



SB 1537 (2024) One-Time UGB Expansion

Oregon Home Builders Association
Oregon Property Owners Association
City of Bend
City of Hillsboro

SB 1537 Highlights

- Up to 100 net buildable acres per city
- Urban reserve or non-resource designation
- 30% workforce or affordable units – one of the strongest affordability requirements in the Nation
- Complete community build-out
- Fast track expansion – will save YEARS compared to traditional expansion



City of Bend Eligibility

Demonstrated a need for additional land:

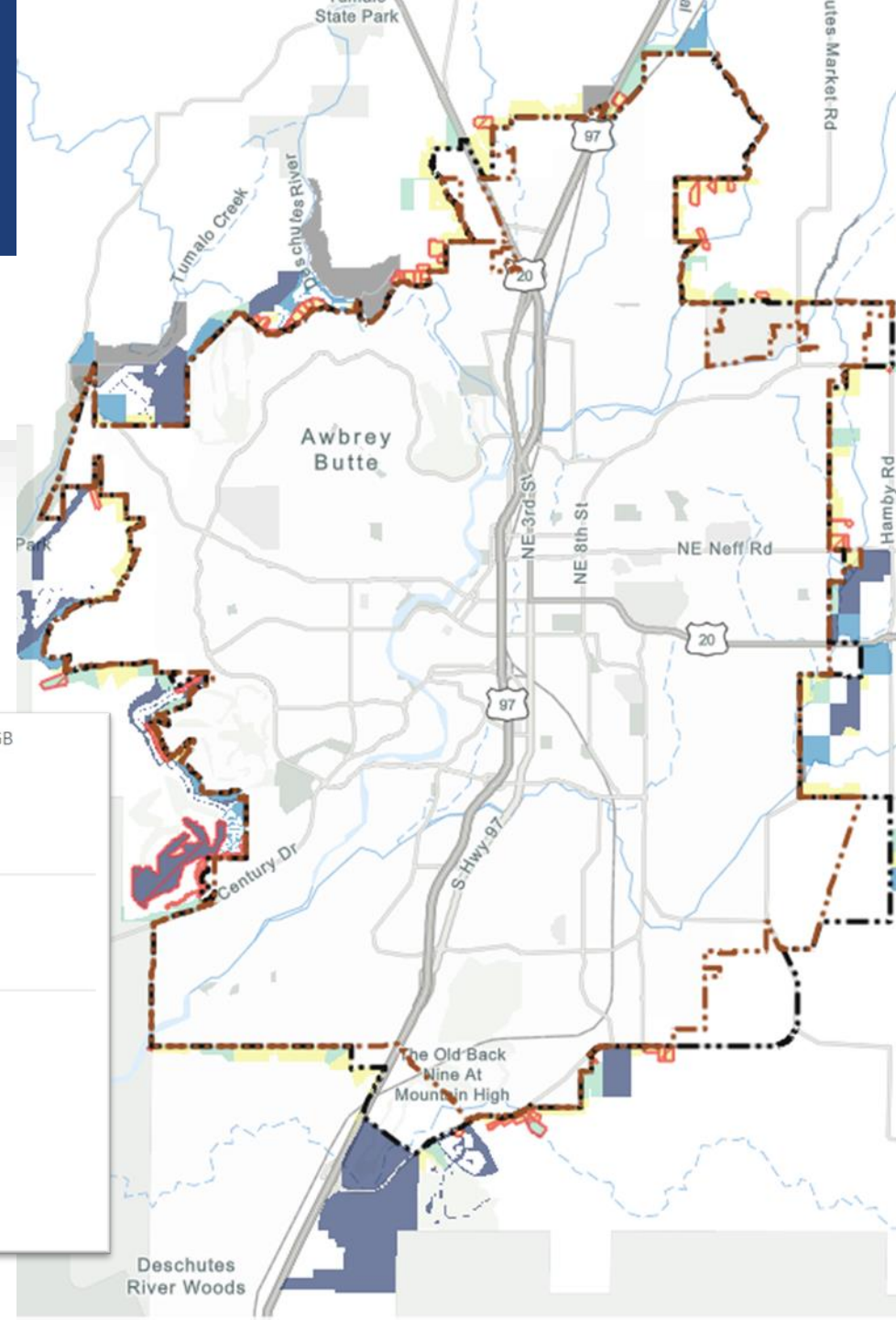
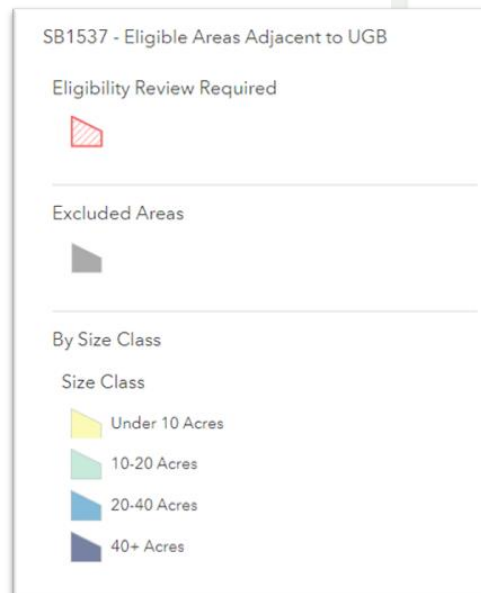
- 75% of the UGB lands developed or have comprehensive plan designations in preparation for annexation and have a public facilities plan and associated financing plan
- 82.8% of Bend's UGB lands meets this requirement

Demonstrated a need for affordable housing:

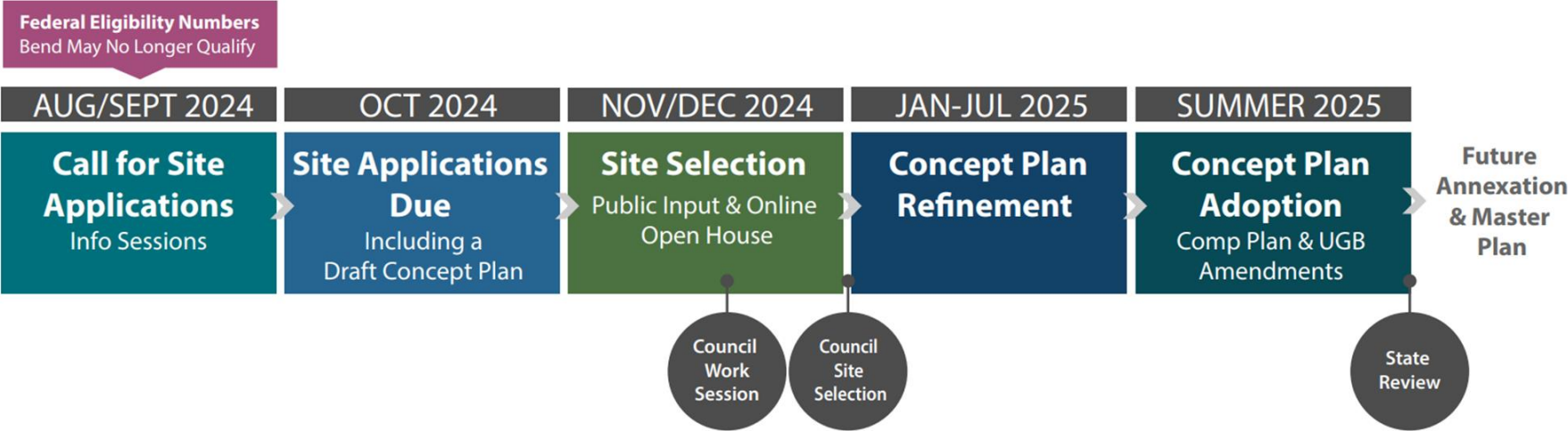
- 16% of Bend households are severely cost-burdened compared to State average of 14%
- Bend currently qualifies but this could change with new HUD numbers as early as mid-August

Bend Eligible Sites

- 100 net residential acres total
- Land contiguous to the UGB
- Non-resource land (not designated farm or forest)



Bend Projected Timeline



Hillsboro from an Oregon Land Use Planning Context

- **2023 Housing Needs Analysis**
 - BLI capacity of 397 acres, 12,500 housing units (includes expansion areas)
 - 0.6% forecasted growth rate (per Metro 2018 UGR distributed forecast)
 - Forecasted 14,050 housing units needed by 2043
 - **Deficit of 174 acres, 1,540 housing units**
- **2023 HNA Alternatives Analysis**
 - BLI capacity of 368 acres, 11,600 housing units (includes expansion areas)
 - 1.3% forecasted growth rate (per City Consultant Johnson Economics forecast)
 - Forecasted 18,200 housing units needed by 2043
 - **Deficit of 692 acres, 6,600 housing units**
- **Draft Metro 2024 Urban Growth Report (UGR)**
 - Regional housing capacity deficit of 1,000 - 5,000 units regionwide

Hillsboro Housing Production 2014-2024

- **Housing Units Produced in the Last 10 Years**
 - 8,800 total units
 - 2,500 single detached units
 - 1,371 townhouse & duplex units
 - 52 Accessory Dwelling Units
 - 4,913 multi-dwelling
- **Redevelopment vs. New Development Housing Units Produced in the Last 10 Years**
 - Redevelopment: 2,630 total units (30% of total produced)
 - Infill and Expansion Area: 6,170 total units (70% of total produced)

Hillsboro Committed to Smart Growth

- **Amberglen (Redevelopment)**
 - 2,020 apartments completed in the last 10 years
 - 940 apartments currently under construction
- **South Hillsboro Town Center (New Development)**
 - 3,000 housing units completed
 - 506 apartments completed
 - 770 additional apartments are entitled



Paths to Housing Production

Metro UGB Process

- New residential expansion area housing delivery beginning in 2034
 - 2029 - 2030: Metro Regional Urban Growth Report and UGB expansion planning and approval
 - 2031 - 2032: City Comprehensive Planning & amendments
 - 2032 - 2033: Potential Appeals
 - 2033: Land use entitlements
 - **2034: Housing construction begins**

Expansion Under SB 1537

- New residential expansion area housing beginning in 2029 - **5 years earlier**
 - 2025: UGB expansion approval
 - 2026 - 2027: City Comprehensive Planning & amendments
 - 2027 - 2028: Appeals
 - 2028: Land use entitlements
 - **2029: Housing construction begins**