



Chair Pham, Vice-Chair Anderson, and Members of the Committee:

For the record, my name is Jaime Arredondo, Executive Director of Capaces Leadership Institute and a member of Alianza Poder, a collaborative network of ten organizations serving the Willamette Valley. We strongly support HB 4035 with the proposed amendment.

I want to thank Chair Pham, Representative Muñoz, Representative Marsh, and the Governor's Office for their engagement and leadership in advancing a solution that responds to Woodburn's urgent housing needs.

This amendment reflects meaningful collaboration — not only among policymakers, but also between community organizations and private development partners.

As part of the 120-acre expansion effort, the private developer has expressed a commitment to work in collaboration with Alianza Poder to create what we are calling “The Village” — a community-centered development model integrating affordable housing, agricultural enterprise, and culturally rooted community space. That commitment includes the donation of land to support this vision as part of the overall development framework. CLI will manage and steward this urban farm component of the project, ensuring it is rooted in community leadership, cultural relevance, and equitable access.

We believe this partnership represents a forward-looking model for inclusive growth. It demonstrates that private development and community leadership are not opposing forces, but complementary partners when growth is approached intentionally.

Importantly, this relationship has the potential to serve as a model across Oregon — a replicable framework showing how private developers and community-based organizations can collaborate early, align interests, and structure land participation in ways that ensure growth includes long-standing residents. At a time when many communities are experiencing tension between expansion and displacement, Woodburn has the opportunity to demonstrate a constructive alternative.

For CLI and the Alianza Poder network, this work is deeply personal. The families we serve harvest Oregon's crops, process our food, care for our elders, and sustain local businesses. Many live on approximately \$35,000 per year for a family of four. Woodburn is one of the fastest-growing cities in the region. It is also a majority-Latinx, working-class community with deep agricultural roots. Growth is inevitable. Displacement is not.

The collaboration between the developer and Alianza Poder ensures that this expansion will include — not exclude — the families who built this city. The Village model is designed to preserve Woodburn's cultural identity while delivering housing, economic opportunity, and long-term stability.



CAPACES Leadership Institute

Instituto de Liderazgo CAPACES

Our network brings decades of organizing, development experience, and strong relationships with public and private funders. We stand ready to leverage those partnerships to implement this vision responsibly and efficiently.

HB 4035 with the amendment provides the policy pathway to move this inclusive development forward. We respectfully urge your support so that Woodburn's growth reflects both economic progress and community continuity.

Thank you for your leadership and your commitment to ensuring that Oregon's growth includes the people who sustain it.

Sincerely,
Jaime Arredondo—CLI ED