

Submitter: Jennifer Fairfield

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB4035

Chair and Members of the Committee,

I am writing in strong support of HB 4035 and its goal of ensuring that Oregon's housing growth actually delivers affordable homes to the communities that need them. The 2024 UGB reform tied faster expansion to a meaningful affordability requirement, which was the right idea—but in practice, overly rigid eligibility rules kept many cities locked out, even as housing costs continued to rise. HB 4035 fixes that disconnect by preserving the 30% affordability requirement while removing technical barriers that prevented cities from acting before their housing shortages became severe. By correcting the "unusable vacant land" issue and allowing enough land for truly complete neighborhoods, this bill turns a well-intended but impractical policy into a tool that can finally work on the ground. This is a common-sense update that prioritizes people over process and helps ensure that growth benefits working families, seniors, and first-time buyers—not just the highest bidders. I urge your support of HB 4035.

Respectfully,
Jennifer Fairfield
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