

HB 3261 A STAFF MEASURE SUMMARY

Carrier: Rep. Morgan

House Committee On Housing

Minority Report

Action Date: 03/18/21**Action:** Do pass with different amendments. (Printed A-Eng.) Minority**Fiscal:** Fiscal impact issued**Revenue:** Has minimal revenue impact**Report Signers:** Rep. Suzanne Weber, Rep. Lily Morgan**Prepared By:** Claire Adamsick, LPRO Analyst**Meeting Dates:** 3/9, 3/18**WHAT THE MEASURE DOES:**

Requires a local government, upon petition from a landowner, to expand its urban growth boundary to include the land 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 capable of being rezoned for workforce housing and workforce commercial, consistent with locally adopted land use and transportation planning goals. Requires that land be 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 land designated for protection by locally adopted open space, scenic, historic, and natural resource goals unless the land retains designation after inclusion within the urban growth boundary. Requires local governments to amend comprehensive plan or land use regulations to allow uses defined by this Act; does not prohibit a city from imposing additional conditions on housing affordability.

ISSUES DISCUSSED:

- Project Turnkey supports hotels and motels to be converted into emergency, noncongregate shelter or transitional or long-term affordable housing
- Location of motels and hotels in commercial or employment zones which often prohibit or restrict residential uses
- Streamlining land use process for local governments in converting hotels and motels to shelters

EFFECT OF AMENDMENT:

Replaces the measure.

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 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 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 3261 MRA requires a local government, upon a petition from a landowner, to expand its urban growth boundary to include the land 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.