

HOUSE AMENDMENTS TO HOUSE BILL 2564

By COMMITTEE ON HUMAN SERVICES AND HOUSING

April 10

- 1 In line 2 of the printed bill, delete “repealing” and insert “amending”.
2 Delete line 4 and insert:
3 **“SECTION 1.** ORS 197.309 is amended to read:
4 *“197.309. [(1) Except as provided in subsection (2) of this section, a] A city, county or metropolitan*
5 *service district may [not] adopt a land use regulation or functional plan provision, or impose as a*
6 *condition for approving a permit under ORS 215.427 or 227.178, a requirement that has the effect*
7 *of establishing the sales price for a housing unit or residential building lot or parcel, or that re-*
8 *quires a housing unit or residential building lot or parcel to be designated for sale to any particular*
9 *class or group of purchasers[.], **provided the condition:***
10 **“(1) Does not require more than 30 percent of housing units within a residential devel-**
11 **opment to be sold at below-market rates; and**
12 **“(2) Offers developers one or more of the following incentives:**
13 **“(a) Density adjustments.**
14 **“(b) Fee waivers or reductions.**
15 **“(c) Waivers of system development charges or impact fees.**
16 **“(d) Finance-based incentives.**
17 **“(e) Preferential treatment for processing of permits.**
18 **“(f) Expedited service for local approval processes.**
19 **“(g) Modification of height, floor area or other site-specific requirements.**
20 *“(2) This section does not limit the authority of a city, county or metropolitan service district to:]*
21 *“(a) Adopt or enforce a land use regulation, functional plan provision or condition of approval*
22 *creating or implementing an incentive, contract commitment, density bonus or other voluntary regu-*
23 *lation, provision or condition designed to increase the supply of moderate or lower cost housing units;*
24 *or]*
25 *“(b) Enter into an affordable housing covenant as provided in ORS 456.270 to 456.295.]”.*
26