HB 4090   STAFF MEASURE SUMMARY

Senate Committee On Environment and Natural Resources

Prepared By:	Beth Patrino, LPRO Analyst
Meeting Dates:	2/20

WHAT THE MEASURE DOES:

Establishes that the Land Conservation and Development Commission (LCDC) may consider a project nominated by the city of Pendleton for the affordable housing pilot program enacted in 2016. Requires project be submitted to, and approved by LCDC, on or before June 30, 2022. Sunsets pilot program on January 2, 2026. Declares emergency, effective on passage.

No subsequent referral

No fiscal impact

No revenue impact

House vote: Passed. Ayes, 57; Excused, 3

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

Urban growth boundaries (UGBs) are set based upon where and how a city is projected to grow residentially, industrially, and commercially over a 20-year period. Cities develop according to their UGB. Often UGBs include farm, forest, and low-density residential development in unincorporated areas outside city limits, but unlike farm and forest land outside a UGB, areas within a UGB are intended for urban development. UGBs are set through a coordinated effort involving the concerned city, adjoining counties and special districts, and the participation of citizens and other interested parties in conformity with statewide land use planning goals.

In 2016, the Oregon Legislative Assembly passed House Bill 4079, which established a pilot program to help cities build affordable housing. The program was created to allow two cities to add new housing units on lands outside of their UGBs without going through the normal UGB expansion process.

The city of Pendleton (population 16,810) is the county seat of Umatilla County, Oregon.

House Bill 4090 would authorize the Oregon Land Conservation and Development Commission to consider a pilot project site that is nominated by the city of Pendleton, in addition to two sites selected through a site selection process, as authorized through the original 2016 pilot guidelines.