



JACKSON COUNTY

Oregon

Board of Commissioners

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10 South Oakdale, Room 214
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February 7, 2024

Senator Kayse Jama, Chair
State of Oregon
Senate Committee on Housing and Development
900 Court Street NE, S-409
Salem OR 97301
Sen.KayseJama@oregonlegislature.gov

Senator Dick Anderson, Vice-Chair
State of Oregon
Senate Committee on Housing and Development
900 Court Street NE, S-303
Salem OR 97301
Sen.DickAnderson@oregonlegislature.gov

RE: Comments Regarding Oregon Senate Bill 1537 (2024)

Dear Chair Jama, Vice-Chair Anderson, and Members of the Senate Committee on Housing and Development:

We, the Jackson County Board of Commissioners, support your efforts to allow local jurisdictions significant new regulatory options that increase land supply for housing development through a one-time urban growth boundary (UGB) amendment option. The housing shortages across all income levels is a major problem for businesses in Jackson County. Many businesses find themselves at a competitive disadvantage in regional and nationwide labor markets due to constrained housing supplies and elevated housing prices. We appreciate your efforts to expand land supplies for housing and economic development.

The UGB inclusion is a major regulatory step in the economic development process. Detailed infrastructure planning and engineering is not cost-effective until land is included within a UGB. Infrastructure construction often takes several years to design and even longer to complete; the marginal costs to plan infrastructure for larger areas of land is low relative to the overall costs. Thus, planning adequate land areas for growth creates economies of scale that is important for cost-effective infrastructure delivery. Reduced development costs combined with more construction-ready land will increase market competitiveness by making end products more affordable.

Jackson County supports the one-time UGB amendment, and recommends it be crafted to allow straightforward implementation for all Oregon jurisdictions. This straightforward implementation should not include burdensome requirements, which will defeat the purpose of these crucial changes. Any requirements should not exclude a jurisdiction's ability to participate. Similarly, Jackson County appreciates your support, and the legislature's decision to pass the other one-time UGB expansion bill to support the semi-conductor industry. These legislative actions, in combination with infrastructure funding support, will help address acute land supply issues.

Chair Jama
Vice-Chair Anderson
February 7, 2024
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With Jackson County's support of the above described legislative efforts, we also recommend a more fundamental review of the statewide land use program. Helpful as they are, these one-off land use stopgap bills do not address the root causes in our current land use regulatory system that helped create the aforementioned problems in the first place. Getting these stopgap measures enacted is a major achievement, but Jackson County encourages you to build on these successes moving forward and make lasting adjustments to the State's land use system that will support the economies of all counties throughout our State.

Sincerely,

JACKSON COUNTY BOARD OF COMMISSIONERS



Rick Dyer, Chair



Dave Dotterer, Commissioner



Colleen Roberts, Commissioner

:jh/kk

By: Electronic Submission