

Summary of HB2007-2

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Prepared by Taylor Smiley Wolfe

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, 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 findings to Legislative Assembly:
 - i. By September 15, 2018 for cities with a population of more than 25,000
 - ii. By September 15, 2019 for cities with a population of 25,000 or less

Section 3: 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 4: Clear and Objective Standards for all Housing (City)

Same requirements under section 8, but for cities.

Section 5: 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 6: Limits on reducing permitted outright density & establishing historical districts

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 have the effect of discouraging "needed housing".

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.

Section 7: City and County may not Prohibit ADUs and Duplexes in Single Family Residential Zone

- 1) City or County may not prohibit the development of ADUs and duplexes on lots zoned for single-family dwellings within the urban growth boundary.
- 2) **Implicit in existing law:** Cities and counties are able to regulate the development of ADUs and duplexes in single-family zones.

Section 8: 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. Within an urban growth boundary
- 2) **Implicit in existing law:** Local zoning and planning codes still apply

Section 9: Allows Religious Organization to Build Affordable Housing on their Land (Cities)

Same requirements under section 13, but for cities.

Section 10 & Section 11: Internal Cross References

Section 12: Operative date of Section 2 (January 1, 2018)

Section 13: Effective Date of Section 1 & 3-11 (Permit Applications on or after effective date).

Section 14: Emergency Clause