

Submitter: Philip Higgins

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: HB4035

Chair and members of the committee, I testify in strong support of HB 4035A.

Cities across Oregon are caught in a damaging cycle: restrictive land use rules suppress housing development, which constrains the tax base, which limits cities' ability to fund the infrastructure and services residents need. HB 4035A helps break that cycle.

By fixing the flawed eligibility criteria in SB 1537's UGB amendment process, this bill finally gives cities a workable mechanism to expand their boundaries where housing need is real and documented. The increase in the net buildable acreage cap from 100 to 150 acres for larger cities — when part of a complete community — reflects the realistic scale of what cities need to make meaningful progress.

The extended 2033 timeline and state grant eligibility are also critical. Implementation takes time and resources, and this bill acknowledges that reality.

HB 4035A is not about sprawl — it's about giving Oregon cities a fair shot at meeting their housing obligations. I urge a yes vote.