



February 5, 2026

House Committee on Housing and Homelessness
Oregon Legislature

Re: HB 4082 and Proposed Amendment

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

On behalf of the Oregon Farm Bureau (OFB) and our 6,500 members from across the state, thank you for the opportunity to provide our perspective on HB 4082. OFB is the state's most inclusive agriculture organization, proudly representing family farms and ranches that produce more than 220 agricultural commodities. From hops and hazelnuts to cattle, cranberries, and timber with operations spanning from just a few acres to thousands, our members utilize all farming methods including organic, conventional, regenerative, biotech, and even no-tech.

OFB recognizes the importance of thoughtful land use policy to meet real community needs, including housing affordability and housing options for older Oregonians. We appreciate the intent of HB 4082-1 to encourage housing for older persons and to expand manufactured housing opportunities. At the same time, changes to land use thresholds should be approached with caution because they can create permanent consequences for Oregon's working land base.

OFB supports the use of Urban Growth Boundaries as a tool to protect agricultural land, and we are concerned whenever we observe a proposed reduction in established criteria for UGB expansion. This theme is central to our concerns with HB 4082-1.

HB 4082-1 lowers key thresholds that normally discipline and limit boundary expansions. For example, it provides that a city using this option "is not required to demonstrate need for housing lands or affordable housing" under the referenced program section. A need demonstration is not just a procedural step. It is a fundamental safeguard that helps keep

UGB changes targeted, justified, and connected to long-term planning rather than convenience or short-term opportunity.

HB 4082-1 also expands eligibility by allowing a city or Metro to add a site for “housing for older persons or manufactured dwellings or manufactured dwelling parks, including existing units or parks.” When eligibility is broadened and the need threshold is lowered, the predictable result is that more proposals will be able to trigger UGB amendments. Each expansion—regardless of how the land is later “designated”—creates new market pressure, speculation, and land-use conflict at the edge of urbanization. Those pressures are felt by farms and ranches first.

OFB believes that expansions on land protected under Goal 3 must not impair the agricultural environment and infrastructure needed to produce food and fiber for current and future generations. OFB also identifies the kinds of high-value agricultural soils and lands where UGB expansion should not occur. In our view, HB 4082-1 moves away from that careful approach by making it easier to reach the point where an expansion occurs.

HB 4082-1 requires Metro to adopt UGB amendments if it determines a petition complies, and it states Metro “may not conduct a hearing” to review or select petitions or adopt amendments under this section. OFB policy favors land use planning through community effort with landowner participation. Limiting public process and hearings is concerning because UGB expansions can directly affect neighboring farm operations through increased complaints, trespass, conflicts over noise and odors, and pressure on farm practices that are otherwise lawful and accepted.

OFB emphasizes that Right to Farm protections must be preserved and strengthened, and it also states that the parcel owner whose use requires a buffer from agricultural practices is responsible for supplying that buffer. Expanding residential development near farms without strong farmland protections increases the likelihood of conflict and calls for restrictions on agricultural practices—conflicts that become harder to manage once land is urbanized.

Oregon Farm Bureau is alarmed by the direction of HB 4082-1 because the bill’s threshold and process changes are likely to create additional and compounding pressures on existing farmland, regardless of subsequent zoning designation. We believe this outcome should be generally discouraged as a matter of sound land use policy.

For these reasons, without specific protections for existing farmland, including protections that prevent UGB expansion onto agricultural soils and lands, Oregon Farm Bureau is opposed to HB 4082-1.

Thank you for the opportunity to submit testimony for the record.

Sincerely,

A handwritten signature in black ink, appearing to read "RJ Krabill".

Ryan J. Krabill
Oregon Farm Bureau