

HB 2708 STAFF MEASURE SUMMARY

House Committee On Housing

Prepared By: Claire Adamsick, LPRO Analyst

Meeting Dates: 2/9

WHAT THE MEASURE DOES:

Allows Department of Land Conservation and Development to approve urban growth boundary expansion areas proposed by local governments, subject to certain conditions. Requires that urban growth boundary expansion area be adjacent to an existing urban growth boundary; not exceed 50 acres; be in the vicinity of public facilities and transportation infrastructure; dedicate no less than 30 percent of the expansion area development to affordable housing; and not contain any high-value farmland. Requires expansion plan submitted by a local government to demonstrate compliance with statewide planning goals, and that local government encouraged development to meet housing needs within the urban growth boundary through a housing production strategy and buildable lands inventory, where applicable. Requires local government to ensure affordable housing developed within expansion area remain affordable for no less than 50 years.. Requires local government to resubmit new conceptual plan upon change of location, use, or other significant alterations. Allows Land Conservation and Development Commission to adopt rules related to amending urban growth boundary and establishing standards for affordable housing development and preservation. Prohibits local governments with pilot sites approved under the Affordable Housing Pilot Program from approving an additional expansion area unless pilot site lands are withdrawn from the urban growth boundary. Sunsets Affordable Housing Pilot Program January 2, 2026.

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

In 2016, to address an affordable housing shortfall in some rural counties, the Legislative Assembly enacted House Bill 4079, authorizing the Land Conservation and Development Commission to select two affordable housing pilot projects nominated by local governments. The measure specified that two projects would be selected from sites nominated by local governments: a city with a population less than 25,000, and a city with a population greater than 25,000. The measure targeted a number of counties and imposed certain planning requirements on nominating local governments, including limiting the total acreage of all lots and parcels included in each pilot site to 50 acres or less.

Bend and Redmond (both with populations over 25,000) were the only two applicants in the original pilot, and Bend was selected. A subsequent measure in 2019, House Bill 2336, allowed for Redmond to be selected as the second city in the pilot as no cities with a population of less than 25,000 submitted qualified project nomination. House Bill 2708 would expand the concepts of the Affordable Housing Pilot Program to all qualifying local governments, subject to approval of the Department of Land Conservation and Development (DLCD).

House Bill 2708 allows DLCD to approve urban growth boundary expansion areas of no more than 50 acres proposed by local governments, subject to certain conditions. It requires local governments to dedicate at least 30 percent of the expansion area to affordable housing, and ensure this housing remains affordable for no less than 50 years. It allows the Land Conservation and Development Commission to adopt rules related to amending an urban growth boundary and establishing standards for affordable housing development and preservation.