

# Senate Bill 334

Sponsored by Senator BAERTSCHIGER JR (Pre-session filed.)

## SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure **as introduced**.

Requires city to expand its urban growth boundary to include land designated as urban reserve that supports workforce housing and commercial development supportive of workforce housing if urban services are or can be made available.

## A BILL FOR AN ACT

1  
2 Relating to workforce housing.

3 **Be It Enacted by the People of the State of Oregon:**

4 **SECTION 1. Section 2 of this 2019 Act is added to and made a part of ORS chapter 197.**

5 **SECTION 2. (1) As used in this section:**

6 (a) **“Workforce commercial” means commercial use, in a building of 2,000 square feet or**  
7 **smaller, that is of a type and scale supportive of nearby households in workforce housing.**

8 (b) **“Workforce housing” means housing that is affordable to moderate income house-**  
9 **holds or low income households, both as defined in ORS 456.270.**

10 (2) **Notwithstanding ORS 197.295 to 197.314 or any statewide land use planning goal re-**  
11 **lating to urbanization or housing, a local government shall amend its urban growth boundary**  
12 **upon a petition from a landowner to include land if:**

13 (a) **The land is designated as an urban reserve under ORS 195.137 to 195.145;**

14 (b) **A city, a county, a district as defined in ORS 195.060, an authority, the owner or pri-**  
15 **ivate developer of the land or a combination of any of those entities has committed to pro-**  
16 **viding the land with all necessary urban services, as defined in ORS 195.065, within two years;**

17 (c) **The land is subject to an affordable housing covenant as described in ORS 456.270 to**  
18 **456.295, of no less than 60 years, that allows the development and use of property only for:**

19 (A) **Workforce housing; and**

20 (B) **Workforce commercial; and**

21 (d) **The land is:**

22 (A) **Not high-value farmland, as defined in ORS 195.300;**

23 (B) **Not designated for protection in an acknowledged comprehensive plan pursuant to**  
24 **open spaces, scenic and historic areas and natural resource goals; and**

25 (C) **Capable of being rezoned for workforce housing and workforce commercial consistent**  
26 **with any land use planning goal relating to transportation planning.**

27 (3) **As part of the urban growth boundary amendment described in subsection (2) of this**  
28 **section, the local government shall amend its comprehensive plan map or zoning map to al-**  
29 **low the land to be used for workforce housing or both workforce housing and workforce**  
30 **commercial. Nothing in this section prohibits a local government from imposing on the land**  
31 **additional conditions on housing affordability allowed under ORS 197.309.**

**NOTE:** Matter in **boldfaced** type in an amended section is new; matter *[italic and bracketed]* is existing law to be omitted. New sections are in **boldfaced** type.

1           **(4) A local government may not impose any additional criteria for the amendment to the**  
2 **urban growth boundary in subsection (2) of this section and may not prohibit, through an**  
3 **urban service agreement or otherwise, the provision of urban services to land eligible to be**  
4 **included within an urban growth boundary.**

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