



11 February 2026

Senate Committee on Housing and Development
Oregon Legislature

Chair Pham, Vice Chair Anderson, and Members of the Committee:

RE: Senate Bill 1564 – Support

My name is Jimmy Jones, and I am the Executive Director of the Mid-Willamette Valley Community Action Agency (MWVCAA) in Salem. I also serve as Vice President for Legislative Affairs at the Community Action Partnership of Oregon (CAPO). At MWVCAA, 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.

In addition, I sit on the Housing Committee of the Racial Justice Council, previously served on the House Bill 2100 Task Force on Homelessness and Racial Disparities, and recently chaired the Legislature's Joint Task Force on Hospital Discharge.

I am writing to express strong support for Senate Bill 1564, a practical, accountable and targeted response to the housing needs in Woodburn.

This measure thoughtfully amends the City of Woodburn's urban growth boundary (UGB) to add specified lands, contingent upon annexation and adoption of a master plan delivering no fewer than 600 residential units. The bill further requires a binding agreement that ensures at least 30 percent of those units remain affordable for a minimum of 60 years. These are measurable, enforceable outcomes directly tied to public benefit.

This is not speculative growth. It is an accountable, coordinated, and necessary housing policy grounded in measurable outcomes.

Woodburn is a model community for affordable housing development in a growing and thriving city rich in diversity and belonging. It is home to immigrant families, farmworker households, essential workers, and long-time residents building their futures together. Woodburn demonstrates that inclusive growth and economic vitality can align when development is coordinated, enforceable, and rooted in partnership.

I acknowledge concerns raised by agricultural and land-use partners regarding the protection of high-value farmland and the preservation of Oregon's long-standing planning framework. These are shared values. Oregon's agricultural economy is foundational to the state's long-term success, and land stewardship remains central to our identity.

Woodburn faces distinct residential development pressures. This proposal is narrowly tailored to meet a defined and urgent housing need, particularly for working families who sustain the region's agricultural and service economies. Many farmworker and middle-income households lack attainable housing options. Senate Bill 1564 links any expansion directly to long-term affordability requirements rather than market-driven sprawl.

From a racial justice lens, this bill is also about addressing historic inequities in housing access. Communities of color and immigrant families have too often been left behind by systems that move too slowly or fail to produce housing at the scale required. By requiring 60-year affordability covenants, Senate Bill 1564 ensures that this development creates lasting opportunity, stability, and self-sufficiency, not displacement.

For those on this committee who may be skeptical of precedent, I would underscore that Senate Bill 1564 is not an open-ended UGB expansion. It is conditioned on annexation, a master plan, and binding affordability restrictions. The Legislature is requiring a measurable public benefit, not merely increasing land supply.

Housing is foundational infrastructure. Without stable housing, workforce development, educational success, and economic mobility stall. With it, communities thrive.

Senate Bill 1564 represents an effective, coordinated investment in not just Woodburn's future, but the Valley's future, strengthening a diverse model community while producing real, durable affordability outcomes. For these reasons, I respectfully urge your support of Senate Bill 1564

Respectfully,



Jimmy Jones
Executive Director