

HB 2127 A STAFF MEASURE SUMMARY

Senate Committee On Housing and Development

Prepared By: Kevin Rancik, LPRO Analyst

Meeting Dates: 4/26, 5/8

WHAT THE MEASURE DOES:

Removes deadline for City of Pendleton to submit application for pilot project for affordable housing to Land Conservation and Development Commission. Sunsets provisions of Act on January 2, 2028. Declares emergency, effective on passage.

FISCAL: No fiscal impact

REVENUE: No revenue impact

House Vote: Ayes, 54; Nays 0

ISSUES DISCUSSED:

- Inclusion of Pendleton in pilot project through House Bill 2160 (2021)
- Extension of deadline for application from Pendleton
- Limited availability of, and topographical restraints to, affordable housing in Pendleton

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

In 2016, the Oregon Legislative Assembly passed House Bill 4079, which established a pilot program for the construction of affordable housing. The program allowed two cities, one with a population over 25,000 and one with a population less than 25,000, to approve affordable housing on land outside but adjacent to their urban growth boundary (UGB). Cities had to submit a concept plan to the Land Conservation and Development Commission (LCDC) and demonstrate landowner agreement to the pilot project, and LCDC selected projects that were likely to provide affordable housing that otherwise would not have been built, serve local populations in need of affordable housing, be near public facilities and services, minimize adverse effects on natural resources and farm and forest uses, and be from cities demonstrating commitment to development of needed housing within their UGB. Local governments within counties comprising the Portland and Salem metropolitan areas were excluded, along with portions of Jefferson County served by the North Unit Irrigation District.

After the cities of Bend and Redmond, both with populations over 25,000, were the only two applicants, the Legislative Assembly enacted House Bill 2336 A (2019), which removed the requirement for a city to have a population under 25,000 in the event no qualifying city of that size applied. August 17, 2018 was specified as the cut-off date for eligibility. In 2021, the Legislative Assembly enacted House Bill 2160 which allowed LCDC to consider an application from the City of Pendleton under the pilot project.

House Bill 2127 A would remove the deadline for the City of Pendleton to submit an application to a pilot project program for affordable housing and sunset the program on January 2, 2028.