



Chair Marsh, Vice-Chairs Andersen and Breese-Iverson, and members of the House Committee on Housing and Homelessness,

Thank you for the opportunity to provide testimony in support of HB 2647 with the -3 amendments. For background, Oregon REALTORS® is an industry association comprised of roughly 18,000 members who work as real estate brokers, principal real estate brokers, real estate property managers, and affiliated industry professionals. In turn, our members represent hundreds of thousands of Oregonians in real property transactions.

HB 2647 with the -3 amendments would authorize the City of Monmouth to conduct a one-time urban growth boundary (UGB) amendment in lieu of the one-time UGB amendment process established by SB 1537 (2024). The alternative process established by the -3 amendments would simultaneously increase buildable residential land supply while shrinking the current UGB by 15 acres—as 90 acres would be removed and only 75 acres would be added through a land swap.

There is a clear need for this legislation. The City of Monmouth is the eighth most rent-burdened city in Oregon, making it clear that land for affordable housing development is needed. The city currently has fewer than 10 serviceable lots available and needs to produce an additional 1,623 housing units over the next 20 years, as determined by the [2024 Oregon Housing Needs Analysis Methodology Report](#) (page 71). More than half of these units are needed for households earning less than 80% of the area median income.

Opponents will argue that a process for land swaps already exists, that land swaps were made easier by SB 1537 (2024), and that the legislature shouldn't circumvent a process that works. These arguments are self-contradictory and therefore moot. If the existing land swap process works, why would the City of Monmouth have gone through the trouble of developing this amendment? If the City of Monmouth was eligible for the process in SB 1537 (2024), why wouldn't the city use it? If either process would be sufficient, why would legislative action be requested?

HB 2647-3 would add buildable residential land, reduce development costs, protect wetlands, flood zones and wildlife corridors, and do so all while shrinking the city's UGB. The only reason for anyone to oppose this bill is to prevent a demonstration of what we and others have been saying for years—housing will be easier to build if we modify our land use processes.

Oregon REALTORS® urges you to reject reflexive opposition to this legislation and to vote YES on HB 2647-3. Thank you for your time and consideration of our testimony.