

**HB 2160 STAFF MEASURE SUMMARY**

**Carrier:** Rep. Levy

**House Committee On Housing**

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**Action Date:** 03/09/21

**Action:** Do Pass.

**Vote:** 8-0-0-0

**Yeas:** 8 - Campos, Fahey, Marsh, Meek, Morgan, Neron, Weber, Zika

**Fiscal:** Has minimal fiscal impact

**Revenue:** No revenue impact

**Prepared By:** Claire Adamsick, LPRO Analyst

**Meeting Dates:** 2/9, 3/9

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**WHAT THE MEASURE DOES:**

Allows Land Conservation and Development Commission to consider and approve plans for an affordable housing pilot project nominated by the City of Pendleton, subject to certain conditions. Requires that application must be submitted to, and approved by, the commission on or before June 30, 2023. Sunsets the affordable housing pilot program named in this Act on January 2, 2028. Takes effect on the 91<sup>st</sup> day following adjournment sine die.

**ISSUES DISCUSSED:**

- Shortage of affordable housing in Pendleton
- Challenges of developing on difficult terrain
- Impact of 2020 flood on housing insecurity, repair costs, and displacement
- Inclusion of Pendleton as a small city under the original affordable housing pilot program

**EFFECT OF AMENDMENT:**

No amendment.

**BACKGROUND:**

In 2016, to address an affordable housing shortfall in some rural counties, the Legislative Assembly enacted House Bill 4079, authorizing the Land Conservation and Development Commission to select two affordable housing pilot projects nominated by local governments. The measure specified that two projects would be selected from sites nominated by local governments: a city with a population less than 25,000, and a city with a population greater than 25,000. The measure targeted specific Oregon counties and imposed certain planning requirements on nominating local governments, including limiting the total acreage of all lots and parcels included in each pilot site to 50 acres or less.

Bend and Redmond, both with populations over 25,000, were the only two applicants in the original pilot, and Bend was selected. A subsequent measure in 2019, House Bill 2336, allowed for Redmond to be selected as the second city in the pilot as no cities with a population of less than 25,000 nominated a qualified pilot project. According to the U.S. Census Bureau, Pendleton had a population of 16,733 in 2019.

House Bill 2160 allows the Land Conservation and Development Commission to consider an affordable housing pilot project nominated by the City of Pendleton, subject to certain conditions. The measure sunsets the affordable housing pilot program on January 2, 2028.