



February 24, 2026

Chair Khanh Pham
Senate Committee on Housing & Development
900 Court Street NE
Salem, Oregon 97301

Chair Pham and Members of the Senate Committee on Housing & Development,

On behalf of the Bend Chamber and the businesses we represent across Central Oregon, we urge your support for HB 4035A.

Bend continues to face a serious housing shortage that directly affects our local workforce and employers' ability to recruit and retain talent. In 2024, SB 1537 created a promising pathway that allowed Urban Growth Boundary expansions if 30 percent of new homes were deed-restricted and affordable. Bend stepped forward to explore and utilize this tool because of our clear and growing housing needs.

However, rigid eligibility standards limited its effectiveness and created barriers for communities like ours. Technical requirements, including how vacant land is counted, made it difficult to fully leverage a policy that was intended to accelerate affordable housing production.

HB 4035A keeps the 30 percent affordability requirement in place while making the program workable. It lowers overly narrow eligibility thresholds and fixes the "unusable lot" issue that counts land that cannot realistically be developed. It also allows certain communities surrounded by resource lands, like Bend, to qualify when they are experiencing significant need.

By increasing the limit to 150 net buildable acres, the bill supports the development of complete, walkable neighborhoods. In Bend, this flexibility would allow for thoughtfully planned communities where affordable housing is integrated with parks, childcare, and neighborhood-serving businesses.

For our business community, housing is an economic issue. When workers cannot find homes they can afford, businesses cannot grow. HB 4035A makes practical improvements to a tool Bend has already worked to implement and ensures it can deliver the affordable housing our community urgently needs.

We respectfully ask for your support.

Sincerely,



Sara Odendahl
CEO
Bend Chamber