



6 February 2026

House Committee On Housing and Homelessness
Oregon Legislature

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

RE: House Bill 4035 - Support

My name is Jimmy Jones, and I am the Executive Director of the Mid-Willamette Valley Community Action Agency (MWVCAA) in Salem. We serve low-income residents of Marion, Polk, and nine other counties across Oregon. Annually, MWVCAA administers more than \$80 million in services and direct assistance supporting housing stability, homelessness response, energy and weatherization, and early learning programs for tens of thousands of Oregonians. Through this work, we see firsthand how limited housing supply and constrained local planning tools increase housing instability, deepen hardship for families and individuals, and add pressure to emergency shelter, homelessness response, and housing stabilization systems across the state.

Oregon continues to face a persistent imbalance between housing supply and demand, particularly for households with limited financial flexibility. Across urban, suburban, and rural communities, constrained land supply and regulatory barriers have contributed to rising housing costs, limited options, and increased housing instability. These dynamics undermine economic security, strain household budgets, and complicate efforts to maintain long-term stability.

House Bill 4035 would improve eligibility criteria for cities to amend their urban growth boundaries under Oregon's temporary UGB amendment program and would authorize the Land Conservation and Development Commission to issue grants to support implementation of these responsibilities. This measure builds on recent reforms designed to enhance local planning flexibility by allowing communities that demonstrate clear housing and land needs to participate in a process that increases the available land for housing development.

For households with limited financial flexibility, housing supply constraints directly lead to instability, displacement, and prolonged periods without permanent housing. Policies that expand the capacity for new housing development help create pathways out of homelessness, support earlier stabilization for families and individuals, and reduce strain on emergency shelter and homelessness response systems. Increasing access to stable housing strengthens community well-being and is foundational to improved health, educational continuity, and long-term economic security.

For these reasons, I urge your support for House Bill 4035. By strengthening local planning capacity and expanding access to tools that address demonstrated housing needs, this bill supports more stable housing outcomes for individuals and families across Oregon.

Thank you for your leadership and continued commitment to housing stability and thoughtful land-use planning across the state.

Respectfully,

Jimmy Jones
Executive Director