

## HB 2918 A STAFF MEASURE SUMMARY

### House Committee On Housing

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**Action Date:** 04/06/21

**Action:** Do pass with amendments and be referred to Ways and Means by prior reference.  
(Printed A-Eng.)

**Vote:** 6-2-0-0

**Yeas:** 6 - Campos, Fahey, Marsh, Meek, Neron, Zika

**Nays:** 2 - Morgan, Weber

**Fiscal:** Fiscal impact issued

**Revenue:** Revenue impact issued

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**Meeting Dates:** 2/9, 4/6

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#### WHAT THE MEASURE DOES:

Requires local governments to compile and submit an inventory of surplus real property owned by the local government to the Department of Land Conservation and Development no later than January 1 of each even-numbered year. Clarifies that inventory include surplus real property located within an urban growth boundary or outside an urban growth boundary and zoned for rural residential use. Allows a mass transit district to submit an inventory of surplus real property as described by this Act. Directs the department to develop and implement a publicly available online system where government entities may upload inventory information. Clarifies that department is not responsible for verifying accuracy of inventory information prior to publication. Requires department to report to an interim committee of the Legislative Assembly related to housing no later than February 1 of each even-numbered year. Requires a city council, prior to the sale of city-owned real property, to consider proposals for developing property as affordable rental and owner-occupied housing for low- or moderate-income households. Requires that sale of city-owned real property for affordable housing is subject to an affordable housing covenant, and must be reviewed and approved by a city council or appropriate administrative body of the city. Declares emergency, effective upon passage.

#### ISSUES DISCUSSED:

- Coordinating local governments via a database identifying surplus lands suitable for affordable housing development
- Clarification on local government and department role in reporting and compiling data
- Forthcoming amendment on special district reporting allowance and alternative process for title transfer
- Cost in developing and supporting online database
- Concerns regarding development standards in rural residential zones
- Concerns regarding removal of inventory requirement by mass transit and transportation districts

#### EFFECT OF AMENDMENT:

Replaces the measure.

#### BACKGROUND:

As required by statute, the Oregon Department of Administrative Services (DAS) maintains an inventory of all state-owned real property and classifies each property on the basis of value or surplus to agency need. Land-owning state agencies are required to provide to DAS a biennial inventory of any surplus real property the agency owns, distinguishing between property within and outside of an urban growth boundary.

In 2015, House Bill 3524 required state agencies selling certain lands to give first right of refusal to nonprofit organizations and Indian tribes as defined by ORS 97.740 for the development of affordable housing. The measure

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stipulated that the property be located within an urban growth boundary, an urban reserve, a rural community, or an urban unincorporated community; was not being used for a public purpose; and was not needed for public use within five years.

House Bill 2918 A requires local governments to submit a survey of surplus real property owned by the agency or district to the Department of Land Conservation and Development (DLCD) on January 1 of each even-numbered year. DLCD is charged with developing and maintaining an online database, but is not responsible for verifying the accuracy of inventory uploaded by local governments. The measure also requires city councils to consider, in the sale of city-owned real property, the potential of a given parcel for affordable housing development.