



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

Thank you for the opportunity to provide testimony in support to HB 4108. 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 across the state.

HB 4108 allows a city to annex noncontiguous lands into the city upon receipt of a petition by the property owner(s). Critically, the bill allows a city to annex the property without holding a public hearing if the land is within the city's urban growth boundary (UGB), the land is zoned for residential or mixed use, the land is connected to city utilities, and the land is accessible by a public road.

HB 4108 is a commonsense solution to two problems facing cities and housing developers alike. First is the issue of annexation. Annexing lands can be a complicated process which sometimes requires the decision to be submitted to the electors of the city. When lands are not yet annexed, the county retains land use jurisdiction. The inability of the city to apply urban zoning designations to these lands while they remain under county jurisdiction means the lands are less likely to be developed or redeveloped into needed housing.

Second is the issue of serving lands with utility infrastructure. By requiring these lands to be served with city utilities prior to being annexed under HB 4108, the bill reduces another key barrier to housing development – the ability to serve buildable lands. The cost of serving lands can be quite high in certain circumstances. Ensuring the lands annexed are served by city utilities mitigates this barrier and is likely to improve future housing affordability.

Put simply, HB 4108 allows cities to annex lands, which if unencumbered or appropriately entitled, are potentially development-ready upon annexation.

HB 4108 is a commonsense policy to mitigate two key barriers to housing development – annexation and infrastructure.

Oregon REALTORS® urges you to vote YES on HB 4108.

Thank you for your time and consideration of our comments.