

Submitter: Tyler Roth

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB4035

Chair Marsh, Vice-Chair Breese-Iverson, and Members of the House Committee on Housing

Takeaway: Increasing the acreage cap in HB 4035 restores the planning flexibility needed to deliver both more housing and meaningful community infrastructure, while supporting walkable, mixed-use neighborhoods.

Larger acreage removes the forced tradeoff between unit count and public space. When lots are too small, developers must cram in the maximum number of buildable units to meet pro forma targets, which typically eliminates room for parks, stormwater wetlands, and multi-use open areas that give neighborhoods character and long-term value. Why this matters: HB 4035's higher acreage limit lets projects be planned so they can supply housing and preserve meaningful public open space.

Amenities require a sustainable user base. Small, isolated developments rarely generate enough households to economically support playgrounds, childcare, or on-site maintenance for common areas. Why this matters: Bigger, well-planned developments create the necessary "rooftop count" so amenities remain financially viable without special assessments that fall on a few owners.

The market increasingly demands short trips and walkable access to daily needs. Buyers and renters of all ages prefer neighborhoods where coffee, childcare, parks, and transit are a short walk away. Why this matters: HB 4035's flexibility on parcel size and allowable uses enables integration of small-scale commercial and a range of housing types—townhomes, triplexes, and other missing-middle forms—so daily needs are met inside the neighborhood.

Summary: Current acreage caps force a choice between higher unit counts and essential infrastructure. HB 4035 corrects that by giving planners the flexibility to deliver housing supply plus durable, financially sustainable community amenities. I urge your support for HB 4035 to enable walkable, mixed-use neighborhoods that protect property owner investments, lower long-term costs, and improve livability and equity.