



February 22, 2024

Representative Julie Fahey, Chair
House Committee on Rules
900 Court Street
SE Salem, OR 97301

Dear Chair Fahey, Vice Chair Helfrich, Vice-Chair Kropf, and Members of the Committee:

Thank you for the opportunity to share testimony in support of HB 4026 with the -1 amendment. The LOC represents all 241 incorporated cities across Oregon. Cities are working urgently to increase housing production and respond to Oregon's housing crisis. For some cities, part of that response requires Urban Growth Boundary (UGB) expansions.

The current example playing out in the City of North Plains was never intended by SB 100, which established a systematic process for data-informed, predictable land use planning. Goal 1 citizen involvement provides ample opportunity for interested stakeholders to be involved in the public process and make their voice heard. If a city did not comply with Goal 1, then on appeal LUBA or LCDC would remand the decision back to the city so that it could satisfy the citizen involvement requirements associated with Oregon's land use system.

Moreover, city decisions to expand an UGB must be based on objective data and extensive analysis, including Economic Opportunity Analysis and Housing Needs Analysis demonstrating a lack of buildable land and need for growth. As part of the established land use process, Oregonians have multiple opportunities to weigh in on land use decisions at the local level, at the Land Conservation and Development Commission, and directly to LUBA.

Cities need to rely on a predictable land use system to do their part in addressing Oregon's housing crisis. The existing UGB expansion process is long, expensive, and litigious. Cities cannot afford to litigate referrals. The LOC is very concerned that such referrals will be weaponized to prevent not only UGB expansion decisions, but the far more frequent decisions cities will have to make to facilitate infill and redevelopment within their borders and meet their housing production goals established in the recently enacted Oregon Housing Needs Analysis.

Thank you for your consideration. The LOC urges your support for HB 4026-1.

Sincerely,

Ariel Nelson, Lobbyist
League of Oregon Cities

