

HB 4095 A STAFF MEASURE SUMMARY

Carrier: Rep. Zika

House Committee On Human Services and Housing**Action Date:** 02/12/20**Action:** Do pass with amendments. (Printed A-Eng.)**Vote:** 9-0-0-0**Yeas:** 9 - Helt, Keny-Guyer, Meek, Mitchell, Noble, Sanchez, Schouten, Williams, Zika**Fiscal:** No fiscal impact**Revenue:** No revenue impact**Prepared By:** James Leyba, LPRO Analyst**Meeting Dates:** 2/10, 2/12**WHAT THE MEASURE DOES:**

Directs Land Conservation and Development Commission (LCDC) to report to the Legislative Assembly eight consecutive years during sessions, beginning with the 2017 regular session. Requires report include summary and comparison of experiences of cities participating in 2016 established urban growth boundary (UGB) affordable housing pilot program, analysis of potential effects of extending the pilot program statewide, assessment of impact on affordable housing availability, impact of criteria for additional city participation, and suggestions for criteria amendments for statewide implementation. Repeals 2016 UGB affordable housing pilot program on January 2, 2028.

ISSUES DISCUSSED:

- House Bill 4079 (2016); House Bill 2336 (2019)
- Pilot project housing affordability requirements (50-year term; 80 percent area median income)
- Two reports received on pilot projects; more data is needed
- Land use tool that facilitates affordable housing development
- Varying land use needs across Oregon cities

EFFECT OF AMENDMENT:

Replaces measure.

BACKGROUND:

In 2016, the Oregon Legislative Assembly passed House Bill 4079, which formed a pilot program aimed to help local governments facilitate the development of affordable housing. The program authorized two cities, selected by Land Conservation and Development Commission (LCDC), to add new housing units on lands outside their urban growth boundaries (UGBs) without going through the normal UGB expansion process.

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.

House Bill 4095-A directs the LCDC to report to Legislative Assembly over eight years during consecutive sessions, beginning with the 2017 regular session, on matters involving the 2016 established UGB affordable housing pilot program.