

Requested by Senator ANDERSON

**PROPOSED AMENDMENTS TO  
SENATE BILL 1051**

1 Delete lines 4 through 8 of the printed bill and insert:

2 **“SECTION 1. Section 2 of this 2023 Act is added to and made a part**  
3 **of ORS 195.137 to 195.145.**

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

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

8 **“(b) ‘Workforce housing’ means housing that is affordable to**  
9 **households with incomes of up to 120 percent of the area median in-**  
10 **come as defined in ORS 456.270.**

11 **“(2) As provided in this section, the governing body of a city may**  
12 **approve a petition by a landowner to include the landowner’s property**  
13 **within an urban growth boundary. If the petition is approved, the city**  
14 **shall:**

15 **“(a) Amend the city’s urban growth boundary; or**

16 **“(b) If the city is located within Metro, petition Metro to amend**  
17 **Metro’s urban growth boundary.**

18 **“(3) A city may grant a petition under subsection (2) of this section**  
19 **only if:**

20 **“(a) The land:**

21 **“(A) Is designated as an urban reserve;**

1       **“(B) Is a contiguous parcel not larger than 200 acres and is adjacent**  
2 **to the existing urban growth boundary of Metro or the city;**

3       **“(C) Does not include areas designated for protection in an ac-**  
4 **knowledged comprehensive plan pursuant to open spaces, scenic and**  
5 **historic areas and natural resource goals, unless the areas retain this**  
6 **designation after inclusion within the urban growth boundary under**  
7 **this section; and**

8       **“(D) May be rezoned for housing and commercial uses consistent**  
9 **with any land use planning goal relating to transportation planning;**  
10 **and**

11       **“(b) The city has:**

12       **“(A) Identified a need for additional workforce housing in the city’s**  
13 **comprehensive plan provisions under a statewide planning goal relat-**  
14 **ing to housing;**

15       **“(B) Not approved a petition under this section within the previous**  
16 **five years; and**

17       **“(C) Accepted public comment for a period of not less than 60 days.**

18       **“(4) A city’s approval of the petition and urban growth boundary**  
19 **expansion under this section must be made contingent upon the city’s:**

20       **“(a) Entering into a binding agreement with the landowner and**  
21 **with any other necessary local government, district as defined in ORS**  
22 **195.060 or combination of local government and district to ensure that**  
23 **a commitment exists to provide the land with all necessary urban**  
24 **services, as defined in ORS 195.065, in a specific location and by a**  
25 **specific date that is within two years after the city’s approval of the**  
26 **petition;**

27       **“(b) Amending the city’s comprehensive plan or land use regu-**  
28 **lations to set aside not less than 20 percent of the land for use as solely**  
29 **workforce housing or as both workforce housing and workforce com-**  
30 **mmercial use; and**

1       “(c) Serving as the covenant holder of an affordable housing  
2 covenant as described in ORS 456.270 to 456.295 that has a duration of  
3 not less than 30 years and that allows the development and use of the  
4 land set aside in paragraph (b) of this subsection only for:

5       “(A) Workforce housing uses; and

6       “(B) Workforce commercial uses.

7       “(5) If Metro receives a petition from a city under subsection (2)(b)  
8 of this section, Metro shall amend Metro’s urban growth boundary to  
9 include the land described in the petition within six months after re-  
10 ceiving the petition.

11       “(6) The amendment of an urban growth boundary under subsection  
12 (2)(a) or (5) of this section is allowed notwithstanding any other re-  
13 quirement pertaining to the amendment of an urban growth boundary  
14 under ORS 197.296, 197.298, 197.299, 197.302 or 197A.300 to 197A.325.

15       “(7) Lands zoned for workforce housing and workforce commercial  
16 use under this section may not thereafter be rezoned for any other use  
17 for a period of 30 years.

18       “(8) This section does not prohibit a city from imposing on the land  
19 additional conditions on housing affordability under ORS 197.309.

20       “SECTION 3. Section 4 of this 2023 Act is added to and made a part  
21 of ORS chapter 197.286 to 197.314.

22       “SECTION 4. (1) On lands designated as urban reserves under ORS  
23 195.145 (1)(a) by a city with a population of less than 3,500, a local  
24 government may approve a land use application for:

25       “(a) The subdivision of 10 or more lots for residential development;

26       “(b) The development of a multifamily dwelling with 10 or more  
27 units; or

28       “(c) The development of a commercial or industrial use that will  
29 result in 10 or more jobs that will pay salaries greater than the area  
30 median income.

1       **“(2) During or after the approval of an application under subsection**  
2 **(1) of this section, and notwithstanding ORS 197.286 to 197.314 or**  
3 **197A.310 or any statewide planning goal, a local government may**  
4 **amend the city’s urban growth boundary to include the lands to be**  
5 **developed or subdivided.”.**

6

\_\_\_\_\_