



American Planning Association
Oregon Chapter

Creating Great Communities for All

February 5, 2025

House Housing and Homelessness

Re: HB 3136

Position: Oppose

Dear Chair Marsh, Vice Chair Andersen, Vice Chair Breese-Iverson, and members of the committee:

I am writing in opposition of HB 3136, on behalf of the Oregon Chapter of the American Planning Association.

The Oregon Chapter of the American Planning Association (OAPA) is a nonprofit membership organization of over 800 planning professionals, and those who work with planners in formulating and implementing development and conservation policies at the state and local levels. OAPA works to create sustainable and vibrant Oregon communities through professional development, advocacy for sound planning, providing resources to meet the challenges of growth and change, and embracing and promoting diversity, inclusion and equity.

HB 3136 would remove a requirement that a maximum of two real estate professionals may serve on a city or county planning commission.

An OAPA legislative policy priority is to modernize public engagement in Oregon's land use planning program. OAPA is opposing HB 3136 because it is a backwards step for today's land use planning public engagement needs.

As stated in American Planning Association's [Equity in Zoning Policy Guide](#): "The composition of non-elected boards and committees should reflect the community, including proportionate representation from historically disadvantaged and vulnerable communities. While expertise in zoning, planning, real estate development, and real estate markets have often been the key criteria for

appointment to these boards, that approach often results in memberships that do not reflect the makeup of the community. Professional expertise is important, but these boards also need to include significant local community expertise and lived experience. Their members need to bring different kinds of knowledge that can be conveyed by diverse voices that better understand the impacts of zoning decisions on historically disadvantaged and vulnerable neighborhoods."

OAPA is advocating in this session for HB 2950 that provides for updating State Plan Goal 1 - Citizen Participation. The Goal, adopted in 1974 has never been updated nor has any administrative rule for the Goal been adopted. Despite its adoption, our land use decisions often fail to include perspectives from the public — especially from people of color, low and moderate- income residents, people with disabilities, people who live in rural and underserved communities, renters, and other underrepresented groups. This has resulted in inequitable outcomes that persist in local government plans today.

Similar to Goal 1 the statutes that HB 3136 would amend have not been amended since 1977 and OAPA would agree they are out-of-date. However, allowing for an increase in the number of planning commissioners coming from the development industry decreases the opportunity to have more membership from the community — and it is the community that is most impacted by land use decisions and recommendations of a planning commission.

Thank you for your consideration of OAPA testimony opposing HB 3136.

Sincerely,



Jonathan Harker

Chair, Legislative and Policy Affairs Committee
Oregon Chapter of the American Planning Association
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