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.

Limits local government's restrictions on conversions of certain properties into emergency shelters or affordable housing.
Declares emergency, effective on passage.

A BILL FOR AN ACT

Relating to conversion of properties for living spaces; and declaring an emergency.

Be It Enacted by the People of the State of Oregon:

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

SECTION 2. (1) Except as provided in this section and notwithstanding statewide land use planning goals or land use regulations, a local government shall unconditionally allow the conversion of property:
(a) From use as a hotel or motel, to use as an emergency shelter.
(b) From use as a hotel or motel, or a hotel or motel that was converted to an emergency shelter under paragraph (a) of this subsection, to use as affordable housing.
(2)(a) This section applies only on land within an urban growth boundary to areas not designated by the local government as specifically for heavy industrial uses.
(b) Subsection (1)(b) of this section does not prohibit local governments from imposing requirements applicable to mitigating harms in areas subject to statewide land use planning goals relating to natural disasters or hazards.
(c) This section does not prohibit a local government from requiring the converted use to comply with applicable building codes, occupancy limits or standards relating to siting or design.
(3)(a) A conversion under this section is not a land use decision as defined in ORS 197.015.
(b) A conversion under this section is a lawful use.
(4) As used in this subsection:
(a) “Affordable housing” means housing in which all units are affordable to households with incomes equal to or less than 60 percent of the area median income as defined in ORS 458.610 and whose affordability is enforceable by an affordable housing covenant, as described in ORS 456.270 to 456.295, for a duration of no less than 30 years.
(b) “Conversion” includes an alteration to a building that changes the number of units but does not expand the building footprint.
(c) “Emergency shelter” means a building that provides shelter on a temporary basis for individuals and families who lack permanent housing.
(d) “Lawful use” includes a nonconforming use as described in ORS 215.130 (6) or any other local land use regulation allowing for the continuation of a use that was lawful when
first enacted.

SECTION 3. Section 2 of this 2021 Act applies to conversions or applications for conversions on or after January 1, 2021.

SECTION 4. This 2021 Act being necessary for the immediate preservation of the public peace, health and safety, an emergency is declared to exist, and this 2021 Act takes effect on its passage.