

SB 534 B STAFF MEASURE SUMMARY

House Committee On Human Services and Housing

Action Date: 05/22/19

Action: Without recommendation as to passage, with amendments, and be referred to Rules.
(Printed B-Eng.)

Vote: 8-0-1-0

Yeas: 8 - Helt, Keny-Guyer, Meek, Noble, Sanchez, Schouten, Williams, Zika

Exc: 1 - Mitchell

Fiscal: Fiscal impact issued

Revenue: No revenue impact

Prepared By: Amie FenderSosa, LPRO Analyst

Meeting Dates: 5/6, 5/22

WHAT THE MEASURE DOES:

Requires local governments to allow development of at least one unit on each platted lot zoned for a single-family dwelling that is within the urban growth boundary of a city of more than 10,000, unless: water, sewer, or streets are inadequate or will not be adequately served at the time development is complete; the slope is 25 percent or more; it is within the 100-year floodplain; or constrained by regulations based on statewide goals related to natural disasters and hazards, or to natural resources, areas, or open spaces, excluding historic resources.

ISSUES DISCUSSED:

- Utilization of system development charge fee waivers and tax abatement for affordable housing programs
- Residential Infill Stakeholders Advisory Committee
- Impact of the measure, as amended, on smaller cities; planning resources available
- Portland code and parameters around these types of lots
- Potential for large scale demolition

EFFECT OF AMENDMENT:

Modifies population limits and requires local governments to allow development of at least one unit on each platted lot zoned for a single-family dwelling that is within the urban growth boundary of a city of more than 10,000. Modifies exceptions. Allows local government discretion whether or not to consider affect on existing or planned transportation facility in certain circumstances.

BACKGROUND:

"Skinny lots" were first platted in the Portland area more than a century ago and average about 25-by-100 feet. Skinny houses designed for such lots are typically multi-storied, and range in size from 900 to about 1,500 square feet. In-fill development on these narrow lots, within existing neighborhoods where infrastructure development already exists, can result in homes with lower market values than larger single-story homes on 5,000-square-foot or larger home sites, but comparable or higher in market value than alternatives like condominiums. Such homes may provide additional home ownership opportunities for buyers.

So long as certain conditions are met, Senate Bill 534-B requires local governments to allow the development of at least one unit on each platted lot zoned for a single-family dwelling within the urban growth boundary of cities with populations greater than 10,000.