An aerial photograph of a lush green golf course. In the center, a golfer in white is positioned on a green. To the right, another golfer in a light green shirt and dark shorts is standing near a red flag on a green. The background shows rolling hills and a small stream. The text is overlaid on the left side of the image.

**A way out of the  
housing crisis** through  
the greatest game on  
earth. *Golf.*

BRYAN IVERSON, CHIEF OF STAFF, SENATOR DICK ANDERSON | MAY 21, 2025





**UGB**

- the only places we can build in Oregon



# 213 GOLF COURSES

145 public

39 private

29 municipal

82% of all courses are public (*74% national*)

# 20,000 acres



# ORS 215.283

Uses permitted in exclusive farm use zones in non-marginal lands counties

- ✓ 26 permitted uses outright now
- ✓ Including wineries, breweries, ciders
- ✓ With local approvals, hundreds
- ✓ Including golf courses
  - ✓ Non high value farmland
  - ✓ Even high value farmland but conditions including being West of highway 101 with certain soil types.

# Golf courses on EFU Land

Homes

Sunset Lake  
Public Park

The Nest Bakery

Homes

Astoria  
Golf Shop

101

IVY LOO ACRES LN

TURLAY

PARK RD

LAKE VIEW RD

SUNSET LAKE RD



# A great opportunity for **building homes**

- ✓ Already near other homes
- ✓ Infrastructure in place
- ✓ Great opportunity for land
- ✓ Step up homes to open up first time homes
- ✓ Expand middle housing opportunities
- ✓ Net gain to property tax base for counties/cities

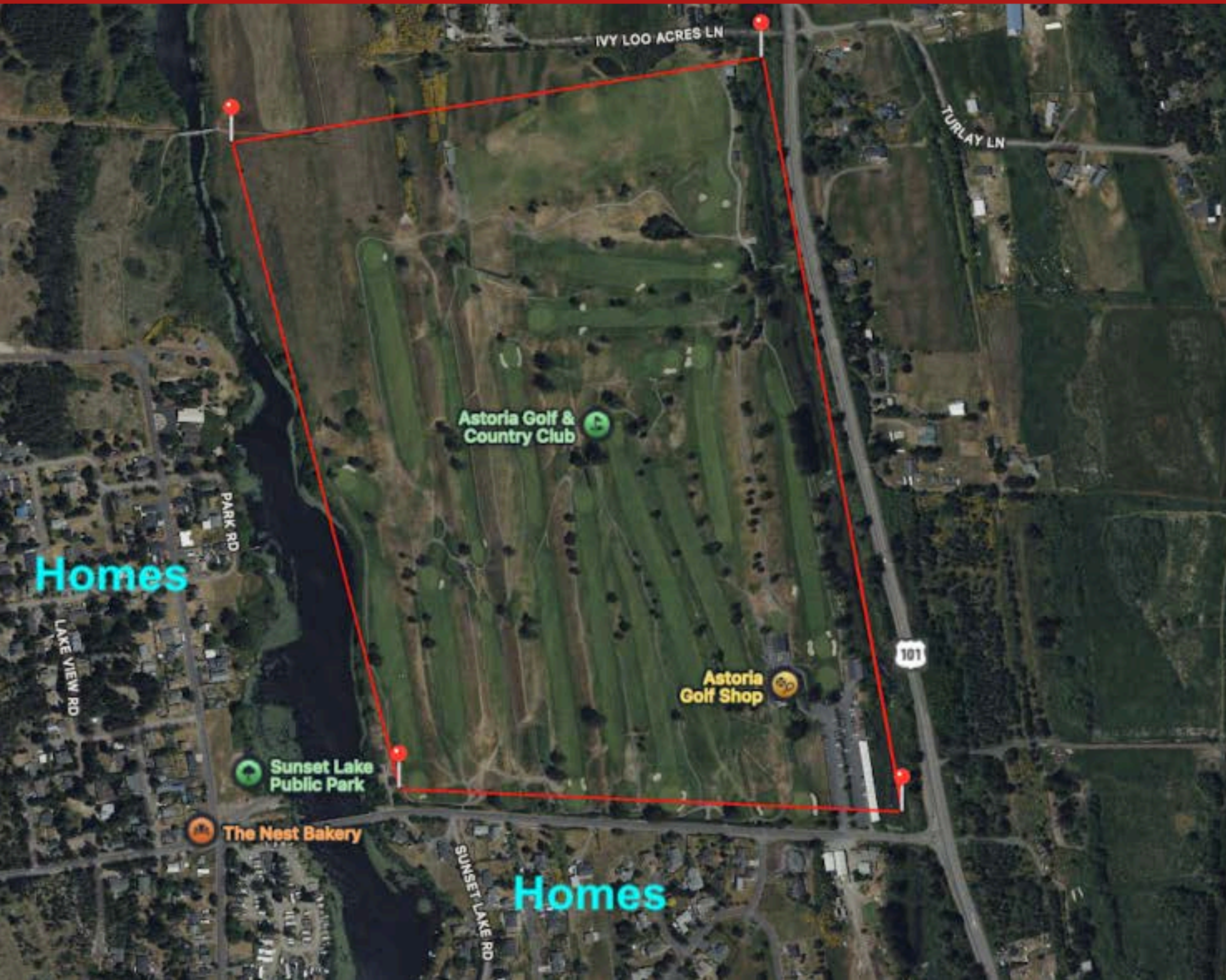
# Golf courses near **UGBs**



# Warrenton/Astoria

**1 mile** from UGB

**103+** acres of land - no homes





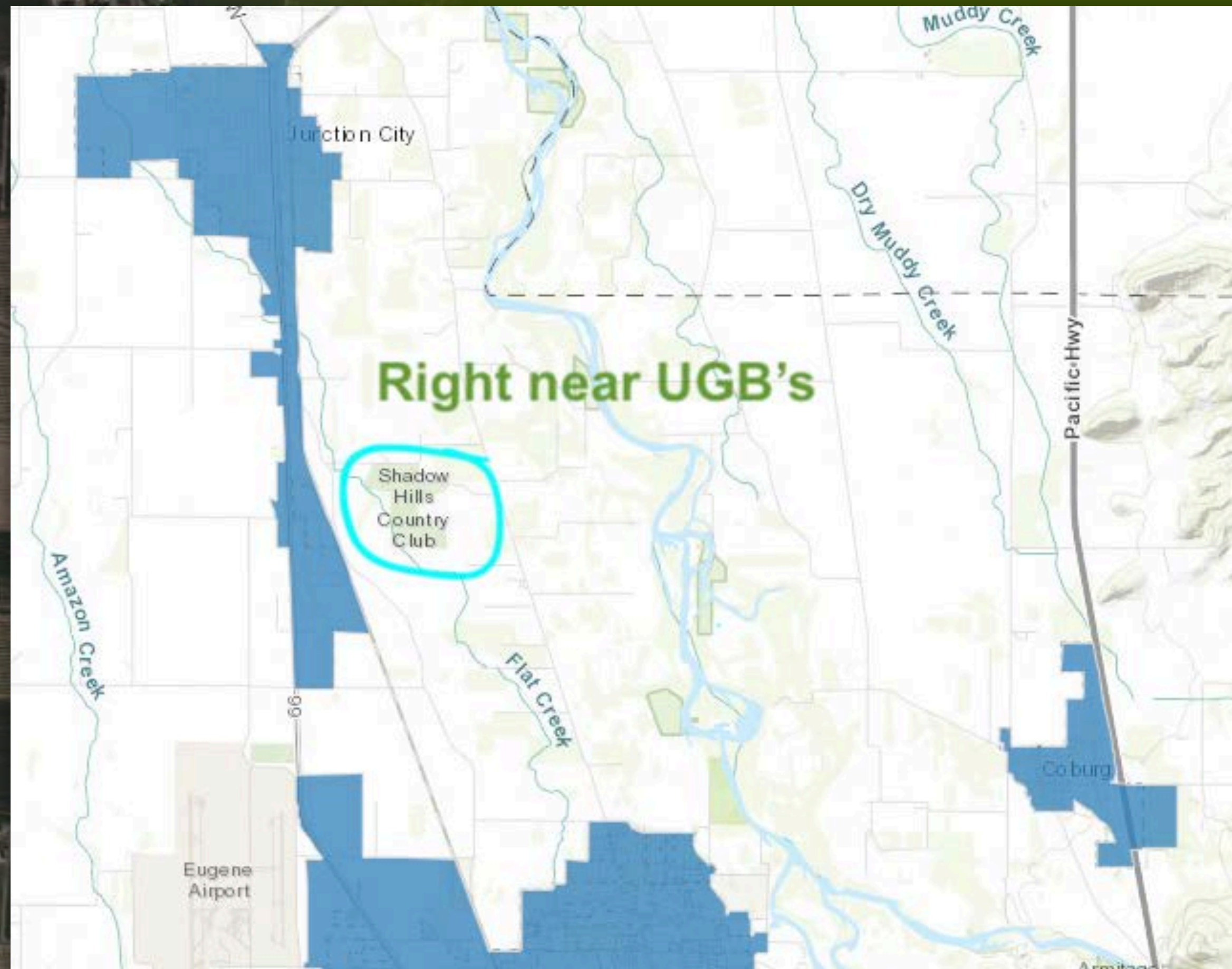
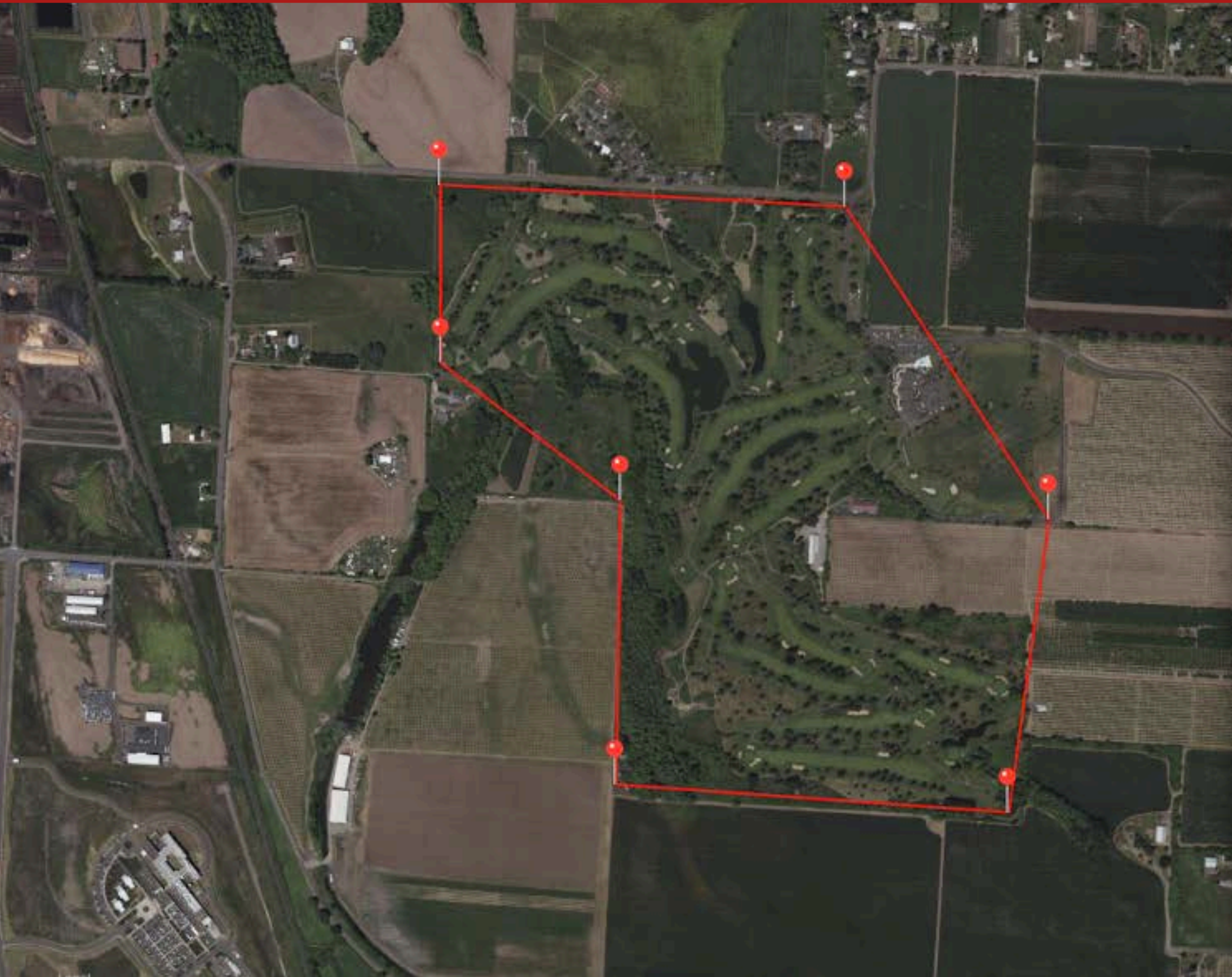




# Junction City

**Right next to** the UGB

**250+** acres of land - no homes





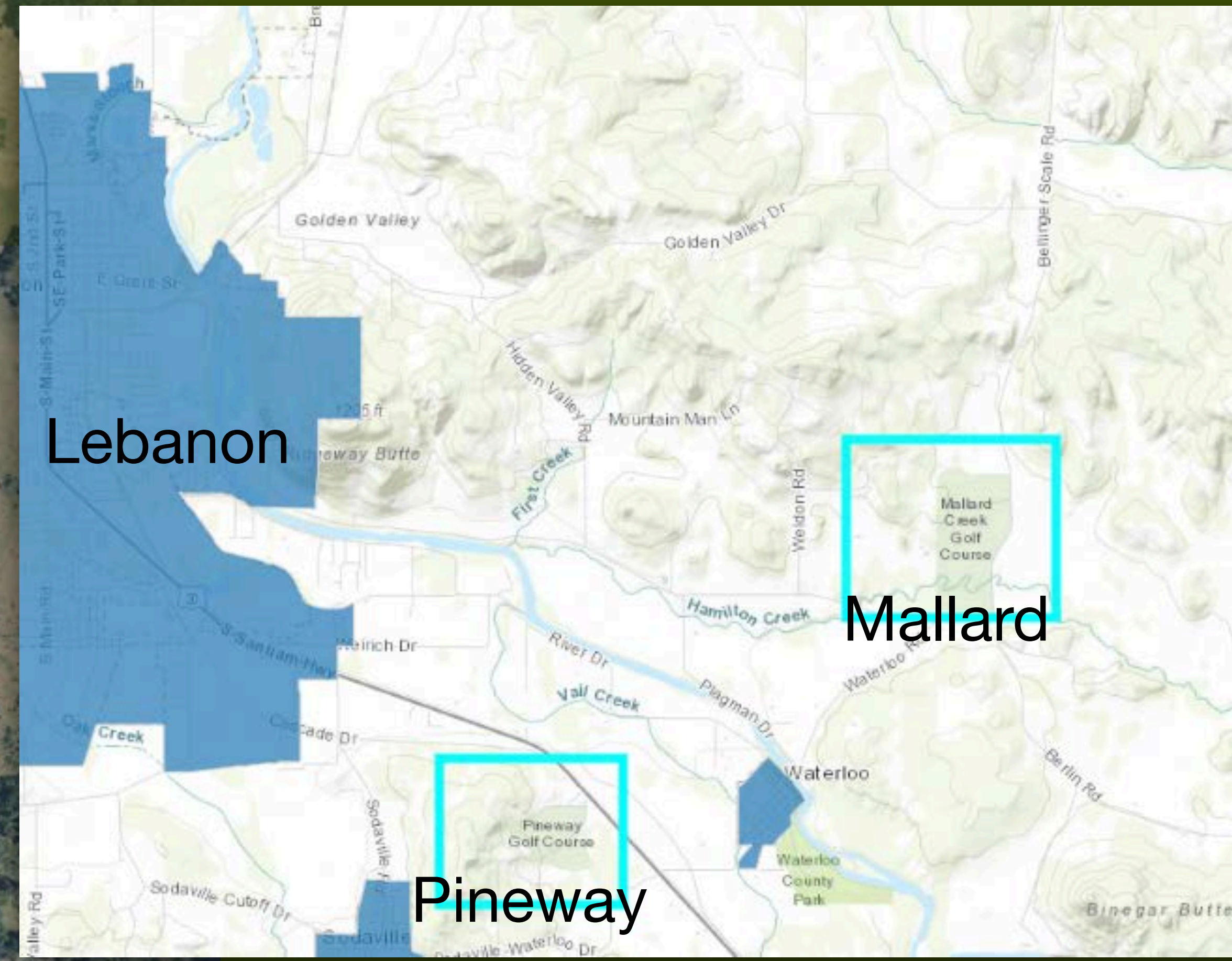
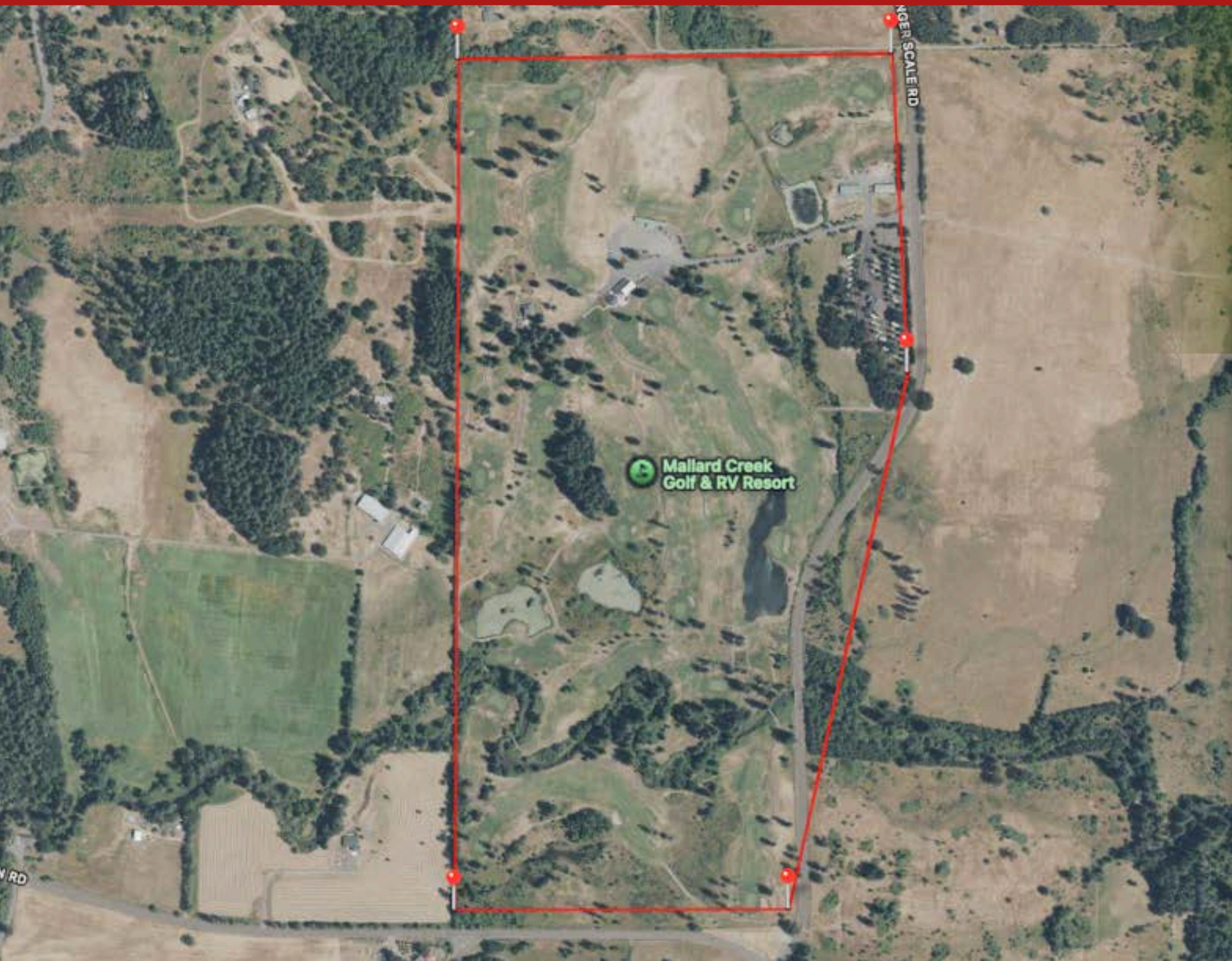
DEEP DIVE INTO A PROJECT

# Mallard Creek Golf

**Non-prime** farm land

**200** acres

**RV park** already





DEEP DIVE INTO A PROJECT

# Mallard Creek Golf





DEEP DIVE INTO A PROJECT

# Mallard Creek Golf

Mallard Creek Golf and R...


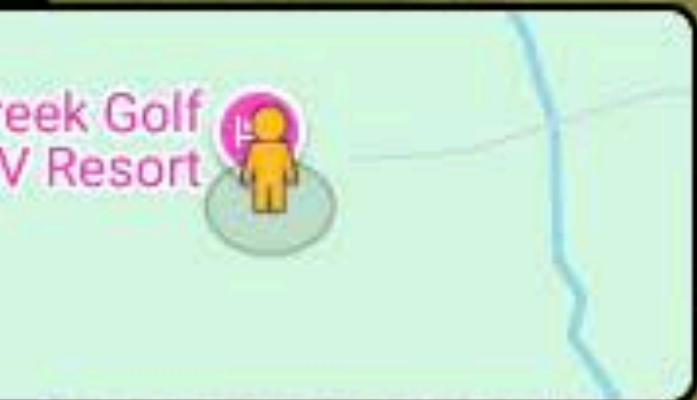
 Colby Coleman

Photo - Jun 2018



Google





# Mallard Creek Golf

## Building homes & opportunities

- ✓ Current RV park - under utilized for just short periods of time during year
- ✓ Land is perfect for some conversion to homes
- ✓ Golf course remains a viable entity for decades to come
- ✓ Creates new tax revenue and frees up homes in nearby Lebanon







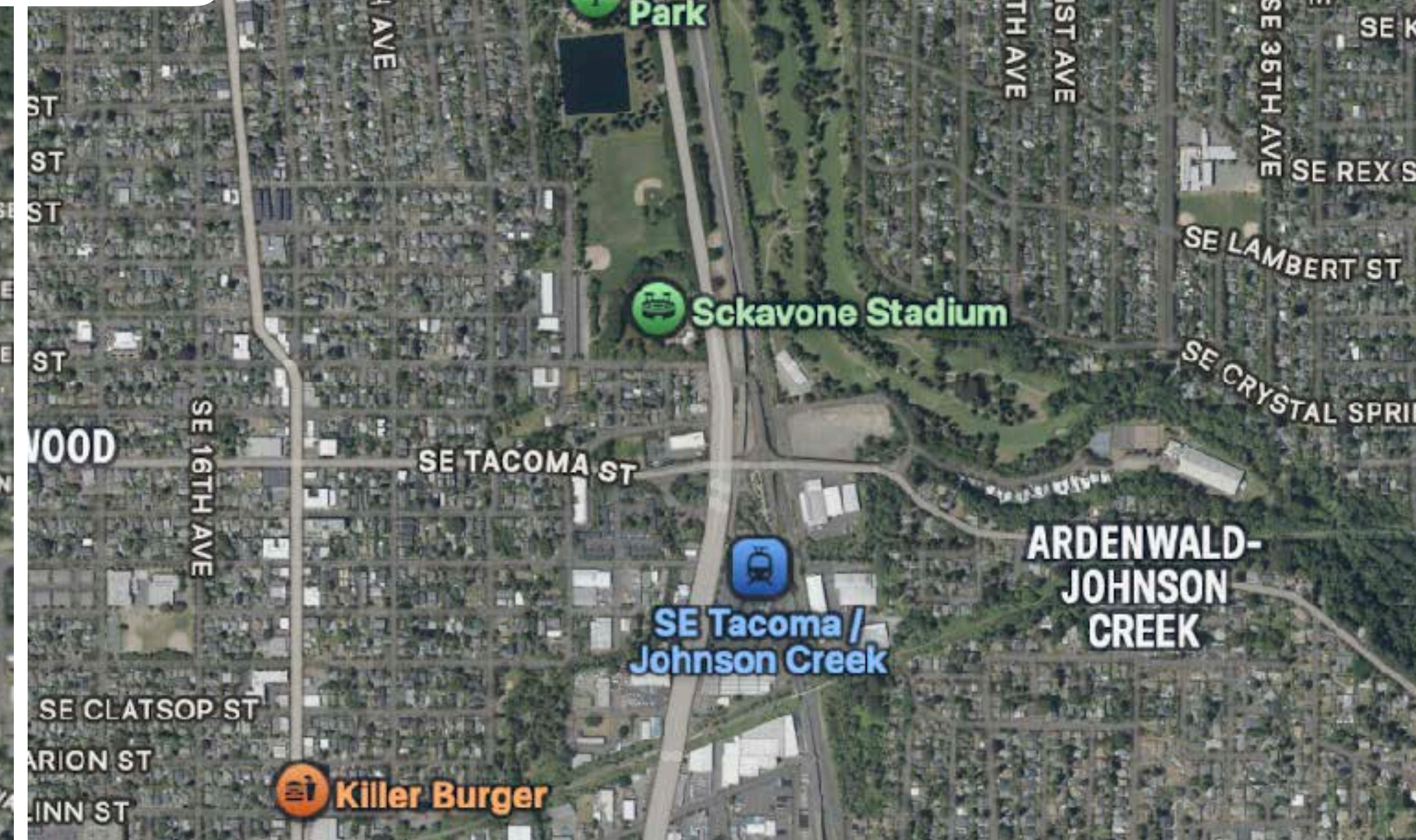




**Infill**

opportunities?

**150 acres**

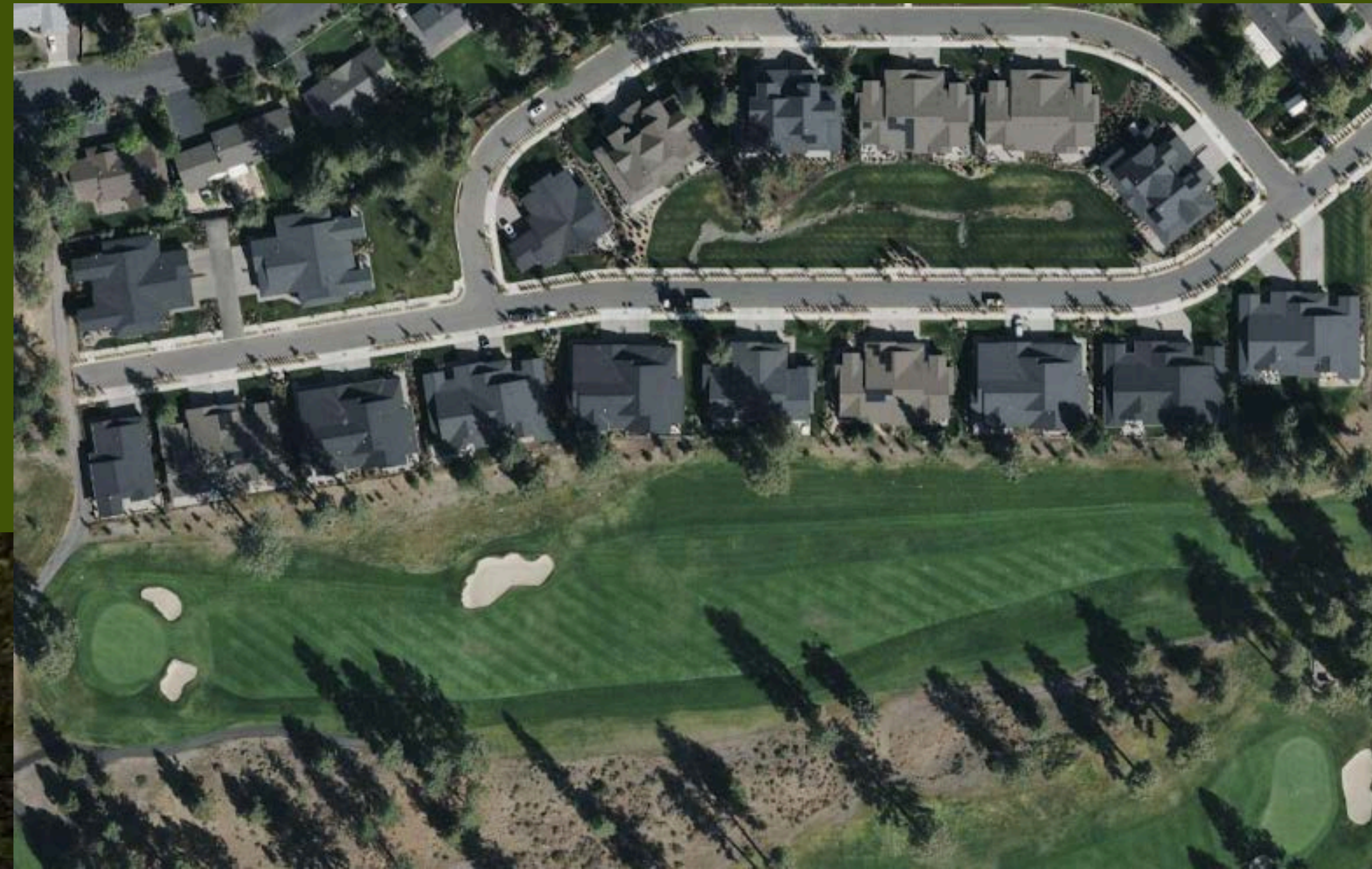


**150 acres**

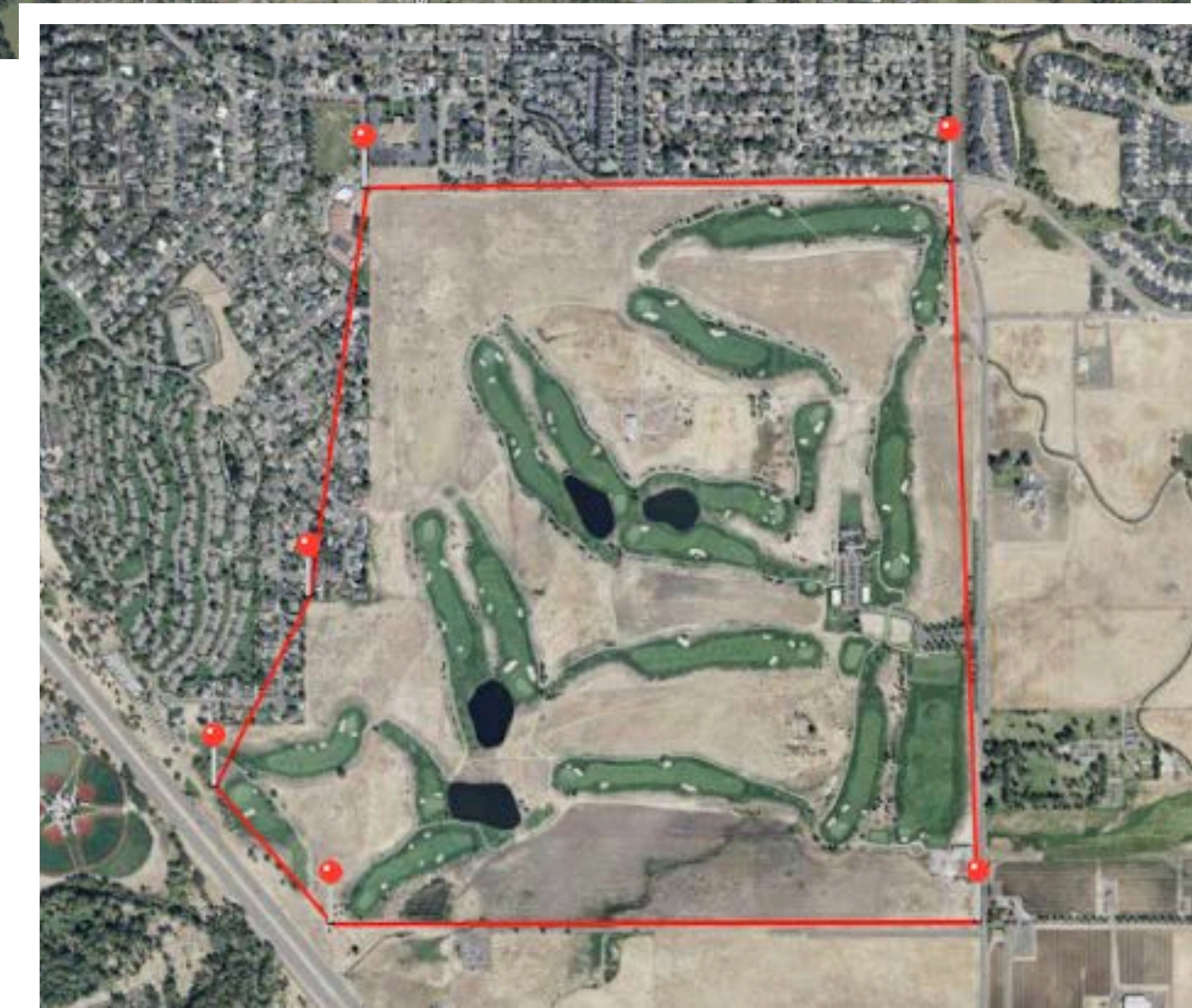


# Bend Golf and Country Club

## Infill Work







# Great opportunities as well within UGB

Salem

Oregon City

Medford



# What this bill **will do**

WORKING THROUGH THE DETAILS IN THE INTERIM

- ✓ Up to 30% of the golf course tract can be used for housing
- ✓ Homes have to be less than 2 acres but not smaller than 1/4 acre
- ✓ Community water system required
- ✓ Middle housing requirement of 20% of the housing acreage.
- ✓ Opt-in for counties and golf courses. Must be in operation by 2027.





# How this **benefits Oregonians**

- ✓ All types and price ranges are needed in Oregon. Step up homes will open up first time home buyer opportunities in town/cities.
- ✓ Homes on golf courses will increase sorely needed local property taxes for counties. (Do we add an additional golf course home tax for local schools and fire departments)
- ✓ Keeps rich farmlands from getting targeted sooner with UGB growth
- ✓ Quicker expansion of buildable lands for homes, with current infrastructure areas
- ✓ Opportunities for renters and lower income to experience living on a golf course
- ✓ Stability for golf courses, so they can exist for decades





**BRYAN IVERSON, CHIEF OF STAFF, SENATOR DICK ANDERSON | MAY 14, 2025**