



American Planning Association
Oregon Chapter

Creating Great Communities for All

February 3, 2026

To: House Committee on Housing and Homelessness

Re: HB 4082 with -1 amendment

Position: Neutral

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

The Oregon Chapter of the American Planning Association (OAPA) appreciates the opportunity to provide testimony on HB 4082.

OAPA is a nonprofit professional membership organization of over 800 planners and those who work with planning in formulating and implementing development and conservation policies at the state and local level. 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.

OAPA shares Governor Kotek's commitment to a future with a more abundant and diverse housing stock, where people can afford to live in thriving communities. Housing for older persons, manufactured dwellings and manufactured dwelling parks should be a part of a diverse housing stock. It is an OAPA legislative priority to support legislation that addresses the housing supply and housing affordability crisis to ensure that all Oregonians have access to safe, stable, and affordable housing.

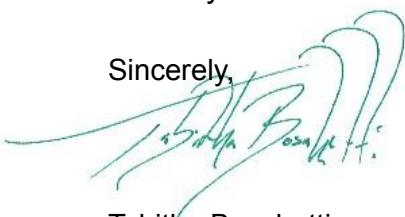
However, we also have concerns about the lack of effective public engagement this approach creates and lack of balance with other considerations for planning the growth of our communities. OAPA believes in planning for increased housing supply with data-driven insights, a clear sense of desired outcomes, and robust engagement to create a vision and method for increasing housing supply. While we appreciate that, like the currently allowed one-time UGB Expansions for housing, expansions under HB 4082 will be limited in acreage and will sunset in 2033 we are concerned about undermining or fundamentally altering the UGB policy in

Oregon's land use planning program. **We would ask the State, as cities utilize UGB expansions for housing, to collect data and assess impacts on the UGB and any policy impacts on the State planning program.** This data should include information on housing development, relative land cost, impacts in environmental resource areas, and costs associated with expanding infrastructure.

OAPA understands that speeding/streamlining the UGB expansion process for housing development is intended as a strategy for increasing housing production and affordability. However, we have concerns about the **lack of community engagement** in planning for these new areas of their community. The stated housing types are stated to serve elders and low-income individuals who can particularly benefit from access to services and varied transportation options, making development at the urban edge more challenging. Insights from elders and low-income individuals in these same communities can add valuable community knowledge for planning effective communities that provide meaningful services and connections. We also see this is an issue to assess as these projects move forward in the coming years.

Thank you for considering OAPA's testimony on HB 4082,

Sincerely,

A handwritten signature in blue ink, appearing to read "Tabitha Boschetti".

Tabitha Boschetti
Chair, Legislative and Policy Affairs Committee
Oregon Chapter of the American Planning Association
www.oregonapa.org