CSA Planning, Ltd
4497 Brownridge, Suite 101
Medford, OR 97504

Telephone 541.779.0569
Fax 541.779.0114

Raul@CSAplanning.com

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House Committee on Housing and Homelessness
Oregon State Legislature
900 Court Street, NE
Salem, OR 97301

RE: Support for HB 4035

Dear Chair Marsh, Vice-Chairs Andersen and Breese-Iverson, and Members of the Committee:

I am writing in support of HB 4035. As a land use planner for nearly 30 years in Oregon, both in the public and private sector, I have worked on many urban and regional growth plans. It is important for our communities to thoroughly consider their long-term urban growth needs with regular comprehensive plan updates. However, that work that can take many years to complete at considerable cost. The ability to accommodate modest one-time expansions prioritizing use of non-resource land for complete, mixed-use neighborhoods actually helps to provide time for cities to fully coordinate and complete their comprehensive plan updates while allowing at least some of the housing that we all know is needed now to be constructed in the meantime.

I do recommend an additional modification to the bill as relates to non-developed tracts greater than 20 acres within existing urban growth boundaries. A non-developable internal tract should also include any constrained by steep slopes (e.g., > 25%) or otherwise requiring access over steep sloped areas (for example, up hillside flank to ridgetop areas), residential lands owned by public agencies or entities that are not available for development (e.g., BLM, public parkland, public utilities land, cemetery land, conservancy groups, etc...) and residential lands that are not subject to natural or historical resource protections. Oftentimes, such lands are designated or zoned for residential use but simply are not and will not be available for residential development.

Very truly yours,

CSA Planning, Ltd.

Raul G. Woerner
Principal