

**HB 4090 STAFF MEASURE SUMMARY****Carrier:** Sen. Hansell**Senate Committee On Environment and Natural Resources**


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**Action Date:** 02/20/20  
**Action:** Do pass.  
**Vote:** 4-0-1-0  
**Yeas:** 4 - Dembrow, Findley, Prozanski, Roblan  
**Exc:** 1 - Olsen  
**Fiscal:** No fiscal impact  
**Revenue:** No revenue impact  
**Prepared By:** Beth Patrino, LPRO Analyst  
**Meeting Dates:** 2/20

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**WHAT THE MEASURE DOES:**

Authorizes the Land Conservation and Development Commission (LCDC) to consider a project nominated by the city of Pendleton for the affordable housing pilot program enacted in 2016. Requires project be submitted to, and approved by LCDC, on or before June 30, 2022. Sunsets pilot program on January 2, 2026. Declares emergency, effective on passage.

**ISSUES DISCUSSED:**

- Strong economic growth has increased housing demand in Pendleton
- Background on pilot affordable housing project enacted in 2016

**EFFECT OF AMENDMENT:**

No amendment.

**BACKGROUND:**

Urban growth boundaries (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.

In 2016, the Oregon Legislative Assembly passed House Bill 4079, which established a pilot program to help cities build affordable housing. The program was created to allow two cities to add new housing units on lands outside of their UGBs without going through the normal UGB expansion process. The law directed the Land Conservation and Development Commission (LCDC) to set up a process to select two pilot projects: one for a city with a population up to 25,000, and one for a city with a population greater than 25,000. Bend and Redmond were the only two applicants and both have populations over 25,000, so they were in competition with one another with Bend ultimately selected. In 2019, the Oregon Legislative Assembly passed House Bill 2336 which removed the population limits allowing Redmond to also participate in the pilot project.

The city of Pendleton (population 16,810) is the county seat of Umatilla County, Oregon.

House Bill 4090 would authorize LCDC to consider an affordable housing pilot project site that is nominated by the city of Pendleton.