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On Behalf Of: myself
Committee: Senate Committee On Housing and Development
Measure, Appointment or Topic: HB4035

Oregon communities are in desperate need of housing. SB 1537 was a landmark bill INTENDED to support cities and developers by allowing for more land to be brought into UGBs for housing, but due to significant eligibility restrictions pushed by anti-development activists, it became a tool that barely any cities could use.

The process HB 4035A seeks to fix is our best chance to meet our housing needs by helping eliminate existing underproduction and setting the table for future housing development, to assure the promise of affordability and livability to our communities and verify expansion is upheld in our communities across the state.

HB 4035A makes the SB 1537 one-time UGB expansion opportunity work for cities by:

Making it easier to demonstrate housing need by broadening eligibility from severely cost-burdened households to simply cost-burdened households, clarifying which land qualifies for the expansion by replacing the vague “undeveloped” standard with clear, workable criteria.

It allows MODESTLY LARGE EXPANSION — increasing the cap from 100 to 150 net buildable acres for cities over 25,000 when part of a complete community, expanding eligible land options when surrounding areas are predominantly resource land and no higher-priority sites are available.

VERY IMPORTANT: It extends the timeline to 2033 and allowing state grants to help cities implement expansions.

PLEASE DO the right thing by OREGONIANS by PASSING HB 4035A