

Summary of HB2007A - includes dash 4 amendments

Topic	What the bill will do:	What the bill will NOT do:
Permitting Timelines	<p>(1) Requires local jurisdictions to review and make decisions on qualifying applications within 100 days.</p> <p>(a) Qualifying application is defined as:</p> <p>(i) A multifamily residential building containing five or more units,</p> <p>(ii) At least 50 percent of the units must be affordable to households with an income at or below 60 percent of Median Family Income,</p> <p>(iii) The units must be affordable for at least 60 years.</p> <p>(b) Small jurisdictions exempted from requirement: cities with a population below 5,000 and counties with a population below 25,000.</p> <p>(2) Directs Department of Land Conservation and Development to study the permitting timeline and identify barriers to making it faster.</p>	<p>The bill will not:</p> <ul style="list-style-type: none"> • Allow cities or counties to delay the approval of non-qualifying applications developments. The bill simply reduces the review timeline from 120 to 100 days for qualifying affordable housing permit applications.
Clear and Objective Permitting Standards	<p>Current state law mandates that cities and counties have a set of clear and objective development standards for “needed housing”. This bill:</p> <p>(1) Strengthens existing state law by clarifying that jurisdictions must approve an application if it meets the clear and objective standards included in local land use regulations.</p> <p>(2) Expands the definition of “needed housing” to include all housing.</p> <p>(3) Maintains existing exemptions from requirement to have a clear and objective set of standards which include Central City Portland, regional centers as defined by Metro, and historic areas.</p>	<p>The bill will not:</p> <ul style="list-style-type: none"> • Eliminate discretionary design review. The bill requires that local jurisdictions offer a clear and objective path but does not preempt them from having alternative review paths. • Eliminate design review. Clear and objective standards currently include design standards. • Preempt local jurisdictions from updating their clear and objective standards to include additional standards.
Historic Designation	<p>This section applies to housing development applications in primarily residential districts on the National Register of Historic Places that have been designated on or after the effective date of the act:</p> <p>(1) A local jurisdiction must provide an opportunity for a public hearing if a contributing resource is being demolished and replaced with a housing development.</p> <p>(2) A list of factors must be considered during the hearing, including but not limited to, the affordability or the proposed development compared to the existing development.</p> <p>The following applications for housing development are exempt from the requirement to have a public hearing:</p> <p>(a) The new development is affordable to households with incomes equal to or less than 120 percent of Median Family Income (MFI).</p> <p>(b) The new development has greater density than the existing development.</p> <p>(c) The development includes only exterior modifications that are aesthetic in nature.</p> <p>(d) The development only includes demolition of accessory structures, like garages.</p> <p>Local jurisdictions may:</p> <p>(1) Adopt additional protection measures for housing developments, including those that are listed as exceptions.</p>	<p>The bill will not:</p> <ul style="list-style-type: none"> • Prevent neighborhoods from being designated a National Historic Place on the National Register. • Prevent neighborhoods from going through a local process to receive additional protections beyond those specified in the bill. • Change anything for existing primarily residential districts on the National Register of Historic Places.

Topic	What the bill will do:	What the bill will NOT do:
Density & Infill	<p>Cities and Counties may not:</p> <ol style="list-style-type: none"> (1) Prohibit the development of ADUs and duplexes in single-family zoned districts within UGB. <ol style="list-style-type: none"> (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 jurisdictions exempted from requirement include cities with a population below 2,500 and counties with a population below 15,000. (2) Require a developer to build below the density that is permitted in local zoning code, if the building is 75% residential, unless for a health, safety, habitability reason or to comply with protection measures under statewide planning goals. 	<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>Cities and Counties must:</p> <ol style="list-style-type: none"> (1) Allow development of affordable housing on land owned by religious organizations in areas zoned for residential housing inside of an urban growth boundary. (2) "Affordable housing" is defined as a development with at least 50 percent of units affordable to households with income less than or equal to 60 percent of Median Family Income (MFI) for a period of at least 60 years. <p>The housing development must:</p> <ol style="list-style-type: none"> (1) Comply with applicable land use regulations and meeting standards and criteria for developments for the underlying zone. 	<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>Local governments with comprehensive plans must report the following information to DLCD, in addition to existing reporting requirements:</p> <ol style="list-style-type: none"> (1) The number of complete applications received that contain units that are sold or rented below market rate as part of public subsidy program. (2) Of those complete applications: <ol style="list-style-type: none"> (a) The date that they were received, (b) The date that they were approved or denied, (c) The proposed density of the application, (d) The maximum allowed density of the zone, and (e) The density that was approved by the local jurisdiction 	