



February 9, 2026

Representative Pam Marsh, Chair
House Committee on Housing and Homelessness
900 Court St. NE
Salem, OR 97301

Re: HB 4037 – Support with -10 Amendment (2/9/26)

Chair Marsh, Vice-Chairs Andersen and Breese-Iverson, and Members of the Committee:

The City of Hillsboro appreciates this committee's continued commitment to increase housing production in Oregon. Hillsboro remains committed to reducing barriers to housing production and providing excellent customer service throughout the development application process.

Our initial concerns with HB 4037 centered on provisions within the introduced bill, which adds additional land use regulations for housing that are unclear and overcomplicate existing language within statute. We support the adoption of the -10 amendment, which adequately addresses concerns we had with Sections 14, 17 and 19. We support the removal of section 14.

Sections 17 and 19 focus on land use procedures for housing applications that as introduced were unclear and limited review of housing applications. The bill originally removed the ability for jurisdictions to add conditions of approval to housing applications, prohibited public hearings, limited public notices and eliminated local appeals. The -10 amendment retains ORS language allowing jurisdictions to add conditions of approval to applications, which is an important tool for jurisdictions to approve an application that is not perfect as it stands and instead approve with conditions.

The -10 amendment expands the previously limited public noticing allowances – from adjacent properties only, to properties within 100 feet of the application or 500 feet for developments of 20 units or more. We support this change, and agree with the operative language remaining “may” as originally proposed. This allows Cities to elect to notice housing applications should they so choose. We have no issue with the prohibition on holding a hearing for housing applications as this is not inconsistent with our current procedures for housing applications and further reinforces the requirement for review of these applications to be based on clear and objective standards.

Planning Division

Section 19, as originally written, was not implementable as it was unclear what projects it applied to. We appreciate that the new 90-day deadline was removed in the -10 amendment.

Lastly, we agree with the delayed effective date for Section 17 as July 1, 2026. Senate Bill 974, passed in 2025, contained procedural changes to certain land use applications including Planned Unit Developments, certain residential zone changes and variances to residential approval standards. These procedural changes were to ORS 197A and prohibited jurisdictions from holding a public hearing to make an initial decision on these specific applications. The language proposed in Sections 17 of this bill makes additional revisions to 197A with procedural changes to review of housing applications that aligns with the language passed in SB 974 and this would allow jurisdictions to implement them concurrently.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Rachel Marble". The signature is written in a cursive, flowing style.

Rachel Marble

Code and Policy Project Manager
City of Hillsboro Community Development Department
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