

Submitter: Patrick Iler  
On Behalf Of: Self  
Committee: Senate Committee On Housing and Development  
Measure, Appointment or Topic: HB4035

Dear Chair Marsh, Vice-Chairs Andersen and Breese-Iverson, and members of the committee:

I respectfully urge you to support HB 4035A so that Oregon can unlock affordable housing development.

By allowing for walkable and bikeable neighborhoods with diverse housing types, we can create the kind of Oregon where a young family can afford their first home and a senior can find a place that fits their budget. HB 4035A allows builders to focus on what really matters: putting roofs over people's heads and building neighborhoods where Oregonians can afford to live, work, and play.

When land is limited, nearly every square foot of a lot must be developed just for a project to pencil, which leaves no room for community infrastructure. HB 4035A would allow Oregon to move beyond choosing between a housing unit and a public park. With enough land, we can have both.

Projects need to be of sufficient scale to ensure a large enough customer base to support amenities like integrated trail systems and neighborhood-scale commercial uses. By allowing a few more acres to be brought into UGBs, HB 4035A allows developers to build complete communities. In turn, these complete communities support walkability and reduced climate impacts.

For far too long State leaders have listened to the tired old scare tactics of anti-growth agendas threatening “we will face urban sprawl and pave over of valuable farm and forest land.” Over the years this failed approach has created a dire circumstance where we don't have enough housing for our Oregon population. This situation has led to hardships for too many Oregonians by affecting our economy, livability, sustainability and so much more. People have written books on the negative impacts of Oregon's current land use system.

If we put into place a balanced and realistic approach to solving our lack of housing by implementing land use programs designed to provide balanced and common-sense development, and at the same time be conscious of our environment, we can start to have great success toward solving our housing problem in Oregon. HB 4035A is a step in the right direction.

I urge you to vote YES on HB 4035A.

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