



Oregon

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TO: The Honorable Representative Julie Fahey, Chair
Members of House Committee on Housing

FROM: Emma Land, Legislative Coordinator
Palmer Mason, Senior Policy Advisor

RE: **House Bill 3072**



HB 3072 allows landowners to require that a local government amend its urban growth boundary (UGB) to accommodate workforce housing under certain conditions. While the department is not taking a position on this bill, we would note several concerns.

HB 3072 allows a single landowner to force UGB changes without any notice to or coordination with the local government. Because a landowner can act unilaterally, the traditional public debate about whether and how a community should expand is missing. At a more practical level, a landowner's decision to add land to the UGB could conflict with the community's efforts to plan for existing and future development.

DLCD recognizes that HB 3072 contains several limitations, including prohibiting expansion into high-value farmland, requiring urban services, and preventing expansion into areas protected for natural resources. While these limitations do protect resource lands to some extent, the impact of HB 3072 on Oregon's cities could be considerable. Because there is no acreage limit on the workforce housing project, the bill allows UGB changes of unlimited size. Finally, even with the limitations in the bill, a large number of communities throughout the state could be affected.ⁱ

ⁱ Affected communities could include cities in the Metro region, several cities in Jackson County, and the following cities - Sandy, Newberg, Madras, Redmond, and Grants Pass.