On page 1 of the printed bill, line 2, delete “; and declaring an emergency”.

Delete lines 4 through 31 and delete page 2 and insert:

"SECTION 1. Section 2 of this 2021 Act is added to and made a part of ORS chapter 197.

"SECTION 2. (1) As used in this section:

“(a) ‘Workforce commercial’ means commercial use, in buildings not larger than 2,000
square feet, that is of a type and scale supportive of nearby households in workforce housing.

“(b) ‘Workforce housing’ means housing that is affordable to households with incomes
equal to the area median income as defined in ORS 456.270.

“(2) A local government shall amend its urban growth boundary upon a petition from a
landowner to include land if:

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

“(b) A local government, a district as defined in ORS 195.060 or a combination thereof
has committed to providing the land with all necessary urban services, as defined in ORS
195.065, within two years;

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

“(A) Workforce housing uses; and

“(B) Workforce commercial uses; and

“(d) The land is:

“(A) Not designated for protection in an acknowledged comprehensive plan pursuant to
open spaces, scenic and historic areas and natural resource goals unless the land retains this
designation after inclusion within the urban growth boundary; and

“(B) Capable of being rezoned for workforce housing and workforce commercial consist-
ent with any land use planning goal relating to transportation planning.

“(3) As part of the urban growth boundary amendment described in subsection (2) of this
section, the local government shall amend its comprehensive plan or land use regulations to
allow the land to be used for workforce housing or both workforce housing and workforce
commercial. Nothing in this section prohibits a city from imposing on the land additional
conditions on housing affordability allowed under ORS 197.309.”.

/s/ Lily Morgan
Representative

/s/ Suzanne Weber
Representative