

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) The governing body of a city may amend its urban growth**  
11 **boundary upon a petition from a landowner to include land if:**

12 **“(a) The land:**

13 **“(A) Is not larger than 100 acres;**

14 **“(B) Is designated as an urban reserve under ORS 195.137 to 195.145;**

15 **“(C) Is a contiguous parcel and adjacent to the city’s existing urban**  
16 **growth boundary;**

17 **“(D) Does not include areas designated for protection in an ac-**  
18 **knowledged comprehensive plan pursuant to open spaces, scenic and**  
19 **historic areas and natural resource goals unless the areas retain this**  
20 **designation after inclusion within the urban growth boundary under**  
21 **this section; and**

1       **“(E) May be rezoned for workforce housing and workforce com-**  
2 **mercial consistent with any land use planning goal relating to trans-**  
3 **portation planning;**

4       **“(b) The city has:**

5       **“(A) Identified a need for additional workforce housing in its com-**  
6 **prehensive plan provisions under a statewide planning goal relating to**  
7 **housing;**

8       **“(B) Not approved an expansion of its urban growth boundary under**  
9 **this section within the previous five years; and**

10       **“(C) Accepted public comment for a period of not less than 60 days;**  
11 **and**

12       **“(c) The approval of the petition and urban growth boundary ex-**  
13 **pansion is contingent upon the city:**

14       **“(A) Entering into a binding agreement with the property owner**  
15 **and with any other necessary local government, a district as defined**  
16 **in ORS 195.060 or a combination thereof to ensure that there exists a**  
17 **commitment to provide the land with all necessary urban services, as**  
18 **defined in ORS 195.065, in a specific location and by a specific date that**  
19 **is within two years of the city’s approval of the petition;**

20       **“(B) Amending its comprehensive plan or land use regulations to**  
21 **allow the land to be solely used for workforce housing or both**  
22 **workforce housing and workforce commercial; and**

23       **“(C) Serving as the covenant holder of an affordable housing**  
24 **covenant as described in ORS 456.270 to 456.295 with a duration of no**  
25 **less than 60 years and that allows the development and use of the land**  
26 **only for:**

27       **“(i) Workforce housing uses; and**

28       **“(ii) Workforce commercial uses.**

29       **“(3) Within six months following the receipt of an amendment to a**  
30 **city’s urban growth boundary under this section, the approval of the**

1 **amendment must be given by:**

2 **“(a) For lands within the urban growth boundary of Metro, Metro.**

3 **“(b) For lands not within the urban growth boundary of Metro, the**  
4 **county or counties in which the lands are located.**

5 **“(4) A city amending its urban growth boundary under this section**  
6 **to add land zoned for workforce housing and workforce commercial**  
7 **may not thereafter rezone the land for any other use for a period of**  
8 **50 years.**

9 **“(5) Nothing in this section prohibits a city from imposing addi-**  
10 **tional conditions on housing affordability on the land that are allowed**  
11 **under ORS 197.309.”.**

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