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February 11, 2026

To: Chair Khanh Pham and Members  
Senate Committee on Housing and Development

From: Mary Kyle McCurdy, Associate Director

Re: SB 1564 - Woodburn UGB

As we testified orally to this Committee on February 10, 1000 Friends of Oregon opposes SB 1564. Senate Bill 1564 asks the legislature to supersite a specific urban growth boundary (UGB) expansion to benefit one developer who purchased approximately 120 acres of excellent farm land, outside the UGB of Woodburn.

We support more housing in Woodburn, including housing for those of moderate and lower income, and are working towards that in what we believe is a stronger bill to achieve that outcome - HB 4025. That is a better solution, which we will describe in a moment.

Supersiting for one landowner, as in SB 1564, makes for both poor policy and poor land use planning. A city might well conclude that it needs additional land to accommodate a growing population. But that decision should be made transparently, and based on sound policy. Adding land to an urban area commits current and future residents to, among other things, absorbing at least some of the infrastructure costs and impacts, which can vary depending on where the UGB expansion is located, how large it is, and how it is designed. Expanding the UGB also has impacts on the area into which the urbanization expands, and in Marion County, that is into Oregon's #1 agriculture county, with some of the best farmland in the world. This deserves the input and discussion that can and should happen at the local level.

However, there is another option.

In 2024, the legislature provided a shortcut path to a UGB expansion for cities that meet certain criteria demonstrating that they have an *urgent* need for housing, and in particular for housing for those of moderate and lower incomes. That bill, SB 1537, also requires that at least 30% of the housing in the UGB expansion meet those income levels. Woodburn meets those criteria, except that the original bill did not permit the UGB expansion onto farm land.

A bill currently in the House, HB 4035, with the -3 amendment filed on February 11, makes several adjustments to that special UGB expansion bill from 2024, many designed to work for Woodburn. Among those changes is that cities meeting the criteria in the original bill for a UGB expansion, but are basically surrounded by farm land - like Woodburn - can use that option.

We also believe that HB 4035, -3 is more certain to deliver a better development for Woodburn than SB 1564 because HB 4035 is built on the foundation of that original bill from 2024. That original bill provides for the possibility of *more than 30%* affordable housing and requires specific affordable housing covenants, and it ensures certain amenities for those living in the housing development.

The city of Woodburn has been actively involved with crafting the House bill, and that bill is a better option - it includes criteria, a local process, and provides for a better outcome.

We urge you to not move forward with SB 1564, but instead to look to HB 4035, -3.

Thank you for considering our comments.