



# House Bill 4035

SB 1537 Workgroup Objective:

- Review possible amendments to UGB expansion opportunity in SB 1537

Co-Chairs:

- Representative Pam Marsh
- Representative Vikki Breese-Iverson



# Workgroup membership overview

- 1000 Friends of Oregon
- Association of Oregon Counties (AOC)
  - Builders/Developers
  - Central Oregon Land Watch
  - City of Woodburn
    - City of Bend
    - City of Hillsboro
    - City of Newberg
- Department of Land Conservation and Development (DLCD)
- Housing Accountability and Production Office (HAPO)
- League of Oregon Cities (LOC)
- Office of Oregon Governor Tina Kotek
- Oregon Business and Industry
- Oregon Business Council
- Oregon Farm Bureau
- Oregon Property Owners Association
- Oregon REALTORS
- Portland Metro
- Representative Tom Anderson
- Senator Dick Anderson



## Calculation of rent/cost burden

Severely cost/rent burdened

American Community Survey (ACS) five-year estimate data (United States Census Bureau)  
based on evidence available *at the time public notice is issued*



## Non-developed internal tracts

A tract disqualifies a city only if all of the following apply: larger than 20 net residential acres; contains no permanent buildings; is not adjacent to improved public utilities suitable for immediate connection; has no final land use entitlements or development approvals and consists of contiguous or near-contiguous parcels.



## Treatment of resource land

and adds a fourth category only if all of the following conditions are met: at least 80 percent of the land within one-quarter mile of the city's UGB is resource land; city received no qualified applications for urban reserves, nonresource land, or exception land during the application process; selected site ranks highest under the existing prioritization framework in ORS 197A.285.



## Total acreage allowed

Up to 170 net residential acres for cities population >25,000.

# DLCD grant making authority

- Clarity for long-standing practice of the Department of Land Conservation and Development (DLCD) issuing grants to local jurisdictions to implement land use system
- DLCD recently discovered that the authority was implied and not express
- Section 4 gives express authority to issue grants to DLCD, no impact on practice
- DLCD will continue to issue grants to local partners to implement the land use system