

## **HB 2007 -2 STAFF MEASURE SUMMARY**

### **House Committee On Human Services and Housing**

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**Prepared By:** Cassandra Soucy, LPRO Analyst

**Meeting Dates:** 3/14, 4/13, 4/18

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#### **WHAT THE MEASURE DOES:**

Requires city or county with affordable housing stock of less than ten percent to review housing development applications for permit, limited land use, or zone change. Specifies application qualifications including application procedure, affordable housing unit requirement, and restrictions for selling or renting affordable housing units. Allows Land Use Board to reverse or remand a city or county application decision. Directs Housing and Community Services Department (OHCS) to develop and implement program to produce a housing development design for single family dwellings with accessory dwelling unit affordable to income equal or less than 80 percent median family income for county and five housing development designs affordable to incomes equal to or less than 60 percent median family income for county. Operative September 15, 2017. Requires OHCS to program rules for implementation of housing development design program. Requires Department of Consumer and Business Services to review and approve housing development designs. Requires city or county with population of 25,000 or fewer receiving approved housing development design to review and approve application within thirty days. Requires city to allow affordable housing dwelling in nonresidential place of worship on real property. Declares emergency, effective upon passage.

#### **ISSUES DISCUSSED:**

- Supply and development of housing
- Shortage of housing in Oregon
- Timeline for approval of housing development applications
- Housing needs analysis in local communities

#### **EFFECT OF AMENDMENT:**

-2 Replaces measure.

Requires a city or county to take final action on application to develop multifamily residential building (application) with at least 50 percent of units sold or rented as affordable housing within 100 days after completion. Prohibits a city or county from denying an application if it complies with clear and objective standards outlined within the city or county comprehensive plan or zoning ordinances. Clarifies the definition of needed housing to include affordable housing to low- and moderate-income households on land zoned for residential use or mixed residential and commercial use. Prohibits a local government from discouraging need housing through neighborhood designation as national historic district or reducing the density of an application unless necessary for health, safety or habitability issue. Allows the development of a duplex or accessory dwelling unit on area zoned for single-family dwellings located within the urban growth boundary. Allows religious organizations to provide affordable housing to households with incomes equal to or less than 60 percent of the median family income for the county. Applies to applications dated on or after the effective date.

Requires the Department of Land Conservation and Development to study housing development in cities including timeline to complete application for housing development and issue certificate of occupancy. Becomes operative January 1, 2018.

Declares emergency, effective upon passage.

#### **BACKGROUND:**

This Summary has not been adopted or officially endorsed by action of the committee.

## HB 2007 -2 STAFF MEASURE SUMMARY

House Bill 2007 requires city or county with affordable housing stock of less than ten percent to review housing development applications for permit, limited land use, or zone change and specifies application qualifications including application procedure, affordable housing unit requirement, and restrictions for selling or renting affordable housing units. The bill allows the Land Use Board to reverse or remand a city or county application decision.

House Bill 2007 directs Oregon Housing and Community Services (OHCS) Department to develop and implement program to produce a housing development design for single family dwellings with accessory dwelling unit affordable to income equal or less than 80 percent median family income for county and five housing development designs affordable to incomes equal to or less than 60 percent median family income for county. The bill requires OHCS to program rules for implementation of housing development design program. Department of Consumer and Business Services (DCBS) is required to review and approve housing development designs from OHCS. The bill requires cities or counties with populations of 25,000 or fewer receiving DCBS-approved housing development design to review and approve applications within thirty days.

House Bill 2007 requires city to allow affordable housing dwelling in nonresidential place of worship on real property. The affordable housing dwelling includes but is not limited to single family dwellings, multifamily dwellings, manufactured dwellings, tiny homes, recreational vehicles, emergency shelters, dwelling accommodations, living accommodations, residential units and other dwellings.