

House Bill 3072

Sponsored by Representative ZIKA

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 local government 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 2021 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 buildings not larger than 2,000**
7 **square feet, 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) **A local government shall amend its urban growth boundary upon a petition from a**
11 **landowner to include land if:**

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

13 (b) **A local government, a district as defined in ORS 195.060, an authority, the owner or**
14 **a private developer of the land or a combination of any of those entities has committed to**
15 **providing the land with all necessary urban services, as defined in ORS 195.065, within two**
16 **years;**

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

20 (A) **Workforce housing uses; and**

21 (B) **Workforce commercial uses; and**

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

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

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

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

28 (3) **As part of the urban growth boundary amendment described in subsection (2) of this**
29 **section, the local government shall amend its comprehensive plan or land use regulations to**
30 **allow the land to be used for workforce housing or both workforce housing and workforce**
31 **commercial. Nothing in this section prohibits a local government from imposing on the land**

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 **additional conditions on housing affordability allowed under ORS 197.309.**

2 **(4) A local government, the Department of Land Conservation and Development or the**
3 **Land Conservation and Development Commission may not impose any additional criteria for**
4 **amending or approving an amendment to an urban growth boundary under subsection (2) of**
5 **this section. A local government may not prohibit, through an urban service agreement or**
6 **otherwise, the provision of urban services to land eligible to be included within an urban**
7 **growth boundary expanded under this section.**

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