

HOUSE AMENDMENTS TO HOUSE BILL 3072

By COMMITTEE ON HOUSING

April 15

1 On page 1 of the printed bill, delete lines 5 through 31 and delete page 2 and insert:

2 **“SECTION 2. (1) As used in this section:**

3 **“(a) ‘Workforce commercial’ means commercial use, in buildings not larger than 2,000**
4 **square feet, that is of a type and scale supportive of nearby households in workforce housing.**

5 **“(b) ‘Workforce housing’ means housing that is affordable to households with incomes**
6 **equal to the area median income as defined in ORS 456.270.**

7 **“(2) The governing body of a city may amend its urban growth boundary upon a petition**
8 **from a landowner to include land if:**

9 **“(a) The land:**

10 **“(A) Is not larger than 100 acres;**

11 **“(B) Is designated as an urban reserve under ORS 195.137 to 195.145;**

12 **“(C) Is a contiguous parcel and adjacent to the city’s existing urban growth boundary;**

13 **“(D) Does not include areas designated for protection in an acknowledged comprehensive**
14 **plan pursuant to open spaces, scenic and historic areas and natural resource goals unless the**
15 **areas retain this designation after inclusion within the urban growth boundary under this**
16 **section; and**

17 **“(E) May be rezoned for workforce housing and workforce commercial consistent with**
18 **any land use planning goal relating to transportation planning;**

19 **“(b) The city has:**

20 **“(A) Identified a need for additional workforce housing in its comprehensive plan pro-**
21 **visions under a statewide planning goal relating to housing;**

22 **“(B) Not approved an expansion of its urban growth boundary under this section within**
23 **the previous five years; and**

24 **“(C) Accepted public comment for a period of not less than 60 days; and**

25 **“(c) The approval of the petition and urban growth boundary expansion is contingent**
26 **upon the city:**

27 **“(A) Entering into a binding agreement with the property owner and with any other**
28 **necessary local government, a district as defined in ORS 195.060 or a combination thereof to**
29 **ensure that there exists a commitment to provide the land with all necessary urban services,**
30 **as defined in ORS 195.065, in a specific location and by a specific date that is within two years**
31 **of the city’s approval of the petition;**

32 **“(B) Amending its comprehensive plan or land use regulations to allow the land to be**
33 **solely used for workforce housing or both workforce housing and workforce commercial; and**

34 **“(C) Serving as the covenant holder of an affordable housing covenant as described in**
35 **ORS 456.270 to 456.295 with a duration of no less than 60 years and that allows the develop-**

1 **ment and use of the land only for:**
2 **“(i) Workforce housing uses; and**
3 **“(ii) Workforce commercial uses.**
4 **“(3) Within six months following the receipt of an amendment to a city’s urban growth**
5 **boundary under this section, the approval of the amendment must be given by:**
6 **“(a) For lands within the urban growth boundary of Metro, Metro.**
7 **“(b) For lands not within the urban growth boundary of Metro, the county or counties**
8 **in which the lands are located.**
9 **“(4) A city amending its urban growth boundary under this section to add land zoned for**
10 **workforce housing and workforce commercial may not thereafter rezone the land for any**
11 **other use for a period of 50 years.**
12 **“(5) Nothing in this section prohibits a city from imposing additional conditions on**
13 **housing affordability on the land that are allowed under ORS 197.309.”.**
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