



American Planning Association
Oregon Chapter

Creating Great Communities for All

February 5, 2026

To: House Committee on Housing and Homelessness

Re: **HB 4035**

Position: **OPPOSE**

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 4035**.

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.

This proposal would change some of the details of HB 1537 (2024 Session), now ch. 110, Or. Laws 2024. Some portions of the proposal expand the exemptions from the processes for amendments of urban growth boundaries (UGBs), such as increasing the areas that are exempt. Others place some limitations on the 2024 exemptions, such as time limits on their use.

Ultimately, there is no clear justification showing this legislation is necessary. There cannot yet be a clear track record showing the current processes, including the one-time exception adopted just last spring, are inadequate for adding land to UGBs.

Expanding these exceptions by adding applicable acreage evades more thoughtful processes to examine local needs and existing candidate lands to meet community needs, and instead stands to benefit a narrow set of property owners. These locations

may not necessarily provide the most community benefit or be the most logical places for extending urban services. This has the outcome of the legislature inappropriately choosing winners and losers rather than allowing for each city to plan for growth that make sense in their unique context and to oversee the implementation of Oregon's statewide planning goals.

Aspects of this bill that provide clarification, including adding specificity over the undefined use of "undeveloped" are helpful for predictable implementation but could be added to technical fixes under HB 4037 or otherwise adopted without also expanding this exception.

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