

HOUSE MINORITY REPORT AMENDMENTS TO HOUSE BILL 3261

By Nonconcurring Members of COMMITTEE ON HOUSING

March 25

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

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

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

4 **“SECTION 2. (1) As used in this section:**

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

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

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

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

12 **“(b) A local government, a district as defined in ORS 195.060 or a combination thereof**
13 **has committed to providing the land with all necessary urban services, as defined in ORS**
14 **195.065, within two years;**

15 **“(c) The land is subject to an affordable housing covenant as described in ORS 456.270 to**
16 **456.295 with a duration of no less than 60 years and that allows the development and use of**
17 **the land only for:**

18 **“(A) Workforce housing uses; and**

19 **“(B) Workforce commercial uses; and**

20 **“(d) The land is:**

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

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

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

31 /s/ Lily Morgan
32 Representative

33 /s/ Suzanne Weber
34 Representative

