



24 February 2026

Senate Committee On Housing and Development
Oregon Legislature

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

RE: Support for HB 4035-A4 Amendment

My name is Jimmy Jones, and I am the Executive Director of the Mid-Willamette Valley Community Action Agency (MWVCAA) in Salem. We serve low-income residents of Marion, Polk, and nine other counties across Oregon. Annually, MWVCAA administers more than \$80 million in services and direct assistance supporting housing stability, homelessness response, energy and weatherization, and early learning programs for tens of thousands of Oregonians. Through this work, we see firsthand how limited housing supply and constrained local planning tools increase housing instability, deepen hardship for families and individuals, and add pressure to emergency shelter, homelessness response, and housing stabilization systems across the state.

MWVCAA previously expressed support for HB 4035 because it strengthens local planning tools to address Oregon's persistent housing shortage. The -A4 amendment builds on that foundation by creating a more coordinated and efficient implementation pathway in the City of Woodburn while maintaining compliance with applicable land use laws and state oversight.

The -A4 amendment maintains Oregon's land-use standards, preserves state oversight, and establishes a single, coordinated review pathway. By aligning review procedures into a single streamlined process, it improves efficiency and shortens timelines that would otherwise delay housing production. The amendment requires department review and approval of both the selected site and the master plan within defined timelines, preserving accountability while improving predictability. The master plan must require at least 600 residential units, ensuring meaningful scale and measurable impact on housing supply.

Local estimates indicate that this streamlined process could reduce preliminary planning timelines by approximately 18 to 24 months. For households currently facing instability, each year of delay adds to the pressure on emergency shelter systems and increases the risk of displacement. Accelerating responsible development supports earlier stabilization and reduces strain on homelessness response systems.

The -A4 amendment provides greater certainty for cities and developers, reduces avoidable costs and risk, and accelerates the planning review process while preserving state standards. It represents a practical, community-informed adjustment that maintains oversight while improving implementation.

MWVCAA respectfully urges your support for the -A4 amendment to HB 4035. Strengthening development tools is essential if Oregon is to translate planning reforms into much-needed housing in our communities.

Thank you for your leadership and continued commitment to housing stability across Oregon.

Respectfully,

Jimmy Jones
Executive Director