

HOUSE AMENDMENTS TO HOUSE BILL 3261

By COMMITTEE ON HOUSING

March 25

1 On page 1 of the printed bill, delete lines 5 through 31.

2 On page 2, delete line 1 and insert:

3 **“SECTION 2. (1) Except as provided in this section and notwithstanding any statewide**
4 **land use planning goals or land use regulations, a local government shall unconditionally al-**
5 **low the conversion of the lawful use of a property:**

6 **“(a) From use as a hotel or motel, to use as an emergency shelter.**

7 **“(b) From use as a hotel or motel, or a hotel or motel that was converted to an emer-**
8 **gency shelter under paragraph (a) of this subsection, to use as affordable housing.**

9 **“(2) This section applies only to areas:**

10 **“(a) Within an urban growth boundary;**

11 **“(b) Not designated by the local government as specifically for heavy industrial uses;**

12 **“(c) With adequate transportation access to commercial and medical services; and**

13 **“(d) Not within an area designated for a statewide land use planning goal relating to na-**
14 **tural disasters or hazards, including flood plains or mapped environmental health hazards,**
15 **unless the converted use complies with regulations directly related to the disasters or haz-**
16 **ards.**

17 **“(3) A local government may require a converted use under this section to comply with:**

18 **“(a) Applicable building codes;**

19 **“(b) Occupancy limits; or**

20 **“(c) For uses under subsection (1)(b) of this section, reasonable standards relating to**
21 **siting or design, if the standards do not, individually or cumulatively, prohibit the conversion**
22 **through unreasonable costs or delay.**

23 **“(4) A conversion under this section is not a land use decision as defined in ORS 197.015.**

24 **“(5) A local government is not required to consider whether the conversion significantly**
25 **affects an existing or planned transportation facility for the purposes of implementing a**
26 **statewide land use planning goal relating to transportation.**

27 **“(6) As used in this section:**

28 **“(a) ‘Affordable housing’ means housing in which all units are affordable to households**
29 **with incomes equal to or less than 60 percent of the area median income as defined in ORS**
30 **458.610 and whose affordability is enforceable by an affordable housing covenant, as described**
31 **in ORS 456.270 to 456.295, for a duration of no less than 30 years.**

32 **“(b) ‘Conversion’ includes an alteration to a building that changes the number of units**
33 **but does not expand the building footprint.**

34 **“(c) ‘Emergency shelter’ means a building that provides shelter on a temporary basis for**
35 **individuals and families who lack permanent housing.**

1 “(d) ‘Lawful use’ includes a nonconforming use as described in ORS 215.130 (6) or any
2 other local land use regulation allowing for the continuation of a use that was lawful when
3 first enacted.”.

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