

HB 3155 -5, -6 STAFF MEASURE SUMMARY

House Committee On Housing

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Meeting Dates: 3/4

WHAT THE MEASURE DOES:

Requires cities within a metropolitan service district and with a population greater than 10,000 to inventory the supply of buildable lands and conduct an analysis of housing supply needs to determine the number of units and amount of land needed for the next 20 years. Clarifies that the housing needs analysis must be conducted by a city within a metropolitan service district at least once every six years. Requires that housing needs analysis be adopted as part of a city's comprehensive plan no later than one year after the completion of the analysis, and requires a city to amend its comprehensive plan or land use regulations to support the development of needed housing over the next 20 years. Removes statutory language requiring that Metro allocate housing capacity that is not accommodated by a locally-adopted housing development strategy. Declares emergency, effective upon passage.

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

-5 Allows cities with a population of 10,000 or less to conduct an estimate of housing need and develop a housing production strategy, subject to the requirements provided by this Act.

-6 Allows cities with a population of 10,000 or less to conduct an estimate of housing need and develop a housing production strategy, subject to the requirements provided by this Act. Expands a city's considerations in a housing needs analysis to include affordability of housing.

BACKGROUND:

Oregon's land use planning system is based on a set of 19 Statewide Land Use Goals that express the state's land use policies. Goal 10, "Housing," specifies that each city must plan for and accommodate needed housing types, including as multifamily and manufactured housing. It requires each city to inventory its buildable residential lands, project needs in 20 years for such lands, and plan and zone enough buildable land to meet those needs. Goal 10 also prohibits local plans from discriminating against needed housing types.

In 2019, the Legislative Assembly passed House Bill 2003 to require each city with a population greater than 10,000 to conduct a housing needs analysis, and to develop and adopt a housing production strategy to address unmet housing needs. HB 2003 allocated funding to the Department of Land Conservation and Development to provide technical assistance to local governments for implementation. The language in HB 2003 created ambiguities about obligations and timelines, and House Bill 3155 clarifies the requirements intended by this prior legislation.

House Bill 3155 requires cities within a metropolitan service district and with a population greater than 10,000 to conduct an inventory every six years of buildable lands and an analysis of housing supply needs for the next 20 years. It requires cities to develop a housing production strategy and amend local plans and land use regulations to support the development of needed housing.