



American Planning Association  
**Oregon Chapter**

*Creating Great Communities for All*

March 4, 2021

Representative Julie Fahey, Chair  
Representative WIInsvey Campos, Vice-Chair  
Representative Lily Morgan, Vice-Chair  
House Committee On Housing  
Salem, OR 97301

RE: Testimony from the Oregon Chapter of the American Planning Association in Opposition to HB 3072

Dear Chair Fahey, Vice Chairs Campos and Morgan, and Members of the Committee:

This letter provides testimony from the Oregon Chapter of the American Planning Association (OAPA) in opposition to HB 3072. OAPA is an independent, statewide, not-for-profit educational organization of more than 800 planners from across the state who work for cities, counties, special districts, state agencies, tribes, community-based organizations, universities, and private firms. We provide leadership in the development of vital communities by advocating excellence in community planning, promoting education and resident empowerment, and providing the tools and support necessary to meet the challenges of growth and change. OAPA supports sustainable communities and works to enhance the quality of life for current and future generations by helping to create and stabilize places that are equitable, healthy, and resilient and provide ongoing economic, environmental, and social benefits.

OAPA's Board approved 2021 Legislative Priorities include: "Address the housing crisis," and "Advocate for Oregon's planning program," among others, and is the lens through which this testimony is provided.

OAPA strongly opposes HB 3072. OAPA has reviewed the proposed legislation, and while we support efforts to address the housing crisis in Oregon as described in our Legislative Priorities, we believe that the existing planning process for Urban Growth Boundary (UGB) expansions works and should not be preempted. OAPA's legislative priority to "Advocate for Oregon's planning program" includes opposing efforts to weaken that program. This bill would do just that.

We thus oppose SB 3072. The following are specific reasons:

- The bill would require workforce housing to be concentrated on the urban fringe relatively far from jobs and services, and it would remove the ability of cities and Metro to appropriately designate areas for all housing types. This is not an effective approach to meeting our current and future housing needs.
- The UGB already accommodates all housing types, and cities are required to demonstrate through a housing needs analysis that the expansion is needed to accommodate future growth. Land supply is not the issue.

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- HB 2001 (2019 Regular Session) effectively ended single family zoning across the state. HB 2001 allows the so-called missing middle housing in areas that were previously zoned for single family housing. HB 2001 will certainly increase the supply of workforce housing within the existing UGB, and will do so in ways that yield lower-cost housing for Oregon's working families
- Urban growth boundaries have a 20-year land supply within them, so there is no need to expand them for uses that will demand urban facilities and services that have neither been planned for, nor financed, leaving the public to pay for them, unless the burden is placed on those who seek to live in that housing (making it nearly impossible to deliver this new greenfield housing at an affordable price point). In either case, there is little relief given to those who need it most.
- One of the central elements of Oregon's planning system is the use of accurate data to make projections and help communities determine their land needs, so they can plan and designate sufficient lands to meet their needs. Allowing certain uses to preempt the system and "bust the boundary" invites similar legislative interventions that circumvent an UGB system that is generally working well.
- Finally, HB 3072 as written "requires" the local government to expand its UGB under the terms of the bill. The community has no say in the manner, and the city has no other options should they choose to explore them (e.g. rezoning area inside the UGB).

For all these reasons, this proposal is not an effective approach to meeting our workforce housing needs. OAPA would welcome future dialogue with legislators and others on alternatives that are more likely to deliver their intended result

Thank you for your time and attention to our testimony. OAPA recommends that HB 3072 be tabled.

Sincerely,



Aaron Ray, AICP, President  
Board of Directors



Eunice Kim, AICP, Chair  
Legislative and Policy Affairs Committee