

HB 4095 STAFF MEASURE SUMMARY

House Committee On Human Services and Housing

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Meeting Dates: 2/10

WHAT THE MEASURE DOES:

Authorizes expansion of urban growth boundaries (UGBs) by local governments through inclusion of an expansion area, if 30 percent or more of the development in the expansion area is dedicated to affordable housing. Restricts expansion areas to compact, contiguous land, adjacent to an existing UGB, no greater than 50 acres. Excludes high-value farmland. Requires local governments submit conceptual plans to the Department of Land Conservation and Development (DLCD) demonstrating that development aligns with statewide planning goals and facilitates development of affordable housing that would not have otherwise been developed. Requires local government submit conceptual plan and approval by DLCD. Requires housing development in the expansion area serve populations that need affordable housing. Directs local governments take actions that maintain affordability for a minimum of 50 years. Directs the Land Conservation and Development Commission to establish rules for implementation and evaluation. Sunsets affordable housing pilot program effective January 2, 2026.

REVENUE: May have revenue impact, but no statement yet issued.

FISCAL: May have fiscal impact, but no statement yet issued.

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

In 2016, the Oregon Legislature passed House Bill 4079 which formed a pilot program that aimed to help cities build affordable housing. The program was created to allow two cities to add new housing units on lands outside their urban growth boundaries (UGBs) without going through the normal UGB expansion process. HB 4095 authorizes local governments to expand UGBs up to 50 acres to facilitate development of affordable housing.

UGBs are set based upon where and how a city is projected to grow residentially, industrially, and commercially over a 20-year period. Cities develop according to their UGB. Often UGBs include farm, forest, and low-density residential development in unincorporated areas outside city limits, but unlike farm and forestland outside a UGB, areas within a UGB are intended for urban development. UGBs are set through a coordinated effort involving the concerned city, adjoining counties and special districts, and the participation of citizens and other interested parties in conformity with statewide land use planning goals.