



Vote Aye on HB 4079C

OK TC 3-1-16

HB 4079C creates a narrowly tailored pilot program enabling two local jurisdictions to increase affordable housing through a small expansion of the Urban Growth Boundary. As a component of a comprehensive approach to housing issues in 2016, the bill comes to you with the support of the above-referenced multi-disciplinary stakeholders urging an Aye vote.

Under this bill, the Department of Land Conservation and Development would select two local jurisdictions from applications to increase affordable housing through an expansion of the Urban Growth Boundary by no more than 50 acres each.

Two selected jurisdictions would implement their own program to create additional housing that is affordable for at least a 50-year period. HB 4079C is a practical and promising approach for Oregon because:

- Affordable housing can come in many forms, from manufactured housing communities to multi-story buildings. This pilot would stimulate creative and dynamic solutions to address local housing shortages. Land inside the UGB can be unaffordable, and this pilot would function as a more nimble, expedient solution to the community's housing needs.
- HB 4079C will serve as a complementary strategy to other tools. The pilot program will be available to only two communities, one smaller than 25,000 in population and one larger. The bill will impact no more than 100 acres total statewide.
- The pilot program is entirely voluntary, for both the local government and property owners.
- Reasonable sidebars require that proposed new housing be responsive to the needs of identified low-income populations in the community, and be near important public services, transit, and facilities. The pilot project must be for housing that would not otherwise be feasible without the pilot program.
- HB 4079C protects high-value farmland, minimizes impact on natural resources, and would not apply to Clackamas; Marion; Multnomah; Polk; and Washington Counties; or areas of Jefferson County served by the North Unit Irrigation District.

This is a practical and reasonable program that would enable Oregon to explore new approaches to affordable housing by allowing two local governments to pilot creative solutions to meet their housing needs.

We urge your Aye Vote.

From the desk of Representative Duane Stark