

**SB 310 STAFF MEASURE SUMMARY**

**Carrier:** Sen. Olsen

**Senate Committee On Human Services**

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**Action Date:** 02/22/17  
**Action:** Do pass.  
**Vote:** 4-0-1-0  
**Yeas:** 4 - Gelser, Knopp, Monnes Anderson, Olsen  
**Exc:** 1 - Dembrow  
**Fiscal:** Has minimal fiscal impact  
**Revenue:** Revenue impact issued  
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**WHAT THE MEASURE DOES:**

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

**ISSUES DISCUSSED:**

- History and operation of current program
- Provisions of 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 rehabilitation of properties, community revitalization, and augmenting 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 for vertical housing development. Oregon law provides that vertical housing development zones must be applied for and approved through OHCS, and OHCS also approves individual vertical housing projects. OHCS is also authorized to develop rules to implement relevant 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.