

## HB 3072 -2 STAFF MEASURE SUMMARY

### House Committee On Housing

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**Meeting Dates:** 3/4, 4/13

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#### WHAT THE MEASURE DOES:

Requires a local government, upon petition from a landowner, to expand its urban growth boundary for the development of workforce housing or combined workforce housing and workforce commercial uses, subject to certain conditions. Specifies that land must be designated as an urban reserve, will be provided necessary urban services, and is subject to an affordable housing covenant of no less than 60 years allowing the development for workforce housing and workforce commercial uses. Prohibits, for the purposes of this Act, use of high-value farmland or land designated for protection by locally-adopted open space, scenic, historic, and natural resource goals. Prohibits local governments and state land use bodies from imposing additional criteria in approving an urban growth boundary expansion as allowed by this Act.

#### ISSUES DISCUSSED:

- Creating housing opportunities to serve low- and moderate-income families
- Emphasis on lands in urban reserve approved for development by a local government
- Infrastructure connections in urban reserve abutting urban growth boundary
- Need for consult and compatibility with local government and regional land use plans

#### EFFECT OF AMENDMENT:

-2 Replaces the measure. Allows governing body of a city, upon petition from a landowner, to amend city's urban growth boundary (UGB) to allow inclusion of land to be solely used for workforce housing or both workforce housing and workforce commercial development, which is subject to an affordable housing covenant of no less than 60 years. Specifies that eligible land: is not larger than 100 acres; is designated as an urban reserve; is a contiguous parcel and adjacent to the city's existing UGB; and is not designated for protection by locally adopted open space, scenic, historic, and natural resource goals unless it retains the designation after inclusion within the urban growth boundary. Clarifies that land may be rezoned for workforce housing and workforce commercial uses consistent with locally-adopted land use and transportation planning goals, and that a city may amend its comprehensive plan or land use regulations as necessary to allow the sole use of the land for workforce housing and workforce commercial purposes. Specifies that a city must identify need for additional workforce housing, accept public comment on the proposed plan, may not have approved an expansion of its UGB in the five years prior, and, upon the expansion of the UGB for workforce housing and workforce commercial, may not rezone the land for any other use for 50 years. Requires that a city enter into a binding agreement with the property owner and any other local government or district to ensure land is provided with necessary urban services within two years of the expansion's approval. Requires approval for UGB amendment be granted by Metro for lands within the Metro UGB; or by cities and counties for lands outside Metro. Allows a city to impose additional conditions on housing affordability as provided by state land use laws.

No revenue impact; fiscal impact issued

#### BACKGROUND:

Each Oregon city is surrounded by an urban growth boundary (UGB), which may be expanded through a cross-jurisdictional agreement between a city, county and/or special district that provides services in an urban

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area. Cities with a population greater than 10,000 are required by Oregon law to conduct a housing needs analysis to identify housing units or land needed to accommodate needed housing development over a 20-year period.

In 2007, the legislature authorized local governments to designate or urban land that might be eligible for future development, called urban reserves. Urban reserves are areas outside of a city's existing UGB that are identified for long-term city growth.

House Bill 3072 requires a local government, upon a petition from a landowner, to expand its urban growth boundary for the development of workforce housing or combined workforce housing and workforce commercial uses, subject to certain conditions. It specifies that the land must be designated as an urban reserve, will be provided necessary urban services, and is subject to an affordable housing covenant of no less than 60 years.