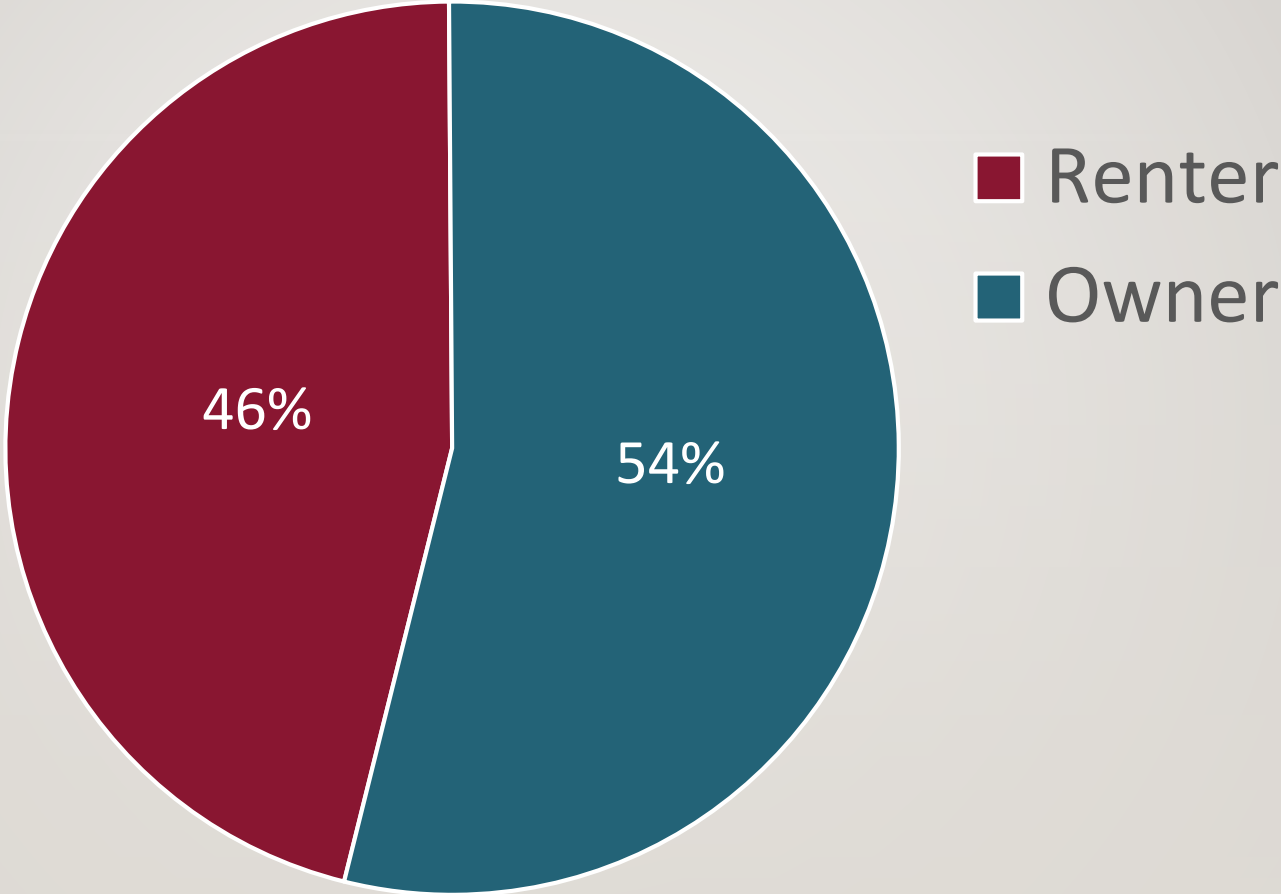
**4 in 10**



Households in Ashland are cost burdened  
spending over 30% of their incomes on housing

# ASHLAND HOUSEHOLDS

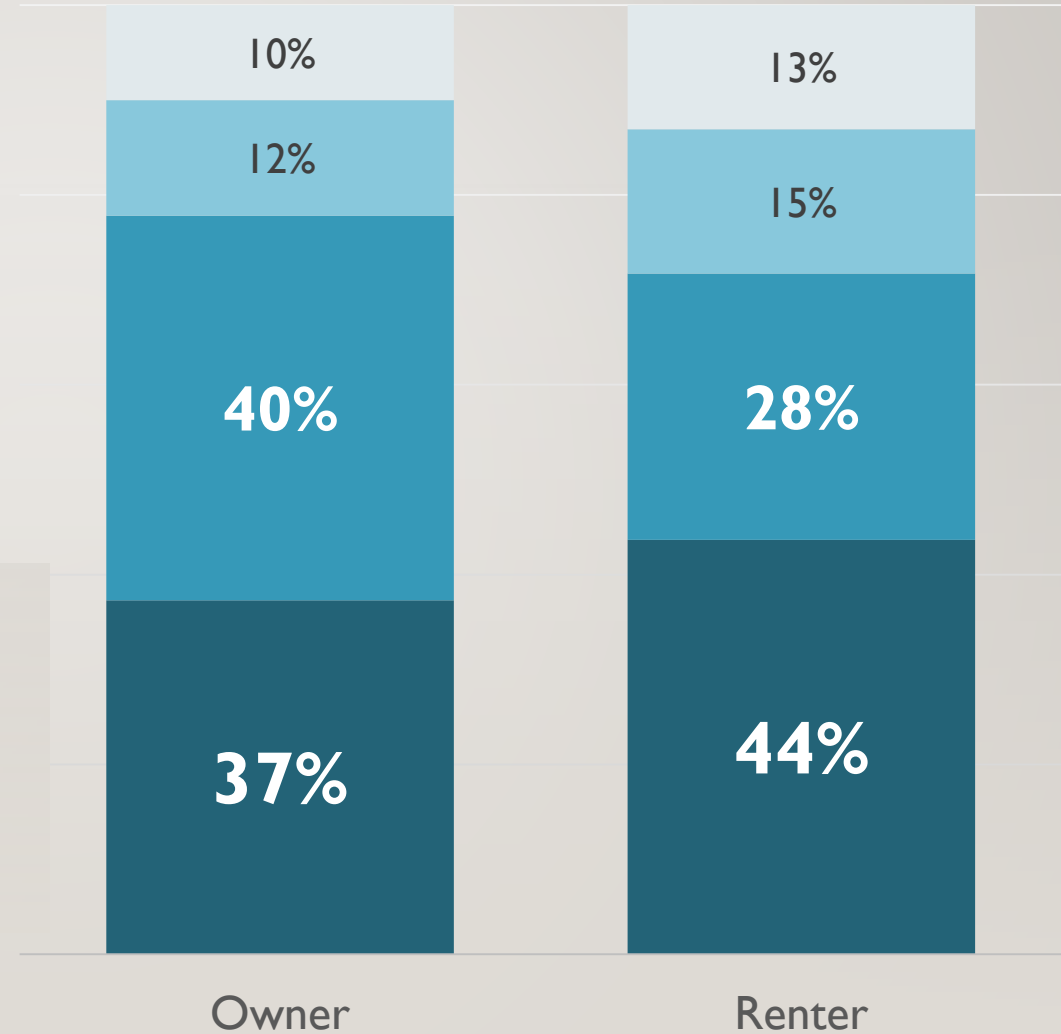
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# PEOPLE PER HOUSEHOLD

- One-and two person households represent a large and growing segment of the housing market

- 4-or-more-person household
- 3-person household
- 2-person household
- 1-person household



# CURRENT CONDITIONS IN ASHLAND

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## 1990 vs TODAY

**\$111,200**

home price

**\$410,000**



Household Median

**\$23,579**

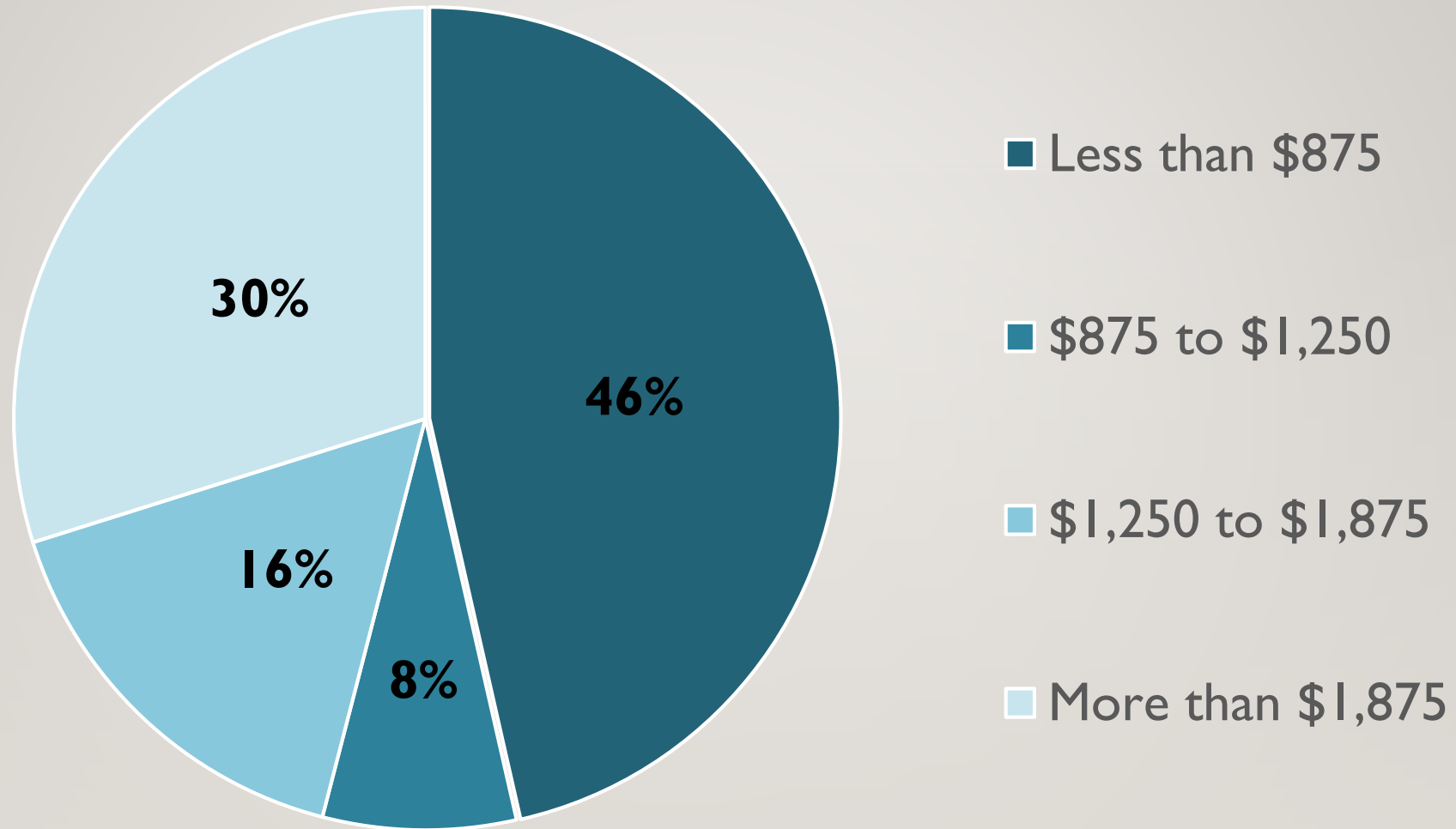
income

**\$47,314**

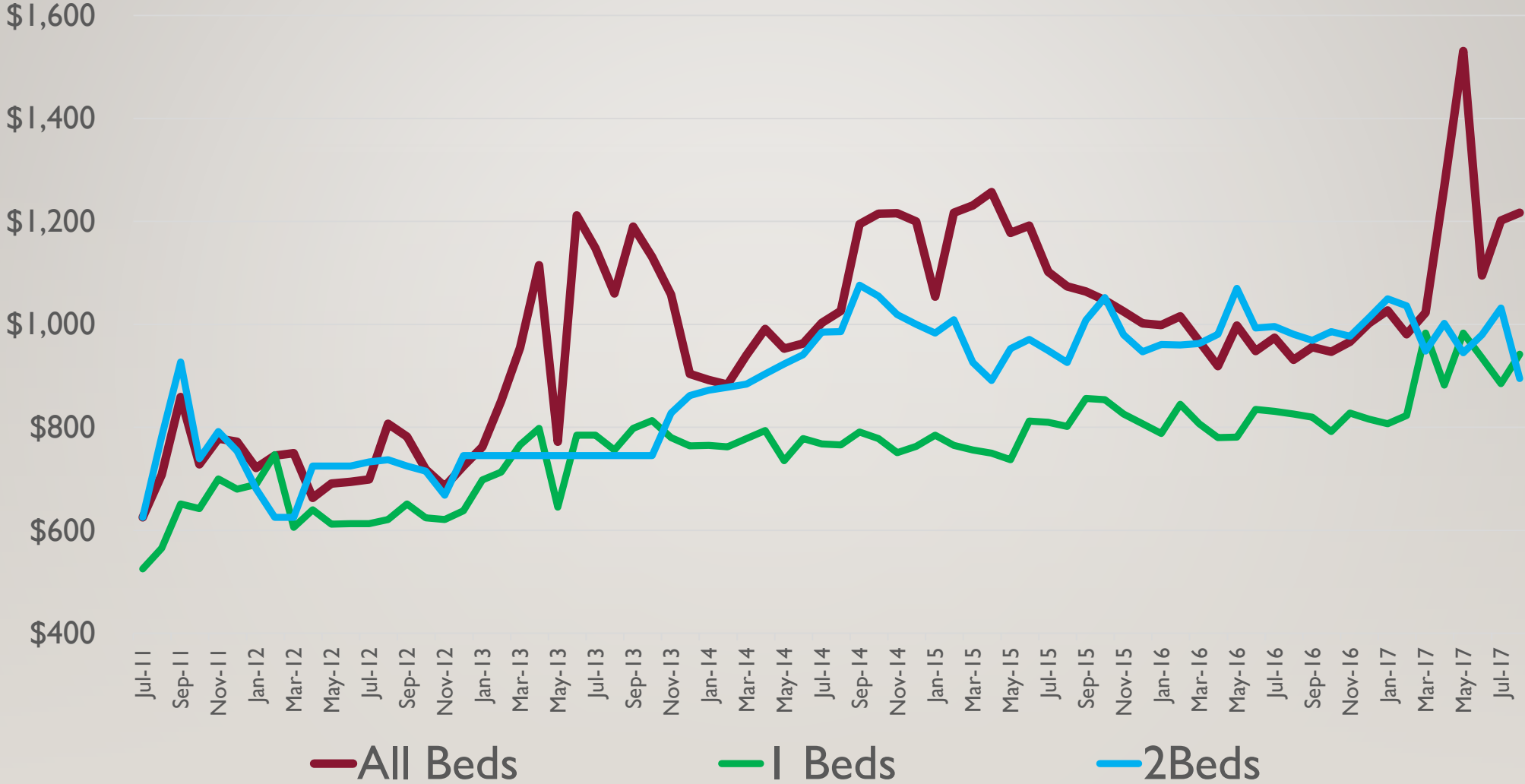
**HOME PRICES UP 368% INCOME INCREASE 200%**

# HOUSEHOLD INCOMES CONVERTED TO AFFORDABLE MONTHLY RENTS (30% OF INCOME)

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# MONTHLY RENT TRENDS (JULY 2011-AUGUST 2017)





# CURRENT CONDITIONS IN ASHLAND

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- "Severe rent burden" is the circumstance where a household spends more than 50% of their household income on rent.
- Currently 35% of renter households in Ashland experience severe rent burden.
- Approximately 44% of Ashland households experience rent burden in spending more than 30% of their income on housing costs.

# ANNUAL HOUSING DEVELOPMENT REPORT

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Total Residential Units Permitted in 2018 = 99

|                      |    |  |    |
|----------------------|----|--|----|
| Single Family:       | 41 | Triplex (units)                                | 6  |
| Accessory Dwellings: | 23 | Fourplex (units)                               | 20 |
| Duplex (units)       | 4  | Building with five or more units (total units) | 5  |

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# 2019 (PENDING)

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|                |  |
|----------------|--|
| <b>HB 2001</b> | Middle Housing in Single Family Zones  |
| <b>SB 334</b>  | Urban Reserves for Workforce Housing and Commercial Development                      |
| <b>SB 529</b>  | “Housing Limited City” – allows suspension of certain planning and zoning ordinances |
| <b>SB 569</b>  | UGB amendments for needed housing and annexation                                     |
| <b>SB 621</b>  | Would require local governments to allow vacation rentals in any legal home          |
| <b>SB 608</b>  | Residential Tenancy provisions – no cause evictions, rent increases,                 |

# HB 2001 – MIDDLE HOUSING

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Requires cities with population greater than 10,000 to allow “middle housing” in lands zoned for single-family dwellings.

- Duplexes
- triplexes
- fourplexes
- cottage clusters



# HB 2001 – MIDDLE HOUSING

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Requires cities with population greater than 10,000 to allow “middle housing” in lands zoned for single-family dwellings.

- Allows cities to set up “reasonable local regulations” related to siting and design.
- Accessory dwelling units to have no off-street parking requirements.
- Accessory dwelling units may not include owner occupancy requirements.
- Defers collection of System Development Charges on middle housing until occupancy.

# **SB 334 – URBAN RESERVES**

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- Requires city to expand its urban growth boundary to include land designated as urban reserve that supports workforce housing and commercial development supportive of workforce housing if urban services are or can be made available.

# SB 621 – VACATION RENTALS

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- A local government may not enforce any ordinance restricting any lawfully established residential dwelling unit from being used by its owner for vacation occupancy
- Nothing in this section prevents local governments from:
  - (a) Requiring owners of dwellings used for vacation occupancy to register with the local government or to pay a reasonable registration fee; or
  - (b) Imposing and collecting a transient lodging tax

# SB 608 – RENTAL DWELLING TENANCY

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## IN EFFECT (Passed as emergency)

- Prohibits termination of month-to-month tenancies without cause after one year of occupancy.
- Requires landlord to pay tenant one month's rent for early terminations unless there are four or fewer dwelling units.
- Limits residential rent increases within any 12-month period to no more than seven percent above average change in consumer price index





# HOUSEHOLD INCOME

| Income Level               | Number of Persons in Family |          |          |          |          |          |          |          |
|----------------------------|-----------------------------|----------|----------|----------|----------|----------|----------|----------|
|                            | 1                           | 2        | 3        | 4        | 5        | 6        | 7        | 8+       |
| Extremely Low Income (30%) | \$12,060                    | \$16,240 | \$20,420 | \$24,600 | \$28,780 | \$31,100 | \$33,250 | \$35,400 |
| Low Income (50%)           | \$18,800                    | \$21,450 | \$24,150 | \$26,800 | \$28,950 | \$31,100 | \$33,250 | \$35,400 |
| Income at 60% of Median    | \$22,560                    | \$25,740 | \$28,980 | \$32,340 | \$34,740 | \$37,320 | \$39,900 | \$42,480 |
| Moderate Income (80%)      | \$30,050                    | \$34,350 | \$38,650 | \$42,900 | \$46,350 | \$49,800 | \$53,200 | \$56,650 |
| Median Income (100%)       | \$37,600                    | \$42,900 | \$48,300 | \$53,600 | \$57,900 | \$62,200 | \$66,500 | \$70,800 |
| Income at 120% of Median   | \$45,120                    | \$51,480 | \$57,960 | \$64,320 | \$69,480 | \$74,640 | \$79,800 | \$84,960 |
| Income at 130% of Median   | \$48,880                    | \$55,770 | \$62,790 | \$69,680 | \$75,270 | \$80,860 | \$86,450 | \$92,040 |