

## Senate Bill 8A/House Bill 2008 A (2021) Policy Crosswalk

Prepared by the Legislative Policy and Research Office (updated May 12, 2021)

	Senate Bill 8A	House Bill 2008 A
<b>Summary</b>	<ul style="list-style-type: none"> <li>Limits local governments from imposing certain conditions or zone change requirements in approving affordable housing projects on lands inside UGB not zoned for residential use, subject to certain conditions</li> <li>Specifies income eligibility and long-term affordability (40 years)</li> <li>Increased density bonus for projects on lands zoned for residential use</li> <li>Allows prevailing party to receive attorney fees in appeal to LUBA</li> </ul>	<ul style="list-style-type: none"> <li>Property tax exemption for religious organizations developing affordable housing on-site</li> <li>Requires local governments to approve applications for affordable housing development on religious institution-owned properties, subject to certain conditions</li> <li>Specifies income eligibility and long-term affordability (60 years)</li> </ul>
<b>Income eligibility</b>	<ul style="list-style-type: none"> <li>Units are available for rental or ownership</li> <li>Available for families earning 80 percent or less AMI; or</li> <li>Average of all units on a property serve families earning 60 percent or less AMI</li> </ul>	<ul style="list-style-type: none"> <li>Development provides housing at rental rates affordable to individuals earning 60 percent or less AMI</li> </ul>
<b>Affordability</b>	<ul style="list-style-type: none"> <li>100% of units are affordable at levels described in the measure</li> <li>Affordability enforceable for at least 40 years</li> </ul>	<ul style="list-style-type: none"> <li>50 percent of units are sold or rented as affordable housing (retains existing statute)</li> <li>Affordability covenant for no less than 60 years</li> </ul>
<b>Property Ownership</b>	<ul style="list-style-type: none"> <li>Public body (state, local govt, special district)</li> <li>Nonprofit corporation organized as religious corporation</li> </ul>	<ul style="list-style-type: none"> <li>Nonprofit corporation organized as religious corporation</li> </ul>
<b>Zoning Requirements</b>	<p>On properties within the UGB that are zoned:</p> <ul style="list-style-type: none"> <li>For commercial use</li> <li>To allow religious assembly</li> <li>As public lands</li> </ul>	<p>On religious organization-owned properties that are not “zoned for housing”:</p> <ul style="list-style-type: none"> <li>Property may not be zoned for industrial use</li> <li>Property must be contiguous to property zoned for residential use</li> </ul>

<p><b>Local govt. approval criteria</b></p>	<p>Local government may restrict development if it determines a property:</p> <ul style="list-style-type: none"> <li>• Has inadequate access to water/sewer/storm</li> <li>• Has a slope of more than 25 percent</li> <li>• Is located within a 100-year floodplain</li> <li>• Is constrained by statewide land use regulations re: natural disasters, natural resources, open space and historic resources</li> </ul>	<p>Local government may only apply restrictions or conditions of approval on a proposal that are:</p> <ul style="list-style-type: none"> <li>• Clear and objective, and</li> <li>• Related to health, safety, habitability or infrastructure</li> </ul>
<p><b>Density</b></p>	<p>Local government may reduce density maximums as provided by measure in addressing a health, safety or habitability issue or to comply with protective state land use goals.</p>	<p>New development receives density aligned with greatest density of any contiguous residential property</p>