

Submitter: Josh Lang

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB4035

Subject: Written Testimony in Support of HB 4035

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

My name is Josh Lang, and I work in residential land development for a home builder in Oregon. I am writing in support of HB 4035 because it makes targeted, practical improvements to the state's temporary urban growth boundary expansion program that will help cities deliver housing in a more complete, intentional, and financially viable way.

1. HB 4035 Enables Scale While Preserving Strong Guardrails

The temporary UGB program adopted in 2024 was an important step toward addressing Oregon's housing shortage, but in practice, the existing acreage limits can constrain the ability to plan complete neighborhoods. Projects that are too small are often forced into a zero-sum outcome where every acre must be devoted to residential lots just to make the development pencil, leaving little room for parks, public facilities, or neighborhood-serving commercial uses.

HB 4035 modestly expands the allowable size of eligible sites - up to 150 net residential acres for larger cities and up to 50 net residential acres for smaller cities - while maintaining clear limits and prioritization of urban reserves, nonresource land, and exception areas. Importantly, the bill allows up to 30 percent of the added acreage to be used for open space, public facilities, or commercial uses, ensuring that additional land translates into community benefits rather than unchecked sprawl.

2. Binding Conceptual Planning Promotes Better Outcomes

HB 4035 does not relax planning standards. Larger sites added under the program are still required to be governed by a binding conceptual plan that addresses infrastructure, land use, and coordination with public services. From a development standpoint, this requirement is critical. It provides certainty to local governments, neighbors, and future residents that growth will be orderly, coordinated, and infrastructure-supported.

By allowing projects to be planned at a scale that aligns with real infrastructure and amenity needs, the bill improves the quality of outcomes while preserving

accountability.

3. Scale Is Essential for Economic and Community Viability

Many community amenities - parks, trail systems, childcare facilities, and limited neighborhood commercial uses - require a minimum number of households to be economically sustainable. Smaller UGB additions often lack the minimum to support these features, even when there is strong local demand.

The adjusted acreage limits in HB 4035 help ensure that when land is added to a UGB, it can support not only housing units, but also the amenities and services that make neighborhoods functional and livable. This approach helps distribute infrastructure and amenity costs across more homes, reducing pressure on individual housing prices while improving quality of life.

4. A Temporary, Targeted Tool to Address Urgent Need

HB 4035 retains the temporary nature of the program, with a clear repeal date of January 2, 2033. It also continues to require cities to demonstrate housing need, including affordability pressures, before accessing the program. These provisions ensure that the tool is used only where justified and only for as long as necessary. From the perspective of those responsible for actually delivering housing, this balance of flexibility and restraint is appropriate and responsible.

HB 4035 strengthens an existing, carefully structured program by allowing cities to plan housing expansions at a scale that supports infrastructure, amenities, and long-term livability. It does not weaken Oregon's land use system; it makes it more functional in the face of real housing demand.

For these reasons, I respectfully urge your support of HB 4035.

Thank you for your time and consideration.