

Submitter: Timothy Alvarez

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: HB4035

I am writing to express my strong support for HB 4035. As Oregon continues to face a historic housing shortage, this bill provides a necessary and pragmatic pathway for cities to increase their housing supply while maintaining high standards for affordability.

HB 4035 offers several critical improvements to our current land-use framework:
Scalable Solutions: Increasing the expedited UGB expansion limit to 150 acres allows larger cities to plan for more meaningful, master-planned communities.

Realistic Eligibility: Moving the threshold from "severely rent-burdened" to "rent-burdened" acknowledges that housing costs are impacting a much wider segment of our workforce than previously recognized.

Guaranteed Affordability: By maintaining the 30% affordability mandate, this bill ensures that expansion doesn't just result in luxury development, but creates homes that Oregon families can actually afford.

Immediate Impact: The emergency clause recognizes that we cannot afford to wait; cities need these tools now to begin the long process of planning and construction.

Tim Alvarez