

**HB 4082 A STAFF MEASURE SUMMARY**  
**House Committee On Housing and Homelessness**

**Carrier:** Rep. Andersen

**Action Date:** 02/10/26

**Action:** Do pass with amendments. (Printed A-Eng.)

**Vote:** 13-0-0-0

**Yeas:** 13 - Andersen, Boice, Breese-Iverson, Edwards, Fragala, Gamba, Helfrich, Levy E, Mannix, Marsh, Ruiz, Wise, Wright

**Fiscal:** Has minimal fiscal impact

**Revenue:** No revenue impact

**Prepared By:** Iva Sokolovska, LPRO Analyst

**Meeting Dates:** 2/3, 2/10

**WHAT THE MEASURE DOES:**

The measure allows cities and Metro to add land to an urban growth boundary (UGB) specifically for housing for older individuals, manufactured dwellings, prefabricated structures, or manufactured dwelling parks, including existing units or parks within the existing review process by the Department of Land Conservation and Development created by Senate Bill 1537 (2024). The measure establishes criteria and timelines for review, limits the acreage that may be added, restricts hearings, and requires long-term affordability and use restrictions. The measure takes effect on the 91st day after adjournment sine die.

Detailed Summary:

- Establishes acreage limits of up to 100 net residential acres for cities with populations of 25,000 or greater and up to 50 net residential acres for cities with populations under 25,000
- Directs Metro to determine substantial compliance within 120 days and, if compliant, must adopt the UGB amendment unless doing so would cause total additions under this section to exceed 300 net residential acres
- Prohibits Metro from conducting hearings to review or select petitions under this process
- Permits cities to pursue other UGB expansion authorities in addition to this section
- Removes requirements for cities using this process to demonstrate housing need under section 52, chapter 110, Oregon Laws 2024
- Directs cities to adopt a conceptual plan before petitioning, with specified modifications
- Removes requirements for density or housing types for lands designated for manufactured dwellings, prefabricated structures, or manufactured dwelling parks and is exempt from certain planning requirements from said conceptual plan
- Allows the conceptual plan for cities with populations of 30,000 or greater to be zoned for residential densities of eight units per net residential acre, notwithstanding otherwise applicable density standards
- Requires the conceptual plan to include at least 80 percent of dwelling units, excluding manufactured dwellings and prefabricated structures, subject to affordability restrictions for a minimum of 30 years for households with incomes at or below 120 percent of the area median income
- Requires the conceptual plan to have all non-manufactured housing within the development designated as housing for older individuals, and include enforceable mechanisms and financial penalties for noncompliance and accessibility standards requiring at least 80 percent of units to meet Type B accessibility requirements
- Restricts rezoning of lands added under this section for 30 years for manufactured dwelling parks and 20 years for manufactured dwellings or prefabricated structures

**ISSUES DISCUSSED:**

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

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### **EFFECT OF AMENDMENT:**

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

#### Detailed Summary:

- Adds manufactured dwellings and prefabricated structures, including existing units or parks, to the allowed housing
- Sets explicit caps by city population of up to 100 net residential acres for cities with 25,000 or greater residents and up to 50 net residential acres for cities with fewer than 25,000 residents
- Requires at least 80 percent of units (instead of 100 percent) to be affordable and reduces the 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 percent of residential units to meet Type B accessibility standards
- Sets the rezoning restriction to 20 years for manufactured dwellings and prefabricated structures

### **BACKGROUND:**

Oregon's 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 a 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 percent of all the homes must be affordable.