



American Planning Association

Oregon Chapter

Creating Great Communities for All

February 12, 2026

To: Senate Committee on Housing and Homelessness

Re: SB 1578

Position: Oppose

Dear Chair Pham, Vice-Chair Anderson and members of the committee:

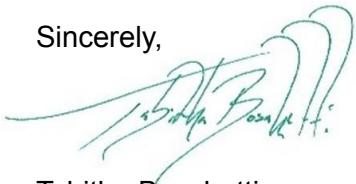
The Oregon Chapter of the American Planning Association (OAPA) appreciates the opportunity to provide testimony on SB 1578.

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 bill creates a path for rural counties to rezone up to 50 acres of agricultural or forest lands for residential subdivisions without following established practices that allow for planned growth. The planned densities in these locations and lack of comprehensive planning pose broader community risks such as failing to accommodate appropriate septic systems, potentially leading to health risks and environmental damage.

This bill additionally makes no guarantees to directly provide affordable housing types. Many rural communities lack mechanisms for affordable housing creation and it is likely that this mechanism will only be used for housing at the high end of the market. **Effectively, this serves as a land grab for a narrow set of interests without providing more sustainable solutions. We urge you to vote no on moving this bill forward.**

Sincerely,



Tabitha Boschetti

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