

**HB 4035 A -A4 STAFF MEASURE SUMMARY**  
**Senate Committee On Housing and Development**

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**Meeting Dates:** 2/24

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**WHAT THE MEASURE DOES:**

The measure modifies eligibility criteria, acreage limits, and procedural requirements for cities seeking to add land to their urban growth boundaries (UGBs) under the one-time process created by Senate Bill 1537 (2024). The measure broadens the eligibility criteria for demonstrating housing need by removing the requirement that households be severely cost- or rent-burdened to being cost- or rent-burdened. The measure replaces the requirement that a tract be “undeveloped” with a more specific set of criteria. It also increases the maximum acreage that may be added by cities with populations of 25,000 or greater from 100 to 150 net buildable acres, provided the site includes a complete community. It expands the types of land eligible for addition to a UGB by allowing certain lands to qualify when resource land predominates (at 80 percent or more) in the surrounding quarter-mile area and when no higher-priority qualifying applications are available. The measure updates repeal dates to sunset the amended provisions on January 2, 2033, and authorizes the Land Conservation and Development Commission to issue grants, in addition to contracts. The measure declares an emergency, effective on its passage.

*Fiscal Impact: Minimal Fiscal Impact*

*Revenue Impact: No Revenue Impact*

HOUSE VOTE: Ayes, 40; Nays, 1

**ISSUES DISCUSSED:**

**EFFECT OF AMENDMENT:**

-A4 The amendment exempts the City of Woodburn from certain limitations on the additions of "other lands" to its UGB under the one-time process. It also exempts the City of Woodburn from the requirement to comply with certain criteria for land addition, including providing notice to residents of the proposed site area and a public comment period. It requires the City of Woodburn to adopt a master plan that establishes the total net residential acreage of the site and requires certain standards, such as density, greenspace, transportation, and commercial requirements. It also requires no fewer than 600 residential units be developed on that site, and that at least 30 percent of those built to be affordable units with a term of at least 60 years. Requires the Department of Land Conservation and Development to issue a decision on the City's proposed site within 30 days of receiving the application. Sunsets these provisions on January 2, 2033.

**BACKGROUND:**

In 2024, the legislature enacted [Senate Bill \(SB\) 1537](#), which established a one-time, temporary UGB expansion tool for qualifying cities. The program allows a city to add up to 100 net residential acres to its UGB through an abbreviated process so long as it meets certain criteria. These criteria include having at least 75 percent of the land developed or have in place an acknowledged comprehensive plan designation in preparation for annexation within prior UGB expansion areas, and an adopted public facilities plan with an associated financing plan. In addition, SB 1537 requires that a city demonstrate it has a greater percentage of severely cost-burdened households than the statewide average, based on the Comprehensive Housing Affordability Strategy data published by the U.S. Department of Housing and Urban Development. Land added under the SB 1537 process

must meet specific site eligibility criteria. A “site” may consist of one or more contiguous properties that together satisfy the statutory requirements. SB 1537 also imposes mandatory affordability requirements on development within the expanded UGB, requiring that at least 30 percent of all residential units be subject to affordability restrictions. For rental housing, affordability is defined as units affordable to households earning up to 80 percent of the area median income (AMI). For owner-occupied housing, affordability is defined as units affordable to households earning up to 130 percent of AMI. Affordable rental units must remain affordable for at least 60 years.

PRELIMINARY