

## HOUSE COMMITTEE ON HOUSING AND HOMELESSNESS

April 7, 2025  
01:00 PM

Hearing Room F

**MEMBERS PRESENT:** Rep. Pam Marsh, Chair  
Rep. Tom Andersen, Vice-Chair  
Rep. Vikki Breese-Iverson, Vice-Chair  
Rep. April Dobson  
Rep. Darcey Edwards  
Rep. Lisa Fragala  
Rep. Mark Gamba  
Rep. Jeffrey Helfrich  
Rep. Cyrus Javadi  
Rep. Emerson Levy  
Rep. Kevin Mannix  
Rep. Nathan Sosa

**STAFF PRESENT:** Iva Sokolovska, LPRO Analyst  
Joe Alvarado, Committee Assistant

**EXHIBITS:** Exhibits from this meeting are available [here](#)

**MEASURES/ISSUES:** HB 2964 – Work Session  
HB 3649 – Work Session  
HB 3921 – Work Session  
HB 3521 – Work Session  
HB 3054 – Work Session  
HB 2258 – Work Session  
HB 3939 – Public Hearing  
HB 3746 – Public Hearing

**00:00:05** Meeting Called to Order

**00:00:06** Chair Marsh

**00:01:42** [HB 2964 - Work Session](#)

**00:01:43** Chair Marsh

**00:01:56** Iva Sokolovska, LPRO Analyst

**00:02:48** MOTION: VICE-CHAIR BREESE-IVERSON MOVES TO ADOPT THE -5 AMENDMENTS

**00:03:05** VOTE: 12-0-0

AYE: DOBSON, EDWARDS, FRAGALA, GAMBA, HELFRICH, JAVADI, E. LEVY, MANNIX, SOSA, ANDERSEN, BREESE-IVERSON, MARSH

**00:03:19** MOTION: VICE-CHAIR BREESE-IVERSON MOVES HB 2964 DO PASS AS AMENDED AND SUBSEQUENT REFERRAL TO THE JOINT COMMITTEE ON WAYS AND MEANS BE RESCINDED

**00:03:49** Rep. Mannix

**00:04:03** VOTE: 12-0-0  
AYE: DOBSON, EDWARDS, FRAGALA, GAMBA, HELFRICH, JAVADI, E. LEVY, MANNIX, SOSA, ANDERSEN, BREESE-IVERSON, MARSH  
CARRIER: REP. GAMBA

**00:04:33** **HB 3649 - Work Session**

**00:04:34** Chair Marsh

**00:04:41** Iva Sokolovska, LPRO Analyst

**00:05:22** MOTION: VICE-CHAIR BREESE-IVERSON MOVES TO ADOPT THE -2 AMENDMENTS

**00:05:36** VOTE: 12-0-0  
AYE: DOBSON, EDWARDS, FRAGALA, GAMBA, HELFRICH, JAVADI, E. LEVY, MANNIX, SOSA, ANDERSEN, BREESE-IVERSON, MARSH

**00:05:50** MOTION: VICE-CHAIR BREESE-IVERSON MOVES HB 3649 DO PASS AS AMENDED AND BE REFERRED TO THE JOINT COMMITTEE ON WAYS AND MEANS BY PRIOR REFERENCE

**00:06:18** VOTE: 12-0-0  
AYE: DOBSON, EDWARDS, FRAGALA, GAMBA, HELFRICH, JAVADI, E. LEVY, MANNIX, SOSA, ANDERSEN, BREESE-IVERSON, MARSH

**00:06:47** **HB 3921 - Work Session**

**00:06:48** Chair Marsh

**00:06:56** Iva Sokolovska, LPRO Analyst

**00:07:15** MOTION: VICE-CHAIR BREESE-IVERSON MOVES HB 3921 DO PASS

**00:07:35** VOTE: 12-0-0  
AYE: DOBSON, EDWARDS, FRAGALA, GAMBA, HELFRICH, JAVADI, E. LEVY, MANNIX, SOSA, ANDERSEN, BREESE-IVERSON, MARSH  
CARRIER: REP. OSBORNE

**00:08:15** **HB 3521 - Work Session**

**00:08:16** Chair Marsh

**00:08:28** Iva Sokolovska, LPRO Analyst

**00:08:56** MOTION: VICE-CHAIR ANDERSEN MOVES TO ADOPT THE -5 AMENDMENTS

**00:09:24** VOTE: 11-1-0  
AYE: DOBSON, EDWARDS, FRAGALA, GAMBA, HELFRICH, JAVADI, E. LEVY, MANNIX, SOSA, ANDERSEN, MARSH  
NAY: BREESE-IVERSON

**00:09:53** MOTION: VICE-CHAIR ANDERSEN MOVES HB 3521 DO PASS AS AMENDED

**00:10:19** Vice-Chair Breese-Iverson

**00:10:31** Rep. Mannix

**00:10:49** VOTE: 8-4-0  
AYE: DOBSON, FRAGALA, GAMBAA, E. LEVY, MANNIX, SOSA,  
ANDERSEN, MARSH  
NAY: EDWARDS, HELFRICH, JAVADI, BREESE-IVERSON  
CARRIER: REP. HARTMAN

**00:11:28** Meeting Recessed  
**00:11:40** Meeting Reconvened

**00:11:58** **HB 3054 - Work Session**  
**00:11:59** Chair Marsh  
**00:12:04** Iva Sokolovska, LPRO Analyst  
**00:13:22** MOTION: VICE-CHAIR ANDERSEN MOVES TO ADOPT THE -2  
AMENDMENTS  
**00:13:57** Rep. Helfrich  
**00:15:12** VOTE: 8-4-0  
AYE: DOBSON, FRAGALA, GAMBAA, JAVADI, E. LEVY, SOSA,  
ANDERSEN, MARSH  
NAY: EDWARDS, HELFRICH, MANNIX, BREESE-IVERSON  
**00:15:46** MOTION: VICE-CHAIR ANDERSEN MOVES HB 3054 DO PASS AS  
AMENDED AND SUBSEQUENT REFERRAL TO THE JOINT  
COMMITTEE ON WAYS AND MEANS BE RESCINDED  
**00:16:16** Vice-Chair Andersen  
**00:16:42** Vice-Chair Breese-Iverson  
**00:17:41** Rep. Javadi  
**00:17:43** Meeting Recessed  
**00:17:51** Meeting Reconvened  
**00:18:29** Rep. Mannix  
**00:19:12** VOTE: 7-5-0  
AYE: DOBSON, FRAGALA, GAMBAA, E. LEVY, SOSA, ANDERSEN,  
MARSH  
NAY: EDWARDS, HELFRICH, JAVADI, MANNIX, BREESE-IVERSON  
CARRIER: REP. MARSH

**00:20:08** **HB 2258 - Work Session**  
**00:20:09** Chair Marsh  
**00:20:16** Iva Sokolovska, LPRO Analyst  
**00:20:45** MOTION: VICE-CHAIR BREESE-IVERSON MOVES TO ADOPT THE -3  
AMENDMENTS  
**00:21:00** VOTE: 12-0-0  
AYE: DOBSON, EDWARDS, FRAGALA, GAMBAA, HELFRICH, JAVADI, E.  
LEVY, MANNIX, SOSA, ANDERSEN, BREESE-IVERSON, MARSH  
**00:21:14** MOTION: VICE-CHAIR BREESE-IVERSON MOVES HB 2258 DO PASS  
AS AMENDED AND BE REFERRED TO THE JOINT COMMITTEE ON  
WAYS AND MEANS  
**00:21:38** Rep. Mannix

**00:22:03** VOTE: 12-0-0  
AYE: DOBSON, EDWARDS, FRAGALA, GAMBA, HELFRICH, JAVADI, E.  
LEVY, MANNIX, SOSA, ANDERSEN, BREESE-IVERSON, MARSH

**00:22:51** **HB 3939 - Public Hearing**  
**00:22:52** Chair Marsh  
**00:23:32** Rep. Lucetta Elmer, House District 24  
**00:29:35** Rep. Boomer Wright, House District 9

**00:31:51** **HB 3746 - Public Hearing**  
**00:31:52** Chair Marsh  
**00:32:46** Rep. Vikki Breese-Iverson, House District 59  
**00:36:30** Vice-Chair Andersen  
**00:37:37** Alana Cox, Administrator, Building Codes Division, Department of  
Consumer and Business Services  
**00:40:11** John Hicks, Quality Assurance Manager, Clair Company  
**00:43:18** Vice-Chair Breese-Iverson  
**00:46:35** Sara Eanni, President, Associs Insurance Services  
**00:54:46** Rep. E. Levy  
**00:55:27** Rep. Sosa  
**00:58:15** Kyle Grant, Real Estate Attorney, Tonkin Torp LLP; board member, Arbor  
Lane Owners Association  
**01:01:12** Michelle Da Rosa, Real Estate Attorney, Michelle D Da Rosa LLC  
**01:06:28** Keller Baum, Manager, Evolution Architecture  
**01:09:17** Rep. Gamba  
**01:11:17** Joel McDonell, Community Manager, Community Management Inc  
**01:13:40** Shannon Vilhauer, Executive Director, Habitat for Humanity of Oregon  
**01:16:14** Alexandra Ring, League of Oregon Cities  
**01:17:36** Rep. Mannix  
**01:18:22** Bryan Costa, Senior Associate, Senior Building Science Engineer, Stantec  
**01:22:35** Lacy Beaty, Mayor, City of Beaverton; Chair, Metropolitan Mayors'  
Consortium  
**01:25:44** Meeting Adjourned