

House Bill 4065

Introduced and printed pursuant to House Rule 12.00. Pre-session filed (at the request of House Interim Committee on Housing for City of McMinnville)

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 **as introduced**.

Allows certain cities to adopt unique requirements and incentives for inclusion of affordable housing within certain housing developments.

A BILL FOR AN ACT

1
2 Relating to housing developments.

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

4 **SECTION 1. Section 2 of this 2022 Act is added to and made a part of ORS 197.286 to**
5 **197.314.**

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

7 (a) **"Affordable housing"** means housing that is affordable to households with incomes
8 of 120 percent of the median family income for the county in which the housing is built.

9 (b) **"Housing development"** means multifamily housing or a collection of multifamily or
10 single-family housing units planned, owned or constructed together through one or more
11 applications or development projects under ORS 227.175 or a development agreement under
12 ORS 94.504 to 94.528 and developed for a project of 20 or more units.

13 (c) **"Multifamily housing"** means a structure that contains more than one housing unit
14 sharing at least one wall, floor or ceiling surface in common with another unit within the
15 same structure.

16 (2) **Notwithstanding ORS 91.225 or 197.309 (4), cities with a population greater than 30,000**
17 **but less than 45,000 located in a county with a population greater than 105,000 but less than**
18 **135,000 may adopt a land use regulation, or impose as a condition for approving a permit**
19 **under ORS 227.178 a requirement, that has the effect of establishing the sales or rental price**
20 **for a new housing development, or that requires a new housing development to be designated**
21 **for sale or rent as affordable housing.**

22 (3) **A regulation, condition or requirement adopted or imposed under subsection (2) of**
23 **this section is subject to those provisions under ORS 197.309 (5) to (10) that would be appli-**
24 **cable to regulations, conditions or requirements of multifamily structures.**

25 **SECTION 3. Section 2 of this 2022 Act is repealed on January 2, 2030.**
26

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.