**From:** CARPENTER Mina * DLCD
**To:** JININGS Jon * DLCD; MASON Palmer * DLCD; WILLIAMSON Angela * DLCD
**Subject:** Comment Submission: Housing in Unincorporated Communities
**Date:** Tuesday, November 17, 2026 7:43:07 PM

---

To view the PDF of this rulemaking comment, please visit the SharePoint Library here.

Name: Jeffrey Jensen
Email: jensenje@comcast.net
Rule: Housing in Unincorporated Communities
Organization or affiliation (optional):
Comment: I am writing to express my concerns regarding the proposed rule changes affecting Oregon's unincorporated communities. Oregon's statewide land use program has long helped protect our farms, forests, natural resources, and rural character while directing growth into existing cities and towns where infrastructure, services, schools, and employment opportunities already exist. Any significant changes to policies governing unincorporated communities should be based on clear evidence and careful analysis. At present, the proposed rulemaking appears to move forward without adequate information about the communities that would be affected. Before adopting rules that could enable additional residential and commercial development in more than 200 diverse unincorporated communities, LCDC should first gather and evaluate basic information about existing conditions, including available housing, infrastructure capacity, water and wastewater systems, environmental constraints, wildfire risks, and local housing needs. I am also concerned that the proposed changes may not effectively address the housing needs of rural workers and local residents. Instead, they could encourage development that serves second-home owners, vacation rentals, or speculative investment, increasing development pressure in rural areas without improving housing affordability for the people who live and work there. In addition, expanding development opportunities in unincorporated communities could create unfair competition with nearby cities and towns that are already struggling to secure funding for essential infrastructure. Limited public resources should be directed toward upgrading water systems, sewer systems, transportation networks, and housing capacity within existing urban growth boundaries. These communities already provide the services, businesses, schools, and employment opportunities that support long-term economic vitality. If Oregon's goal is to create more housing more quickly, investments should focus on strengthening existing cities and towns rather than promoting dispersed rural development. Growth within established communities is more efficient, more cost-effective for taxpayers, and more consistent with Oregon's longstanding commitment to reducing sprawl and protecting working lands and natural resources. I respectfully urge LCDC to pause this rulemaking until comprehensive data has been collected and analyzed. Any future proposals should be guided by demonstrated local housing needs and by Oregon's fundamental land use planning goals, which have successfully balanced growth and conservation for decades. Thank you for your consideration and for your service to the people of Oregon.