

Senate Bill 765

Sponsored by Senator MORRISETTE (at the request of Oregon Manufactured Housing Association)

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**.

Requires local governments to project amount of space presently used for manufactured dwellings within urban growth boundaries that will be converted to another use, and to plan and zone to establish sufficient amount of affordable space for manufactured dwellings outside urban growth boundaries.

A BILL FOR AN ACT

1
2 Relating to affordable space for manufactured dwellings.

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

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

5 (a) **"Manufactured dwelling" has the meaning given that term in ORS 446.003.**

6 (b) **"Manufactured dwelling park" has the meaning given that term in ORS 446.003.**

7 (c) **"Mobile home park" has the meaning given that term in ORS 446.003.**

8 (2) **Local governments shall cooperatively plan and zone a sufficient amount of affordable**
9 **land outside urban growth boundaries to accommodate the space required for manufactured**
10 **dwellings within urban growth boundaries that are forced to relocate because land used for**
11 **space for manufactured dwellings is converted to another use:**

12 (a) **Under ORS 90.630 (5); or**

13 (b) **Pursuant to an exercise of eminent domain.**

14 (3) **In order to determine the amount of land to plan and zone to meet the requirements**
15 **of subsection (2) of this section, local governments shall establish projections of the amount**
16 **of land presently in use as space for manufactured dwellings that will be converted to an-**
17 **other use. Among other considerations, local governments must presume in establishing the**
18 **projections that existing space for manufactured dwellings in manufactured dwelling parks**
19 **and mobile home parks will be converted to another use if the applicable comprehensive plan**
20 **and land use regulations allow the park to be redeveloped:**

21 (a) **For residential dwellings at a higher density than presently exists in the park.**

22 (b) **For commercial or industrial uses.**

23 (4) **To provide, or to facilitate for the provision of, land needed under subsection (2) of**
24 **this section, a local government shall:**

25 (a) **Plan and zone sufficient land to meet the projections established under subsection (3)**
26 **of this section before manufactured dwellings are projected to be dislocated; and**

27 (b) **Grant development approvals, issue permits and allow necessary construction, in-**
28 **cluding adequate water and sanitation infrastructure.**

29 (5) **A local government may not require relocated manufactured dwellings that were dis-**
30 **located as described in subsection (2) of this section to connect to water or sewer utilities**

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 unless those utilities are available when the dwellings are relocated.

2 (6) The Land Conservation and Development Commission and the Housing and Commu-
3 nity Services Department shall adopt rules to prevent conversion of relocation sites for
4 manufactured dwellings that are planned and zoned under subsection (2) of this section to
5 another use.

6 SECTION 2. The Land Conservation and Development Commission shall modify, as ap-
7 propriate, the statewide land use planning goals and administrative rules to facilitate and be
8 consistent with the provisions of section 1 of this 2007 Act within six months after the ef-
9 fective date of this 2007 Act.

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