

HB 4082-2  
(LC 94)  
2/5/26 (RLM/ps)

Requested by Representative MARSH

**PROPOSED AMENDMENTS TO  
HOUSE BILL 4082**

1      On page 1 of the printed bill, delete lines 7 through 27.

2      On page 2, delete lines 1 through 32 and insert:

3      **“SECTION 2.** (1) As used in this section, ‘housing for older  
4 persons’ has the meaning given that term in ORS 659A.421.

5      “(2) In addition to any lands added to a city’s urban growth  
6 boundary under any other provision of ORS chapter 197A, including  
7 other provisions of sections 49 to 59, chapter 110, Oregon Laws 2024, a  
8 city or Metro may add a site for housing for older persons or manu-  
9 factured dwellings, prefabricated structures or manufactured dwelling  
10 parks, including existing units or parks, to its urban growth boundary  
11 under this section.

12     “(3) The total acreage of the site:

13     “(a) For a city with a population of 25,000 or greater, may not ex-  
14 ceed 100 net residential acres; or

15     “(b) For a city with a population of less than 25,000, may not exceed  
16 50 net residential acres.

17     “(4)(a) Within 120 days of receiving a petition under this section,  
18 Metro shall determine whether the site would substantially comply  
19 with the applicable provisions of sections 49 to 59, chapter 110, Oregon  
20 Laws 2024.

21     “(b) If Metro determines that a petition does not substantially

1 comply, Metro shall:

2       “(A) Notify the city of deficiencies in the petition, specifying suffi-  
3 cient detail to allow the city to remedy any deficiency in a subsequent  
4 resubmittal; and

5       “(B) Allow the city to amend its conceptual plan and resubmit it  
6 as a petition to Metro under this section.

7       “(c) If Metro determines that a petition does comply, notwithstanding  
8 any other provision of ORS chapter 197A, Metro shall adopt  
9 amendments to its urban growth boundary to include the site in the  
10 petition, unless the amendment would result in more than 300 total  
11 net residential acres added under this subsection.

12       “(d) Metro may not conduct a hearing to review or select petitions  
13 or adopt amendments to its urban growth boundary under this section.

14       “(e) Sites added to the Metro urban growth boundary under this  
15 section do not affect the maximum acreage of sites that may be added  
16 under section 51 (3) or (4), chapter 110, Oregon Laws 2024.

17       “(5) A city that adds or petitions to add a site under this section:

18       “(a) Is not required to demonstrate need for housing lands or af-  
19 fordable housing under section 52, chapter 110, Oregon Laws 2024.

20       “(b) May additionally add a site to its urban growth boundary under  
21 section 50 (1) or 56, chapter 110, Oregon Laws 2024, or section 2, chap-  
22 ter 341, Oregon Laws 2025, or may petition to add a site under section  
23 51, chapter 110, Oregon Laws 2024.

24       “(c) Must first adopt a conceptual plan as described in section 55,  
25 chapter 110, Oregon Laws 2024, except that the conceptual plan:

26       “(A) Is not required to establish the density or housing types under  
27 section 55 (3)(a), chapter 110, Oregon Laws 2024, for lands that will be  
28 sited for manufactured dwellings, prefabricated structures or manu-  
29 factured dwelling parks.

30       “(B) May be zoned for residential densities of eight units per net

1   residential acre in a city with a population of 30,000 or greater, notwithstanding section 55 (3)(a)(C)(i) or (ii), chapter 110, Oregon Laws  
2   2024.

4   “(C) Is not required to comply with section 55 (3)(f), chapter 110,  
5   Oregon Laws 2024.

6   “(D) Must include requirements that ensure that at least 80 percent  
7   of dwelling units, not including manufactured dwellings or prefabricated  
8   structures, are subject to affordability restrictions, including but  
9   not limited to affordable housing covenants, as described in ORS  
10   456.270 to 456.295, that require for a period of not less than 30 years  
11   that the units be available and affordable, with or without government  
12   assistance, for rent or purchase by households with an income of 120  
13   percent of the area median income or less.

14   “(E) Must require that all land within the housing development,  
15   other than land in a manufactured dwelling park or used for manufactured  
16   dwellings or prefabricated structures, is designated as housing for older persons. This requirement may take the form of zoning  
17   designations or overlays, master planning, conditions of approval, re-  
18   strictive covenants or declarations as defined in ORS 94.550 or 100.005,  
19   that:

21   “(i) Require the owner of the land to develop a plan to use the land  
22   only as housing for older persons. The plan must include policies and  
23   procedures as described in 24 C.F.R. 100.306;

24   “(ii) Are enforceable by the city;

25   “(iii) Contain financial penalties for noncompliance; and

26   “(iv) Require that at least 80 percent of the residential units comply  
27   with the ‘Type B’ requirements applicable to units as set forth in the  
28   Standard for Accessible and Usable Buildings and Facilities published  
29   by the International Code Council and as referenced by the state  
30   building code.

1       **“(F) Must require that lands not be rezoned following the site’s**  
2 **inclusion within the urban growth boundary for a period of:**  
3       **“(i) Thirty years for manufactured dwelling parks; or**  
4       **“(ii) Twenty years for manufactured dwellings or prefabricated**  
5 **structures.”.**

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