

Submitter: Oleg Foksha

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: HB4035

I am writing in support of HB 4035A as a residential homebuilder serving our local communities.

Oregon's Urban Growth Boundary system has long played an important role in land use planning. However, in today's housing environment, limited buildable land inside many UGBs has become a significant constraint on housing production. When land supply is tight, prices rise, project feasibility declines, and fewer homes ultimately reach the market.

HB 4035A provides thoughtful and measured flexibility within the UGB framework. Allowing eligible jurisdictions to amend their urban growth boundaries under a structured program will help ensure that communities have adequate buildable land to meet housing demand. Increasing land supply in a responsible way is one of the most effective tools we have to improve affordability and expand housing opportunity.

From a builder's perspective, predictability and sufficient land inventory are critical to planning, financing, and delivering new homes. HB 4035A moves us in a direction that supports both responsible growth management and the urgent need for additional housing.

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

Sincerely,

Oleg Foksha
President
Foksha Homes Inc