

## HB 3072 A STAFF MEASURE SUMMARY

### House Committee On Housing

---

**Action Date:** 04/13/21

**Action:** Without recommendation as to passage, with amendments, and be referred to Rules.  
(Printed A-Eng.)

**Vote:** 5-3-0-0

**Yeas:** 5 - Fahey, Meek, Morgan, Weber, Zika

**Nays:** 3 - Campos, Marsh, Neron

**Fiscal:** Fiscal impact issued

**Revenue:** No revenue impact

**Prepared By:** Claire Adamsick, LPRO Analyst

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

---

#### WHAT THE MEASURE DOES:

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; 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 UGB; and may be rezoned for workforce housing and workforce commercial uses consistent with locally adopted land use planning goal relating to transportation planning. Specifies UGB amendment may occur if the city has identified need for additional workforce housing, accepted public comment on the proposed plan, and has not approved an expansion of its UGB in the five years prior. Specifies approval of petition is contingent on city amending its comprehensive plan or land use regulations as necessary to allow the sole use of the land for workforce housing and workforce commercial purposes. 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 city to serve as affordable housing covenant holder for at least 60 years. Prohibits city, upon the expansion of the UGB for workforce housing and workforce commercial, from rezoning the land for any other use for 50 years. Requires approval for UGB amendment be granted by Metro for lands within 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.

#### 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 consultation and compatibility with local government and regional land use plans
- Concern regarding existing UGB expansion process for lands in Metro and in parts of Southern Oregon

#### 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, 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.

## **HB 3072 A STAFF MEASURE SUMMARY**

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 3072 A allows 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 and applicable local government land use processes. The measure requires that any development on land rezoned for workforce housing or workforce commercial use be subject to an affordable housing covenant of no less than 60 years.