

HB 4082 -1, -2 STAFF MEASURE SUMMARY

House Committee On Housing and Homelessness

Prepared By: Iva Sokolovska, LPRO Analyst

Meeting Dates: 2/3, 2/10

WHAT THE MEASURE DOES:

The measure authorizes a city or Metro to add certain sites for housing for older persons or manufactured dwelling parks to an urban growth boundary (UGB) under a temporary addition program. The measure establishes criteria and timelines for Metro review, limits the acreage that may be added, restricts hearings, and requires long-term affordability and use restrictions to ensure that the added land is developed exclusively for housing for older persons or manufactured dwelling parks. The provisions sunset on January 2, 2033. The measure takes effect on the 91st day following adjournment sine die.

FISCAL: May have fiscal impact, but no statement yet issued

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

ISSUES DISCUSSED:

- Eligibility of qualifying cities to add sites under the Senate Bill 1537 (2024) process and this temporary program
- Housing affordability covenant durations
- Manufactured dwellings and multiple projects in one concept plan

EFFECT OF AMENDMENT:

-1 The amendment broadens the types of housing and sites that may be added to UGB, including existing developments and increases zoning and density flexibility for qualifying developments in larger cities. It also lowers both the share of units subject to affordability restrictions and the required duration of affordability and introduces a mandatory accessibility component and differentiated rezoning timelines based on housing type.

Detailed Summary:

- Expands eligibility to include manufactured dwellings (in addition to parks), and existing manufactured dwellings or manufactured dwelling parks.
- Explicitly allows zoning at eight units per net residential acre in cities with populations of 30,000 or greater, notwithstanding existing density limits.
- Requires affordability restrictions for at least 80 percent (instead of 100 percent) of dwelling units, excluding manufactured dwellings.
- Reduces the minimum affordability period to 30 years (instead of 60 years).
- Requires that at least 80 percent of residential units comply with Type B accessibility standards under the state building code.
- Establishes tiered rezoning restrictions: 30 years for manufactured dwelling parks and 20 years for manufactured dwellings.

-2 The amendment expands eligible housing types, permits higher residential densities in certain cities, and adds accessibility requirements, while reducing the required share and duration of affordability restrictions.

Detailed Summary:

- Adds manufactured dwellings and prefabricated structures, including existing units or parks, to allowed housing.

- Sets explicit caps by city population: up to 100 net residential acres for cities $\geq 25,000$ and up to 50 net residential acres for cities $< 25,000$.
- Requires at least 80 percent of units (instead of 100 percent) to be affordable and reduces affordability term to 30 years (instead of 60 years).
- Allows zoning at eight units per net residential acre in cities with populations of 30,000 or greater, notwithstanding otherwise applicable density standards.
- Exempts land used for manufactured dwellings and prefabricated structures from the senior-housing designation.
- Requires at least 80% of residential units to meet Type B accessibility standards.
- Sets rezoning restriction to 20 years for manufactured dwellings and prefabricated structures.

BACKGROUND:

Oregon's urban growth boundary (UGB) system is intended to manage urban expansion by aligning land supply with demonstrated housing and employment needs while protecting rural and resource lands. Each Oregon city is surrounded by an UGB line drawn on planning maps to designate where a city expects to grow over a 20-year period. A UGB is expanded through a joint effort involving the city and county, and in coordination with special districts that provide important services in the urban area. Senate Bill 1537 (2024) took effect on June 6, 2024, and created a one-time option for qualifying cities to add up to 100 net acres of residential land to their UGB. This method was provided as an additional option for cities to consider and not in lieu of the traditional UGB amendment process. Any new land added under this provision must include affordable housing components and 30% of all the homes must be affordable.