

SB 48 STAFF MEASURE SUMMARY

Senate Committee On Housing and Development

Prepared By: Kaia Maclaren, LPRO Analyst

Meeting Dates: 2/10

WHAT THE MEASURE DOES:

The measure clarifies application procedures relating to urban growth boundaries (UGB) and UGB expansion, and requires Metro to designate any tracts removed from its UGB to be designated an urban reserve.

Detailed Summary:

- Limits a housing developer's ability to apply updated land use regulations to pending application to developments within an urban growth boundary (UGB).
- Requires that a UGB expansion application be evaluated on factors provided at time of application.
- Requires that if Metro removes one or more tracts of land from its UGB in order to accommodate a UGB expansion, the removed tracts be designated as an urban reserve.

Revenue: May have revenue impact, but no statement yet issued

Fiscal: May have revenue impact, but no statement yet issued

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

On January 10, 2023, [Governor Kotek issued Executive Order 23-04](#), establishing an annual housing production target of 36,000 homes in Oregon. The Executive Order established the Governor's Housing Production Advisory Council (HPAC), tasked with providing recommendations to achieve the housing production target. Citing a shortfall of more than 550,000 housing units across income levels to accommodate 20 years of population growth, the HPAC's January 2024 report included recommendations on one-time urban growth boundary (UGB) amendments, funding for infrastructure and affordable housing, and adjustments to land use standards. These recommendations were incorporated into Senate Bill (SB) 1537 (2024), establishing the Housing Accountability and Production Office within the Department of Land Conservation and Development.

After the passage of SB 1537 (2024), advocates from municipal governments across the state noted the need to establish a “goal-post standard”—wherein applications are evaluated on factors present at time of application—for applications for UGB expansion. Changes in demographic factors during an application evaluation process created a moving target; a “goalpost standard” would reduce administrative burden and costs from repeated application.