

Summary of HB2007-1

April 13, 2017

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Section 1: Requires Fast-Tracking of Affordable Housing Applications:

Requires Local Jurisdictions to Fast Track Affordable Housing Permit Applications

- 1) Directs Cities and Counties to review and make decisions on qualifying applications within 100 days.
- 2) To qualify, the application must be for housing that is (1) a multifamily building with five or more units, (2) is affordable define as 50% of units affordable at or below 60% AMI, (3) has an affordability contract of at least 60 years.

Non-qualifying Permits

- 1) City and County must take final action on non-qualifying applications within time frame identified in ORS 197.828.

Section 2: Directs DLCD to Study Development Timeline

Department of Land Conservation and Development Shall Study Housing Development

- 1) For each City *and County*, DLCD shall:
 - a. Determine the average timeline between submission of complete application for a housing development and certificate of occupancy.
 - b. Analyze the impact of the timeline on the development process.
 - c. Identify barriers to reducing the timeline.
 - d. *Report on findings to the legislature no later than September 15, 2019.*

Section 3-7: To be removed in -2 amendments

- These sections directed OHCS to create model unit designs that would be exempt from design review around the state.

Section 8: Clear and Objective Standards for all Housing (County)

County May Not Deny an Application within Urban Growth Boundary if:

- 1) The development complies with clear and objective standards contained in the comprehensive plan or zoning ordinances of the county.
- 2) The county would have approved the application but for a finding that the development is inconsistent with any discretionary design review standards imposed by the county.
- 3) Exempts applications or permits for residential development in areas described in ORS 197.307 (5).

Section 9: Clear and Objective Standards for all Housing (City)

Same requirements under section 8, but for cities.

Section 10: Definition of "Needed Housing"

Changes definition of "needed housing"

- 1) Proposed definition: "means **all housing on land zoned for residential use or mixed residential and commercial use that is** determined to meet the need shown for housing within an urban growth boundary at particular price ranges and rent levels. '**Needed housing**' **includes** the following housing types:"
- 2) Adds "housing that is affordable to households with low and moderate incomes" to definition of needed housing.

Section 11: Limits on reducing permitted outright density & establishing historical districts

Local jurisdiction may not require applicant to reduce density unless for health, safety, or habitability reason

- 1) If the density of a lot is permitted in local zoning code, the local jurisdiction may not require developer to reduce density of application unless for a health, safety, or habitability reason.

Historic District Designation may not discourage needed housing in primarily residential neighborhood

- 1) Neighborhood groups can still designate an area as a national historic district, the designation itself just can't reduce "needed housing".

Section 12: City and County may not Prohibit ADUs and Duplexes in Single Family Residential Zone

- 1) City or County must allow development of ADU and duplex on lot zoned for single-family dwellings within the urban growth boundary.

Section 13: Allows Religious Organization to Build Affordable Housing on their Land (Counties)

- 1) Housing must be:
 - a. Detached from place of worship,
 - b. Affordable to households with incomes equal to or less than 60 percent of AMI
 - c. Must be affordable for at least 60 years
 - d. At least 50 percent of units are affordable
 - e. Multifamily residential building with 5 or more units
 - f. Within an urban growth boundary
- 2) Local zoning and planning codes still apply

Section 14: Allows Religious Organization to Build Affordable Housing on their Land (Cities)

Same requirements under section 13, but for cities.

Section 15 & Section 16: Internal Cross References

Section 17: *Operative date of DLCD study (July 1, 2018)*

Section 18: *Operative Dates*

- 1) *OHCS will produce model unit designs by July 1, 2018*
- 2) *Cities and Counties will submit reports on high opportunity neighborhoods to DLCD by September 15, 2018*

Section 19: Operative Dates

- 1) Everything else is effective on passage

Section 20: Emergency Clause

Forthcoming Amendments (HB2007-2)

1. **Amend Section 2:** Limit DLCD study of housing development timeline to cities (eliminate counties) and stagger the timeline based on the size of the City.
 - a. Small cities (25,000 or less): Must report by July 1, 2019
 - b. Large cities (more than 25,000): July 1, 2018
2. **Delete Section 3 – Section 7 of HB2007-1**
 - a. These sections outlined a process for the development and approval of model unit designs.