

HB 4090 STAFF MEASURE SUMMARY

House Committee On Human Services and Housing

Prepared By: James Leyba, LPRO Analyst

Meeting Dates: 2/10, 2/12

WHAT THE MEASURE DOES:

Establishes that the Land Conservation and Development Commission may consider an affordable housing pilot project site nominated by the city of Pendleton for the affordable housing pilot program implemented in 2016. Extends the deadline from August 17, 2018 to January 1, 2020, in which local governments may nominate sites for consideration of pilot projects dedicated to affordable housing housing. Sunsets pilot program effective January 2, 2026.

ISSUES DISCUSSED:

- Pendleton's strong economic growth related to increased housing demand
- 2016 Pendleton Housing Study Analysis
- Housing developers concerned regarding Pendleton landscape limitations within UGB
- Methods to incentivize densification within the UGB

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 4090 authorizes the Oregon Land Conservation and Development Commission to consider a nominated pilot project site by the city of Pendleton, in addition to two sites, selected through a site selection process, as authorized through the original 2016 pilot guidelines.

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 forest land 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.