

House Bill 4090

Sponsored by Representative BARRETO, Senator HANSELL; Representatives BARKER, DOHERTY, SMITH DB, SPRENGER, STARK, Senator JOHNSON (Pre-session filed.)

SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure **as introduced**.

Authorizes Land Conservation and Development Commission to approve plans for urban growth boundary expansion to accommodate affordable housing in Pendleton.

Sunset affordable housing pilot program on January 2, 2026.

Declares emergency, effective on passage.

A BILL FOR AN ACT

1
2 Relating to expansion of urban growth boundaries to accommodate affordable housing; amending
3 section 4, chapter 52, Oregon Laws 2016; repealing sections 2, 3, 4, 5, 6, 7, 8 and 9, chapter 52,
4 Oregon Laws 2016; and declaring an emergency.

Be It Enacted by the People of the State of Oregon:

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6 **SECTION 1.** Section 4, chapter 52, Oregon Laws 2016, as amended by section 1, chapter 32,
7 Oregon Laws 2019, is amended to read:

8 **Sec. 4.** (1) Under the rules adopted under section 3, chapter 52, Oregon Laws 2016, the Land
9 Conservation and Development Commission shall establish a site selection process by which the
10 commission shall select two pilot projects, one from a city with a population of 25,000 or less and
11 one from a city with a population greater than 25,000, from among nominations made by local gov-
12 ernments. However, if the commission has not received any qualifying nominations from a city with
13 a population of 25,000 or less on or before [*the effective date of this 2019 Act*] **January 1, 2020**, the
14 commission may select any two pilot projects eligible for selection on or before August 17, 2018.

15 (2) A local government may nominate a pilot project that provides a site dedicated to affordable
16 housing within the jurisdiction of the local government.

17 (3) When nominating a pilot project for the site selection process, a local government shall:

18 (a) Submit a concept plan for the pilot project, including any proposed amendments to the com-
19 prehensive plan and land use regulations required to implement the pilot project; and

20 (b) Demonstrate that the landowner of the site has agreed to designation of the landowner's
21 property as a pilot project for the purposes of sections 2 to 9, chapter 52, Oregon Laws 2016.

22 (4) The commission shall select pilot projects that are:

23 (a) Reasonably likely to provide a site for affordable housing that would not otherwise be pro-
24 vided without the special provisions of the pilot program;

25 (b) Reasonably likely to serve identified populations in the area that require affordable housing;

26 (c) Adjacent to the city's existing urban growth boundary;

27 (d) Near public facilities and services, including roadways and an identified transit corridor to
28 serve the area, or for which public facilities and services are planned and reasonably likely to be
29 provided at a reasonable cost in the near future;

30 (e) Located, planned and zoned to avoid or minimize adverse effects on natural resources and

NOTE: Matter in **boldfaced** type in an amended section is new; matter [*italic and bracketed*] is existing law to be omitted. New sections are in **boldfaced** type.

1 nearby farm and forest uses if the pilot project would require amending an urban growth boundary
2 to include the pilot project site; and

3 (f) Nominated by a local government that demonstrates efforts by the local government to ac-
4 commodate and encourage the development of needed housing within its existing urban growth
5 boundary.

6 (5) The following local governments are not eligible for nomination or selection under the pilot
7 program:

8 (a) Clackamas, Marion, Multnomah, Polk and Washington Counties and cities within Clackamas,
9 Marion, Multnomah, Polk and Washington Counties;

10 (b) Metro and cities and counties included in the Metro urban growth boundary; and

11 (c) Local governments within Jefferson County that are served by the North Unit Irrigation
12 District.

13 **(6) In addition to the pilot projects selected by the commission under subsection (1) of**
14 **this section, the commission may select a nominated pilot project that:**

15 **(a) Is submitted by the city of Pendleton;**

16 **(b) Complies with the requirements of subsections (3) and (4) of this section; and**

17 **(c) Is submitted to, and approved by, the commission on or before June 30, 2022.**

18 **SECTION 2. (1) Sections 2, 3, 5, 6, 7, 8 and 9, chapter 52, Oregon Laws 2016, are repealed**
19 **on January 2, 2026.**

20 **(2) Section 4, chapter 52, Oregon Laws 2016, as amended by section 1, chapter 32, Oregon**
21 **Laws 2019, and section 1 of this 2020 Act, is repealed on January 2, 2026.**

22 **SECTION 3. This 2020 Act being necessary for the immediate preservation of the public**
23 **peace, health and safety, an emergency is declared to exist, and this 2020 Act takes effect**
24 **on its passage.**

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