

SB 1051 -2 STAFF MEASURE SUMMARY

Senate Committee On Housing and Development

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Meeting Dates: 3/20

WHAT THE MEASURE DOES:

Directs Department of Land Conservation and Development (DLCD) to study urban reserves and report back to interim committees of Legislative Assembly related to land use by September 15, 2024.

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

-2 Replaces the measure.

Requires governing body of a city outside Metro to amend the city's urban growth boundary (UGB) upon approval of landowner petition to include landowner's property within the city's UGB. Requires city located within Metro to petition Metro to amend Metro's urban growth boundary, and directs Metro, upon receipt of petition, to amend its urban growth boundary within six months. Allows approval only on land: designated as an urban reserve; contiguous and adjacent to the UGB; that does not include protected spaces, that may be rezoned for housing and commercial uses. Allows city to grant petition only if the city has: identified a need for additional workforce housing; not approved another petition under Act within previous five years, and accepted public comment for at least 60 days. Requires binding agreement between landowner and local government regarding a city's provision of urban services; requires city to set at least 20 percent of land in question for use as workforce housing or workforce commercial which maintains affordability covenant of at least 30 years. Allows cities with populations under 3,500 to approve, on lands designated as urban reserves, 10-or-more unit subdivisions or multifamily dwellings, or commercial or industrial uses providing 10-or-more jobs paying salaries greater than the area median income; and amend the UGB to include these lands.

BACKGROUND:

Each city in Oregon is contained by an urban growth boundary (UGB) that sets where urban-style growth is permitted. Urban reserves are lands designated for long-term urban growth which can later be brought into a UGB for development. Reserves in the Metro (Portland) area cover potential UGB expansions for the next 50 years, while cities outside of Metro can designate reserves to account for 30-50 years of future growth. Business Oregon's 2021 Equitable Economic Recovery Plan cites the lack of workforce (moderate income) housing, as a top barrier to attracting workers who want to live near their place of employment.

Senate Bill 1051 directs the DLCD to study urban reserves and report back to the interim committees of the Legislative Assembly related to land use by September 15, 2024.