

HOUSE AMENDMENTS TO HOUSE BILL 4082

By COMMITTEE ON HOUSING AND HOMELESSNESS

February 12

1 On page 1 of the printed bill, delete lines 7 through 27.

2 On page 2, delete lines 1 through 32 and insert:

3 **“SECTION 2. (1) As used in this section, ‘housing for older persons’ has the meaning**
4 **given that term in ORS 659A.421.**

5 **“(2) In addition to any lands added to a city’s urban growth boundary under any other**
6 **provision of ORS chapter 197A, including other provisions of sections 49 to 59, chapter 110,**
7 **Oregon Laws 2024, a city or Metro may add a site for housing for older persons or manu-**
8 **factured dwellings, prefabricated structures or manufactured dwelling parks, including ex-**
9 **isting units or parks, to its urban growth boundary under this section.**

10 **“(3) The total acreage of the site:**

11 **“(a) For a city with a population of 25,000 or greater, may not exceed 100 net residential**
12 **acres; or**

13 **“(b) For a city with a population of less than 25,000, may not exceed 50 net residential**
14 **acres.**

15 **“(4)(a) Within 120 days of receiving a petition under this section, Metro shall determine**
16 **whether the site would substantially comply with the applicable provisions of sections 49 to**
17 **59, chapter 110, Oregon Laws 2024.**

18 **“(b) If Metro determines that a petition does not substantially comply, Metro shall:**

19 **“(A) Notify the city of deficiencies in the petition, specifying sufficient detail to allow the**
20 **city to remedy any deficiency in a subsequent resubmittal; and**

21 **“(B) Allow the city to amend its conceptual plan and resubmit it as a petition to Metro**
22 **under this section.**

23 **“(c) If Metro determines that a petition does comply, notwithstanding any other pro-**
24 **vision of ORS chapter 197A, Metro shall adopt amendments to its urban growth boundary to**
25 **include the site in the petition, unless the amendment would result in more than 300 total**
26 **net residential acres added under this subsection.**

27 **“(d) Metro may not conduct a hearing to review or select petitions or adopt amendments**
28 **to its urban growth boundary under this section.**

29 **“(e) Sites added to the Metro urban growth boundary under this section do not affect the**
30 **maximum acreage of sites that may be added under section 51 (3) or (4), chapter 110, Oregon**
31 **Laws 2024.**

32 **“(5) A city that adds or petitions to add a site under this section:**

33 **“(a) Is not required to demonstrate need for housing lands or affordable housing under**
34 **section 52, chapter 110, Oregon Laws 2024.**

35 **“(b) May additionally add a site to its urban growth boundary under section 50 (1) or 56,**

1 chapter 110, Oregon Laws 2024, or section 2, chapter 341, Oregon Laws 2025, or may petition
2 to add a site under section 51, chapter 110, Oregon Laws 2024.

3 “(c) Must first adopt a conceptual plan as described in section 55, chapter 110, Oregon
4 Laws 2024, except that the conceptual plan:

5 “(A) Is not required to establish the density or housing types under section 55 (3)(a),
6 chapter 110, Oregon Laws 2024, for lands that will be sited for manufactured dwellings, pre-
7 fabricated structures or manufactured dwelling parks.

8 “(B) May be zoned for residential densities of eight units per net residential acre in a city
9 with a population of 30,000 or greater, notwithstanding section 55 (3)(a)(C)(i) or (ii), chapter
10 110, Oregon Laws 2024.

11 “(C) Is not required to comply with section 55 (3)(f), chapter 110, Oregon Laws 2024.

12 “(D) Must include requirements that ensure that at least 80 percent of dwelling units,
13 not including manufactured dwellings or prefabricated structures, are subject to affordability
14 restrictions, including but not limited to affordable housing covenants, as described in ORS
15 456.270 to 456.295, that require for a period of not less than 30 years that the units be avail-
16 able and affordable, with or without government assistance, for rent or purchase by house-
17 holds with an income of 120 percent of the area median income or less.

18 “(E) Must require that all land within the housing development, other than land in a
19 manufactured dwelling park or used for manufactured dwellings or prefabricated structures,
20 is designated as housing for older persons. This requirement may take the form of zoning
21 designations or overlays, master planning, conditions of approval, restrictive covenants or
22 declarations as defined in ORS 94.550 or 100.005, that:

23 “(i) Require the owner of the land to develop a plan to use the land only as housing for
24 older persons. The plan must include policies and procedures as described in 24 C.F.R.
25 100.306;

26 “(ii) Are enforceable by the city;

27 “(iii) Contain financial penalties for noncompliance; and

28 “(iv) Require that at least 80 percent of the residential units comply with the ‘Type B’
29 requirements applicable to units as set forth in the Standard for Accessible and Usable
30 Buildings and Facilities published by the International Code Council and as referenced by the
31 state building code.

32 “(F) Must require that lands not be rezoned following the site’s inclusion within the ur-
33 ban growth boundary for a period of:

34 “(i) Thirty years for manufactured dwelling parks; or

35 “(ii) Twenty years for manufactured dwellings or prefabricated structures.”.