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February 25, 2026

Senate Committee on Housing & Development
Oregon State Capitol
900 Court St., NE
Salem, OR 97301

Re: Please vote “NO” on HB 4037 - A12 - Allows counties with a population density of less than 30 people per square mile to rezone up to 50 acres to be divided and developed for residential dwellings of at least five units per acre. Sunsets January 2, 2034. Expands allowed development of accessory dwelling units to farmland with certain existing nonfarm dwellings. Allows the development of larger rural accessory dwelling units.

Dear Chair Pham, Vice-Chair Anderson, and members of the committee,

Friends of Marion County is an independent 501(c)(3) farmland protection organization founded in 1998. Our mission is to protect farm and forestland, parks, and open space in Marion County.

Please oppose and remove HB 4037 – A12 from consideration by the 2026 Legislature.

1)

HB 4037 – A12 will require residents to drive everywhere for jobs, groceries, and schools

2)

HB 4037 – A12 housing is more likely to result in a 50-acre high end subdivision of mostly second homes as they are to be homes for local workers.

3)

HB 4037 – A12 does not address the wildfire risk, groundwater limitations, or wildlife habitat and migration routes.

4)

HB 4037 – A12 ignores the reality that rural Oregon towns and cities need investment in infrastructure.

5)

HB 4037 – A12 does not address the conflicts caused by these non-farm neighbors. The provision stating that future owners of these homes cannot file suit against their farming, forestry, and ranching neighbors for normal farm operations is not adequate.

6)

HB 4037 – A12 is complex and controversial should not move forward in the short session.

Thank you for considering these comments.

Sincerely,
Roger Kaye, Pres.
FriendsOfMarionCounty@gmail.com