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RE: Support for HB 4035 – Allowing Scale to Build Complete Neighborhoods

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

My name is Angela Sullivan, and I am writing in support of HB 4035. I work in land development and housing projects across Oregon, where the ability to build complete, livable neighborhoods is often constrained by acreage limitations rather than market demand or community need.

The Necessity of Scale: Room to Build

Current acreage restrictions frequently force developers to prioritize density over livability. When land area is capped, every square foot must be converted into a buildable lot simply to make projects pencil, leaving no room for parks, trails, stormwater features, or shared community space. HB 4035 increases acreage limits so we are no longer forced to choose between housing units and community infrastructure. With sufficient land, we can deliver both. The result is a shift from placing units on a map to building cohesive neighborhoods that foster long-term pride in ownership and community stability.

Economic Viability: Amenities Require Rooftops

Quality-of-life amenities such as playgrounds, childcare facilities, community pools, and trail systems require a critical mass of residents to be financially sustainable. Smaller developments often lack the “rooftop count” needed to support these features, which means they are either excluded or passed along as higher costs to homebuyers. Larger-scale projects provide the population base necessary to build and maintain shared amenities without inflating home prices. HB 4035 allows projects to reach this scale so amenities can be integrated responsibly and maintained over time.

Market Demand: Delivering Walkable Lifestyles

Oregon’s housing market has evolved. Today’s residents—from first-time homebuyers to retirees—are seeking connectivity, convenience, and walkability. People want to live near coffee, childcare, recreation, and daily services, not drive long distances for basic needs. HB 4035 provides flexibility to integrate small-scale commercial spaces and diverse housing types, including townhomes and missing-middle options, within a single development. This enables the creation of true “15-minute neighborhoods” where daily needs and recreation are within walking distance of the front door. HB 4035 gives builders and communities the flexibility to meet modern housing demand while delivering neighborhoods that are economically viable, livable, and designed for long-term success. I respectfully urge your support for this bill.

Sincerely,

A handwritten signature in blue ink, appearing to read "ASullivan".

Angela Sullivan