

Requested by Representative ZIKA

**PROPOSED AMENDMENTS TO
HOUSE BILL 3072**

1 On page 1 of the printed bill, delete lines 5 through 31 and delete page
2 2 and insert:

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

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

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

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

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

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

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

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

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

1 “(d) The land is:

2 “(A) Not designated for protection in an acknowledged comprehen-
3 sive plan pursuant to open spaces, scenic and historic areas and na-
4 tural resource goals unless the land retains this designation after
5 inclusion within the urban growth boundary; and

6 “(B) Capable of being rezoned for workforce housing and workforce
7 commercial consistent with any land use planning goal relating to
8 transportation planning.

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

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