



Chair Pham, Vice-Chair Anderson, and members of the Senate Committee on Housing & Development,

Oregon REALTORS® thanks you for the opportunity to provide testimony in support of SB 967. For background, Oregon REALTORS® is an industry association comprised of roughly 18,000 members who work as real estate brokers, real estate principal brokers, real estate property managers, and affiliated industry professionals.

SB 967 is commonsense legislation. Land added to a city's urban growth boundary (UGB) is not immediately available to develop into its intended use. This is because, typically, the land added to a city's UGB is not instantly annexed by the city. Instead, the land remains under the jurisdiction of the county, even though it is intended for future urban uses.

This creates a planning challenge. For example, imagine the land added to a city's UGB is intended for the development of a new subdivision. Ideally, the land would be managed by the county in a manner that optimizes patterns of parcelization and development to align with the desired future subdivision. But this is not always the case. In fact, [a study by Rebecca Lewis and Robert Parker](#) at the University of Oregon found that most city planners are not aware of development occurring in the unincorporated areas of their UGB, because this development is managed by the county.

If the land is not developed in a way that aligns with the intended future urban use, the eventual land use efficiency becomes suboptimal, and more land is needed to achieve the desired development. Because Oregon's stringent land use laws make it difficult to add land to a UGB, misalignment between the city's plans for the land and the county's approved development patterns is a detriment to needed development.

SB 967 is a commonsense fix to this problem because it allows a city and county to coordinate the development of unincorporated areas within a UGB by entering into an intergovernmental agreement. These agreements would help ensure that development that occurs prior to annexation by the city is aligned with the lands intended future use.

Oregon REALTORS® asks that you vote YES on SB 967. Thank you for your time and consideration of our comments.