



JACKSON COUNTY

Oregon

TO: Senate Committee on Housing and Development

FROM: Rick Dyer, Chair
Jackson County Board of Commissioners

DATE: February 10, 2026

RE: SUPPORT for SB 1578 – Prioritizing Property Rights and Rural Housing

I am writing to urge your support for SB 1578. This bill offers a common-sense solution to Oregon's housing crisis by empowering rural landowners and modernizing land-use regulations.

SB 1578 restores property rights and reasonable use. The bill recognizes that the “one-size-fits-all” approach to land use has left rural property owners with limited options. By allowing for the rezoning of up to 50 acres for residential use in low-density counties, this bill restores the principle of reasonable use. It allows landowners to adapt to current economic realities while maintaining the character of their communities.

The housing crisis is not strictly an urban issue; our frontier counties face a desperate lack of inventory for the workforce and seniors. This bill addresses the shortage by:

- **Encouraging Efficiency:** Requiring a density of at least five units per acre ensures that new developments are compact and sustainable.
- **Creating “Missing Middle” Housing:** By capping unit sizes at 1,200 square feet, the bill incentivizes the construction of naturally affordable, entry-level homes.
- **Supporting Farm Families:** Expanding ADU allowances (up to 2,500 sq. ft. in certain zones) allows multi-generational families to remain on their land, providing essential support for Oregon’s agricultural economy.

SB 1578 is a balanced measure that respects private property rights while providing a necessary “pressure valve” for the housing market. It empowers local counties to approve developments that make sense for their specific geography and needs.

I urge a YES vote on SB 1578.