

Senate Bill 529

Sponsored by Senator BENTZ (Presession filed.)

SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure **as introduced**.

Defines "housing-limited city." Allows housing-limited city to support housing construction and increased density by temporarily suspending or exempting properties from certain planning and zoning ordinances and by allowing expansion of its urban growth boundary without review by Land Conservation and Development Commission.

A BILL FOR AN ACT

1
2 Relating to housing-limited cities.

3 **Be It Enacted by the People of the State of Oregon:**

4 **SECTION 1. Section 2 of this 2019 Act is added to and made a part of ORS chapter 197.**

5 **SECTION 2. (1) As used in this section:**

6 (a) **"Goals restricting housing" means statewide planning goals relating to natural re-**
7 **sources, agriculture, forest lands, coastal shorelands, beaches and dunes, the Willamette**
8 **River Greenway, transportation or public facilities and services.**

9 (b) **"Housing-limited city" means a city or metropolitan service district that has:**

10 (A) **A rental vacancy rate of less than four percent; or**

11 (B) **Experienced a decrease in the city's or district's population of ethnic and racial mi-**
12 **norities of greater than three percent within a five-year period.**

13 (2) **If a city or metropolitan service district determines that it is a housing-limited city,**
14 **for a period of five years following the determination, the housing-limited city, without tak-**
15 **ing any exception under ORS 197.732 to a goal restricting housing, may:**

16 (a) **Suspend by ordinance for up to five years any provision of its local comprehensive**
17 **plan, land use regulations or other ordinances that may have the effect of restricting the**
18 **construction or density of housing, except for provisions relating to health, safety or**
19 **habitability;**

20 (b) **Approve any zoning change application allowing housing or increasing housing den-**
21 **sity, notwithstanding any other building or development standards within the housing-limited**
22 **city's comprehensive plan or land use regulations, except standards relating to health, safety**
23 **or habitability; and**

24 (c) **Notwithstanding ORS 197.295 to 197.314 or 197A.300 to 197A.325, amend its urban**
25 **growth boundary to add to the area within the urban growth boundary, without requiring**
26 **review or approval of the Land Conservation and Development Commission under ORS**
27 **197.626 and 197.633, a cumulative area of up to:**

28 (A) **200 acres; or**

29 (B) **Two percent of the area within the housing-limited city's urban growth boundary on**
30 **the date of the determination under this subsection.**

NOTE: Matter in **boldfaced** type in an amended section is new; matter [*italic and bracketed*] is existing law to be omitted. New sections are in **boldfaced** type.

