

Minority Report
A-Engrossed
House Bill 3261

Ordered by the House March 25
Including House Minority Report Amendments dated March 25

Sponsored by nonconcurring members of the House Committee on Housing: Representatives MORGAN, WEBER

SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure.

[Limits local government's restrictions on conversions of certain properties into emergency shelters or affordable housing.]

[Declares emergency, effective on passage.]

Requires local government to expand its urban growth boundary to include land designated as urban reserve that supports workforce housing and commercial development supportive of workforce housing if urban services are or can be made available.

A BILL FOR AN ACT

1
2 Relating to conversion of properties for living spaces.

3 **Be It Enacted by the People of the State of Oregon:**

4 **SECTION 1. Section 2 of this 2021 Act is added to and made a part of ORS chapter 197.**

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

6 (a) **"Workforce commercial" means commercial use, in buildings not larger than 2,000**
7 **square feet, that is of a type and scale supportive of nearby households in workforce housing.**

8 (b) **"Workforce housing" means housing that is affordable to households with incomes**
9 **equal to the area median income as defined in ORS 456.270.**

10 (2) **A local government shall amend its urban growth boundary upon a petition from a**
11 **landowner to include land if:**

12 (a) **The land is designated as an urban reserve under ORS 195.137 to 195.145;**

13 (b) **A local government, a district as defined in ORS 195.060 or a combination thereof has**
14 **committed to providing the land with all necessary urban services, as defined in ORS 195.065,**
15 **within two years;**

16 (c) **The land is subject to an affordable housing covenant as described in ORS 456.270 to**
17 **456.295 with a duration of no less than 60 years and that allows the development and use of**
18 **the land only for:**

19 (A) **Workforce housing uses; and**

20 (B) **Workforce commercial uses; and**

21 (d) **The land is:**

22 (A) **Not designated for protection in an acknowledged comprehensive plan pursuant to**
23 **open spaces, scenic and historic areas and natural resource goals unless the land retains this**
24 **designation after inclusion within the urban growth boundary; and**

NOTE: Matter in **boldfaced** type in an amended section is new; matter *[italic and bracketed]* is existing law to be omitted. New sections are in **boldfaced** type.

1 **(B) Capable of being rezoned for workforce housing and workforce commercial consistent**
2 **with any land use planning goal relating to transportation planning.**

3 **(3) As part of the urban growth boundary amendment described in subsection (2) of this**
4 **section, the local government shall amend its comprehensive plan or land use regulations to**
5 **allow the land to be used for workforce housing or both workforce housing and workforce**
6 **commercial. Nothing in this section prohibits a city from imposing on the land additional**
7 **conditions on housing affordability allowed under ORS 197.309.**

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