



2843 NW Lolo Drive., Ste. 200 | Bend, OR 97703

Phone (541) 647-2930

www.colw.org

February 24, 2025

Oregon State Legislature
Senate Committee On Housing and Development

RE: Testimony in support of SB 48-2 Amendments

Chair Pham, Vice-Chair Anderson, and Members of the Committee,

Thank you for the opportunity to submit testimony in support of the -2 amendment to SB 48 on behalf of Central Oregon LandWatch (LandWatch). LandWatch is a conservation organization that, for more than 35 years, has been working to create well-planned cities and protect farmland and wild, open spaces across the region.

SB 48-2 amends Oregon law to include a number of important technical fixes to the enabling legislation, SB 1537. SB 1537 was a key piece of housing-related legislation passed during the 2024 legislative session and the amendments outlined in SB 48 and the -2 provide important clarity that will ensure the policies and tools therein are implemented as intended.

SB 48-2 includes amendments to ORS 215.427 at Section 1(3)(a)(B) and ORS 227.178 at Section 2(3)(a)(B) that clarify use of the 'goal post' rule on lands within Urban Growth Boundaries (UGBs). SB 1537 allowed housing applicants to opt in to newly adopted standards or policies without having to submit a new application. The past 'goal post' rule didn't allow for that. **The policy intent was to streamline the development application process to more quickly and efficiently deliver needed housing within UGBs - and not on lands outside of UGBs. These amendments clarify that these provisions are limited to housing applications on city and county lands within UGBs.** These are [technical fixes LandWatch sought in the 2024](#) legislative session and we appreciate the work of the Governor's office, numerous stakeholders, and Senator Jama's office to bring these forward and address them this session.

The -2 amendment includes a number of other technical fixes discussed by the Governor's office, Department of Land Conservation and Development, and interested stakeholders to clarify: definitions (Section 4, Sec 49), eligibility for HAPO exemptions (Section 3, Sec 39), use of one-time UGB expansion (Section 5, Sec 52), concept plan requirements (Section 6, Sec 55) and elements of the Revolving Loan Fund (Section 9-20, Sec 24-35).

We urge your support of SB 48-2, as it makes important technical fixes to SB 1537 that have been thoroughly vetted with a broad group of stakeholders and will ensure the policies and tools therein are implemented as intended. Thank you for your service and consideration of this testimony.

Sincerely,



We defend and plan for Central Oregon's livable future



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Corie Harlan
Cities & Towns Program Director



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