



OREGON PROPERTY OWNERS
— ASSOCIATION —

Senate Committee on Housing and Development
Testimony in Support of SB 462

Chair Pham, members of the Committee,

Thank you for the opportunity to provide comments today in support of SB 462. By way of background, the Oregon Property Owners Association has represented Oregon property owners before the legislature, local governments, state agencies and Oregon courts for nearly 40 years, with more than 12,000 contributors across the state, including all 36 Oregon counties.

Goal of SB 462:

Land use planners play a pivotal role in shaping housing outcomes in Oregon. In their many roles, they have direct influence over comprehensive plans, land use regulations, and the issuance of permits. Their decisions impact the supply of buildable land, the type of housing that can be constructed, and the infrastructure that supports these developments. Their strategic planning, involvement in the legislative process, and regulatory oversight directly affect housing market dynamics.

Unfortunately, there is sometimes a disconnect between planners and applicants that can cause significant conflict and barriers to housing development. SB 462 is intended to bridge the gap between planning departments, private property owners, and the homebuilding industry through education.

Fostering a mutual understanding of the basic economic principles related to land development, societal benefits of property ownership, and the economic impacts of regulation, SB 462 can enhance the planning process. By establishing a shared foundation of knowledge, planning departments and applicants will be able to work together more effectively to address the ongoing housing crisis.

Technical Amendments Are Needed:

While SB 462 as introduced establishes the intention behind the bill, there are several technical amendments needed. Additionally, OPOA has heard concerns from other organizations and stakeholders regarding the scope of the bill and how it is to be implemented. OPOA understands these concerns and intends to work with stakeholders on an amendment addressing these issues.

Some of the clarifications needed include:

- Removing the exemption for employees of the Land Conservation and Development Commission.

- Limiting the scope of the requirements to apply only to those engaged in the practice of land use planning and not employees of departments unrelated to planning.
- Removing reference to “testing” as that is a scrivener’s error.
- Clarifying the qualifications for those involved in the teaching and development of the course.

Thank you for the opportunity to provide these comments today. We look forward to working with the Committee and other stakeholders on this legislation. Please do not hesitate to reach out to us with any questions or concerns.

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