

HB 3155 A STAFF MEASURE SUMMARY

Senate Committee On Housing and Development

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Meeting Dates: 5/4

WHAT THE MEASURE DOES:

Requires cities in metropolitan service district with population greater than 10,000 to determine their buildable lands supply, housing capacity of buildable lands supply, and existing and projected housing needs. Requires cities to adopt housing capacity and needed housing analysis as part of comprehensive plan no later than one year after completing analysis, including amendments that increase likelihood needs will be met for next 20 years. Allows cities with population less than 10,000 to develop housing production strategy using same housing needs analysis. Removes requirement that Metro allocate housing capacity that is not accommodated by a locally adopted housing development strategy. Declares emergency, effective on passage.

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

Oregon's land use planning system is based on a set of 19 Statewide Land Use Goals that express the state's land use policies. Goal 10, "Housing," specifies that each city must plan in advance to accommodate needed housing types, including multifamily and manufactured dwellings. It requires each city to inventory its buildable residential lands, anticipate its future needs for such lands projected 20 years into the future, and plan and zone enough buildable lands to meet those needs. Goal 10 prohibits local plans from discriminating against needed housing.

In 2019, the Legislative Assembly passed House Bill 2003 to require each city with a population greater than 10,000 to conduct a housing needs analysis, and to develop and adopt a housing production strategy to address unmet housing needs. The measure also allocated funding to the Department of Land Conservation and Development (DLCD) to provide technical assistance to local governments for implementation.

House Bill 3155 A requires cities in a metropolitan service district with a population greater than 10,000 to determine their buildable lands supply, housing capacity of buildable lands supply, and existing and projected housing needs. Statewide planning goals and rules related to housing by type, mix, affordability, and density ranges will be used to analyze the number of units and amount of land needed for each housing type for the next 20 years. Cities will need to adopt housing capacity and needed housing analysis as part of their comprehensive plans no later than one year after the completion of the analysis. If the analysis demonstrates housing need, cities must amend their comprehensive plans or land use regulations to include measures that will increase the likelihood they will meet the need with new housing development. Cities with a population of less than 10,000 may choose to develop a housing production strategy as provided in the measure. In addition, House Bill 3155 A removes the requirement that Metro allocate housing capacity that is not accommodated by a locally adopted housing development strategy.