

Testimony in Support of HB 4035A
Senate Committee on Housing & Development

Chair and Members of the Committee,

My name is Gabriela Mann, and I am a real estate professional serving communities across Oregon. Every single day, I work directly with families who are struggling to find housing they can afford. I see firsthand how limited inventory, rising prices, and restricted land supply are impacting working families, first-time buyers, seniors, and small business owners.

I am writing in strong support of HB 4035A.

Housing must be a priority for the State of Oregon. Housing is not just about buildings — it is about stability. When families have access to safe, attainable housing, children perform better in school, employers can retain workers, and communities thrive. Housing creates stability, and stability fuels economic growth.

Oregon is facing a housing shortage that has been years in the making. While SB 1537 was intended to help cities bring much-needed land into Urban Growth Boundaries (UGBs), the eligibility restrictions have made it nearly impossible for most cities to use this tool effectively. As a result, we continue to underproduce housing while demand increases.

HB 4035A provides practical, thoughtful fixes that will allow cities to actually utilize the one-time UGB expansion opportunity:

- It broadens eligibility to better reflect the real housing cost burdens Oregonians are experiencing.
- It clarifies land qualification standards, replacing vague language with workable criteria.
- It allows modestly larger expansions when part of a complete community plan.
- It expands options for cities surrounded by resource land.
- It extends the timeline and provides implementation support.

These are not radical changes — they are necessary corrections to ensure the original intent of SB 1537 can be realized.

If we are serious about affordability, livability, and economic resilience, we must address housing production. Businesses cannot grow without workers. Workers cannot stay without housing. Communities cannot remain vibrant without opportunity.

Housing drives economic growth. It supports construction jobs, small businesses, local tax bases, and long-term investment in our cities. When we limit land supply without providing workable alternatives, we constrain opportunity for the very families we say we want to protect.

HB 4035A is about balance. It is about allowing smart, planned growth while maintaining Oregon's values. It is about giving cities the tools they need to meet the moment.

I respectfully urge you to support HB 4035A and make housing production a true priority for Oregon.

Thank you for your time and consideration.

Gabriela Mann

Realtor OR & WA