

Requested by Representative MORGAN

**PROPOSED MINORITY REPORT AMENDMENTS TO  
HOUSE BILL 3261**

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

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

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

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

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

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

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

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

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

20 **“(c) The land is subject to an affordable housing covenant as de-  
21 scribed in ORS 456.270 to 456.295 with a duration of no less than 60**

1 years and that allows the development and use of the land only for:

2 “(A) Workforce housing uses; and

3 “(B) Workforce commercial uses; and

4 “(d) The land is:

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

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

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

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