

**HB 3155 A STAFF MEASURE SUMMARY****Carrier:** Rep. Fahey**House Committee On Housing****Action Date:** 03/23/21**Action:** Do pass with amendments. (Printed A-Eng.)**Vote:** 7-0-1-0**Yeas:** 7 - Campos, Fahey, Marsh, Meek, Morgan, Neron, Weber**Exc:** 1 - Zika**Fiscal:** No fiscal impact**Revenue:** No revenue impact**Prepared By:** Claire Adamsick, LPRO Analyst**Meeting Dates:** 3/4, 3/23**WHAT THE MEASURE DOES:**

Requires cities within a metropolitan service district and with a population greater than 10,000 to inventory the supply of buildable lands and conduct an analysis of housing needs to determine the number of units and amount of land needed for the next 20 years. Clarifies that the housing needs analysis must be conducted by a city within a metropolitan service district at least once every six years, and include considerations for housing affordability. Requires that housing needs analysis be adopted as part of a city's comprehensive plan no later than one year after the completion of the analysis, and requires a city to amend its comprehensive plan or land use regulations to support the development of needed housing over the next 20 years. Allows cities with a population of 10,000 or less to conduct an estimate of housing needs and develop a housing production strategy, subject to the requirements provided by this Act. Removes statutory requirement that Metro allocate housing capacity that is not accommodated by a locally adopted housing development strategy. Declares emergency, effective upon passage.

**ISSUES DISCUSSED:**

- Technical fix of House Bill 2003 (2019) to ensure that cities over 10,000 are required to conduct housing needs analysis and, where applicable, housing production strategy
- Removes language to clarify that Metro is not responsible for allocating housing capacity that is not accommodated by a locally-adopted housing development strategy
- Creating ability for cities smaller than 10,000 to conduct housing needs analysis

**EFFECT OF AMENDMENT:**

Allows cities with a population of 10,000 or less to conduct an estimate of housing need and develop a housing production strategy, subject to the requirements provided by this Act. Expands a city's considerations in a housing needs analysis to include affordability of housing.

**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 for and accommodate needed housing types, including multifamily and manufactured housing. It requires each city to inventory its buildable residential lands, project needs in 20 years for such lands, and plan and zone enough buildable land to meet those needs. Goal 10 prohibits local plans from discriminating against needed housing types.

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. HB 2003 (2019) allocated funding to the Department of Land Conservation and

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Development to provide technical assistance to local governments for implementation. The language created ambiguities about obligations and timelines, and House Bill 3155 A clarifies the requirements intended by this prior legislation.

House Bill 3155 A requires cities within a metropolitan service district and with a population greater than 10,000 to conduct an inventory every six years of buildable lands and an analysis of housing supply needs for the next 20 years. It requires cities to develop a housing production strategy and amend local plans and land use regulations to support the development of needed housing. It allows cities with a population of 10,000 or less to conduct a housing needs analysis and develop a production strategy to address housing supply needs.