

HB 2984 -1 STAFF MEASURE SUMMARY

House Committee On Housing and Homelessness

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Meeting Dates: 2/28

WHAT THE MEASURE DOES:

Requires local governments to allow conversion of a building located within an urban growth boundary from commercial use to residential use for workforce housing, without requiring a zone change or conditional use permit. Defines “workforce housing” as a residential property available to own or rent to families earning 120 percent or less of area median income, subject to an affordability period of no less than 15 years. Prohibits, for such housing, local governments from enforcing parking minimums greater than amount allowed for existing commercial use, or from requiring payment of a system development charge prior to expiration of 15-year affordability period.

FISCAL: May have fiscal impact, but no statement yet issued

REVENUE: May have revenue impact, but no statement yet issued

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

-1 Removes definition of workforce housing but retains affordability provisions in introduced version of measure. Allows housing developed for this purpose on lands zoned for industrial use only if property is publicly owned, adjacent to lands zoned for residential use or schools, and not designated for heavy industrial use. Clarifies housing developed for this purpose: applies only within an urban growth boundary for cities 10,000 or greater; may not require the payment of system development charges; must demonstrate measure through which affordability restriction will be enforced; and may not be subject to parking minimums greater than those required for existing commercial or residential use.

BACKGROUND:

Local governments may deny or condition the approval of affordable housing applications based on a variety of factors, including whether the application proposes to develop on land zoned for residential uses and the nature of the property ownership.

In 2021, the Legislative Assembly enacted Senate Bill 8, which restricted local governments from denying or limiting the approval of affordable housing applications, subject to certain zoning and property ownership conditions. The measure established density standards and conditions under which local governments must approve affordable housing applications.

House Bill 2984 requires local governments to allow conversion of a building from commercial use to residential use without requiring a zone change or conditional use permit, if the property is located within the local government’s urban growth boundary. The housing must be available to own or rent to families earning 120 percent or less of area median income, subject to an affordability period of no less than 15 years. The measure prohibits local governments from enforcing certain parking minimums or from requiring payment of a system development charge prior to expiration of the affordability period.