

SB 310 STAFF MEASURE SUMMARY

Senate Committee On Human Services

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Meeting Dates: 2/20, 2/22

WHAT THE MEASURE DOES:

Authorizes city or county to designate area within jurisdiction as vertical housing development zone and removes Housing and Community Services Department from designation process. Establishes requirements for city or county to certify vertical housing development projects within zone. Sets operative date of January 1, 2018. Takes effect 91st day following adjournment sine die.

FISCAL: Minimal Expenditure Impact

REVENUE: May Have Revenue Impact, But No Statement Yet Issued

ISSUES DISCUSSED:

- History and operation of current program
- Provisions of the measure

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

The vertical housing development program has existed at the Oregon Housing and Community Services Department (OHCS) since 2005, and its primary purposes are to target rehabilitation of properties, community revitalization, and augment available housing in certain areas. The program encourages mixed-use developments by offering partial property tax exemptions for creating housing in areas that were once zoned non-residential and are now designated as vertical housing development zones. Oregon law provides that the creation of vertical housing development zones be applied for and approved through OHCS, and OHCS also approves individual vertical housing development projects. OHCS is authorized to develop rules implementing relevant vertical housing development statutes.

Senate Bill 310 grants local city and county governments the authority to designate vertical housing development zones within their respective jurisdictions and removes OHCS from the designation and project certification process. The measure establishes requirements for local governments to certify vertical housing development projects within designated vertical housing development zones.