

HB 2456 STAFF MEASURE SUMMARY

House Committee On Human Services and Housing

Action Date: 03/23/17

Action: Without recommendation as to passage and be referred to Agriculture and Natural Resources.

Vote: 8-1-0-0

Yeas: 8 - Gorsek, Keny-Guyer, Nearman, Noble, Olson, Piluso, Sanchez, Stark

Nays: 1 - Meek

Fiscal: Fiscal impact issued

Revenue: No revenue impact

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WHAT THE MEASURE DOES:

Allows tax exempt nonprofit organization or religious corporation to develop affordable housing units on lands zoned for rural residential use in collaboration with local government approval. Requires counties with jurisdiction over zoned rural residential land to develop a process for non-profit organizations seeking to build affordable housing units. Defines affordable housing units as development of two or more housing units rented at maximum rate of thirty percent of the median family income within the county the housing units are built. Declares emergency, effective upon passage.

ISSUES DISCUSSED:

- Siting affordable units on rural residential land
- Location of siting affordable units within cities
- Availability of affordable housing

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

Oregon Administrative Rule allows rural residential development on land outside an urban growth boundary by determining that the rural location of the proposed residential development is necessary to satisfy the market demand for housing generated by existing or planned rural industrial, commercial, or other economic activity in the area. Religious organizations are allowed under state law to use property for activities associated with religious practice on real property.

House Bill 2456 allows tax exempt nonprofit organization or religious corporation to develop affordable housing units on lands zoned for rural residential use in collaboration with local government and nonprofit organizations. The bill requires counties with jurisdiction over zoned rural residential land to develop a process for non-profit organizations seeking to build affordable housing units. Affordable housing units are defined in the bill as the development of two or more housing units rented at maximum rate of thirty percent of the median family income within the county the housing units are built.