Summary of HB2007A (Amendments Pending)
May 2, 2017

Topic	What the bill will do	What the bill will NOT do

Permitting Timelines	(1) Requires local jurisdictions to fast track **affordable housing[1]** permit applications within UGB.
	   (a) **Exempts** small cities (5,000 or below) and small counties (25,000) or below.
	(2) Directs Department of Land Conservation and Development to study the permitting timeline from complete application to occupied housing development and identify barriers to making it faster.
	   (a) Analysis based on representative sample of jurisdictions and development types.
		The bill **will not**:
		• Allow cities to delay the approval of non-affordable developments. It simply reduces the timeline from 120 to 100 days for qualifying affordable housing permit applications.

Clear and Objective Permitting Standards	In current law, all cities and counties (unless explicitly exempted) must apply clear and objective standards to "needed housing". This bill: (1) Strengthens existing state law by clarifying that jurisdictions **may not** reject an application if it complies with clear and objective standards. (a) **Current exemptions are maintained:** Central City Portland, Gateway, and historic areas. (2) Updates definition of "needed housing" to include affordable housing and housing built on land zoned for residential use.	The bill **will not**: • Eliminate discretionary design review processes - it just requires that local jurisdictions offer a clear and objective path and approve applications that meet all clear and objective standards. • Eliminate design review. The jurisdiction must have at least one clear and objective design review path.
Historic Designation	(1) Prevents cities or counties from applying additional protections to housing in residential neighborhoods **solely because of** the neighborhoods designation as **national historic place**. (a) Applies to districts that are designated as national historic places **on or after** the effective date of the act.	The bill **will not**: • Prevent neighborhoods from getting a national designation and the national benefits that come with it (eligibility for tax credits etc.) • Prevent neighborhoods from going through a local process to receive additional protections that currently get triggered via the national process (like demolition review). • Remove local protections from neighborhoods that already have a national historic designation.

Density & Infill	Cities and counties **may not**:
	(1) Prohibit the development of ADUs and duplexes in single-family zoned districts within UGB.
	   (a) They may impose standards, conditions, or procedures related to approval of ADUs and duplexes if they do not effectively ban them in single-family zoned land.
	   (b) Small cities (2,500) and small counties (15,000) are exempt from this requirement.
	(2) Require a developer to build below the density that is permitted for the lot in local zoning code unless for a health, safety, habitability reason or to comply with protection measures under statewide planning goals.
		The bill **will not**:
		• Require that every lot zoned for single-family development have an ADU or duplex on it.
		• Prevent local jurisdictions from imposing regulations on the development of ADUs and duplexes in single-family zones.
		• Allow cities to increase density of a development above what is allowed in local land use regulations.

Affordable Housing on Land Owned by Religious Organization	(1) Allows development **affordable housing[2]** on land owned by religious organizations, inside of an urban growth boundary, if the development otherwise complies with local land use regulations.	The bill **will not:** • Permit development of multifamily housing in single-family zones. • Permit development of housing if it doesn't meet local land use regulations, which include site review considerations like sewer, water etc.
Data Collection	(1) Department of Land Conservation and Development (DLCD) must post housing needs analyses on their website. (2) Local jurisdictions must report the number of applications that contain affordable housing in addition to existing reporting standards (ORS 197.178)	

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[1] "Affordable": Multifamily building with at least 5 units, 50 percent of units affordable at 60 percent of median family income for at least 60 years.
[2] "Affordable": Housing development with 50 percent of units affordable at 60 percent of median family income for at least 60 years.