

HB 2456 STAFF MEASURE SUMMARY

House Committee On Agriculture and Natural Resources

Prepared By: Misty Freeman, LPRO Analyst

Meeting Dates: 4/6

WHAT THE MEASURE DOES:

Allows tax exempt nonprofit organization or religious corporation to develop affordable housing units on lands zoned for rural residential use in collaboration with local government approval. Requires counties with jurisdiction over zoned rural residential land to develop a process for non-profit organizations seeking to build affordable housing units. Defines affordable housing units as development of two or more housing units rented at maximum rate of thirty percent of the median family income within the county the housing units are built. Declares emergency, effective upon passage.

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

BACKGROUND:

Oregon Administrative Rule allows rural residential development on land outside an urban growth boundary by determining that the rural location of the proposed residential development is necessary to satisfy the market demand for housing generated by existing or planned rural industrial, commercial, or other economic activity in the area. Religious organizations are allowed under state law to use property for activities associated with religious practice on real property.

House Bill 2456 allows tax exempt nonprofit organization or religious corporation to develop affordable housing units on lands zoned for rural residential use in collaboration with local government and nonprofit organizations. The bill requires counties with jurisdiction over zoned rural residential land to develop a process for non-profit organizations seeking to build affordable housing units. Affordable housing units are defined in the bill as the development of two or more housing units rented at maximum rate of thirty percent of the median family income within the county the housing units are built.