

1274 Fifth St. Suite 1-A  
Woodburn, OR 97071  
(503) 981 1618

---

## **SB 1564: Expanding the City of Woodburn's Urban Growth Boundary**

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

For the record, my name is Maria Elena Guerra, and I am the Executive Director of the Farmworker Housing Development Corporation, a member of Alianza Poder, a collaborative of 10 organizations working on Willamette Valley. I am here today in strong support of SB 1564.

At FHDC, our work is not abstract. It is deeply personal. Every day, we sit across the table from families who harvest Oregon's crops, process our food, care for our elders, and keep local businesses running—yet struggle to find a safe and affordable place to live. These are families doing everything right, working full time, contributing to the economy, and still living one rent increase away from displacement.

Woodburn is a proud, hardworking community rooted in agriculture and essential industries. Many of the families we serve earn around \$35,000 a year for a household of four. When housing vacancies sit below 1% for affordable units and just 3% for market-rate housing, that income simply cannot compete. The result is overcrowding, instability, and families are forced to move farther and farther away from their jobs, schools, and support systems.

In Marion County alone, the shortage of affordable housing is nearly 20,000 units. At FHDC's properties in Marion and Polk Counties, more than 350 families are currently waiting for years—for the chance to live in a safe, stable home. These are not numbers on a spreadsheet. These are parents, children, and elderly people whose lives are on hold while we wait for housing to be built.

We know Woodburn is growing. The question before us is whether the people who make this community function will be able to stay. SB 1564 creates an opportunity to respond to today's housing crisis with urgency and intention. A year-long delay in expanding the Urban Growth Boundary may be reasonable in ordinary times—but these are not ordinary times. Families need housing now.

SB 1564 allows Woodburn to move forward thoughtfully but decisively, creating space for both affordable and market-rate housing so growth does not come at the expense of the very people who sustain this city.



On behalf of the families we serve, I urge you to support SB 1564. Thank you for your time and for your commitment to the well-being of our communities. I am happy to answer any questions.

In Solidarity,  
Maria Elena Guerra, MPA  
Executive Director  
Farmworker Housing Development Corporation  
[mariaguerra@fhdc.org](mailto:mariaguerra@fhdc.org)