

Summary of HB2007A (Amendments Pending)

May 2, 2017

Topic	What the bill will do	What the bill will NOT do
Permitting Timelines	<p>(1) Requires local jurisdictions to fast track affordable housing¹ permit applications within UGB.</p> <p style="padding-left: 20px;">(a) Exempts small cities (5,000 or below) and small counties (25,000) or below.</p> <p>(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.</p> <p style="padding-left: 20px;">(a) Analysis based on representative sample of jurisdictions and development types.</p>	<p>The bill will not:</p> <ul style="list-style-type: none"> • 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	<p>In current law, all cities and counties (unless explicitly exempted) must apply clear and objective standards to “needed housing”. This bill:</p> <p>(1) Strengthens existing state law by clarifying that jurisdictions may not reject an application if it complies with clear and objective standards.</p> <p style="padding-left: 20px;">(a) Current exemptions are maintained: Central City Portland, Gateway, and historic areas.</p> <p>(2) Updates definition of “needed housing” to include affordable housing and housing built on land zoned for residential use.</p>	<p>The bill will not:</p> <ul style="list-style-type: none"> • 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	<p>(1) Prevents cities or counties from applying additional protections to housing in residential neighborhoods solely because of the neighborhoods designation as national historic place.</p> <p style="padding-left: 20px;">(a) Applies to districts that are designated as national historic places on or after the effective date of the act.</p>	<p>The bill will not:</p> <ul style="list-style-type: none"> • 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	<p>Cities and counties may not:</p> <p>(1) Prohibit the development of ADUs and duplexes in single-family zoned districts within UGB.</p> <p style="padding-left: 20px;">(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.</p> <p style="padding-left: 20px;">(b) Small cities (2,500) and small counties (15,000) are exempt from this requirement.</p> <p>(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.</p>	<p>The bill will not:</p> <ul style="list-style-type: none"> • 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	<p>(1) Allows development affordable housing² on land owned by religious organizations, inside of an urban growth boundary, if the development otherwise complies with local land use regulations.</p>	<p>The bill will not:</p> <ul style="list-style-type: none"> • 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	<p>(1) Department of Land Conservation and Development (DLCD) must post housing needs analyses on their website.</p> <p>(2) Local jurisdictions must report the number of applications that contain affordable housing in addition to existing reporting standards (ORS 197.178)</p>	

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.