

February 13, 2026

Joint Committee on Ways and Means
Subcommittee on Capital Construction
Oregon State Legislature
900 Court Street NE
Salem, OR 97301

Co-Chairs Nosse and Girod and Subcommittee members -

Oregon suffers from a well-known and well-documented housing shortage. This shortage pushes housing prices up for households at all income levels and plays a major role in our state's homelessness crisis and economic challenges.

Yet Gresham has ready-to-develop land available in Pleasant Valley, where 4,000 housing units, a mixed-use town center, and open spaces are slated for development. This 1,532-acre area, which was added to Metro's urban growth boundary in the 2000s, provides a detailed foundation and shovel-ready land for long-term population growth and economic development for the next twenty years.

The City of Gresham, however, lacks the transportation funding necessary to catalyze development, as the area requires improved infrastructure to connect to rapidly growing Happy Valley to our south, job opportunities to the north, as well as east-west connections to extend and build upon our city's street grid. The areas of Pleasant Valley that have been developed or are under development are already feeling the strain of inadequate infrastructure, including dangerous intersections and growing traffic delays, which limit future investments.

The \$3 million being requested will help leverage system development charges and other city funds to finance improvements of this promising new neighborhood, right-sizing intersections and thoroughfares and building new streets, while enticing private investment into housing production for our region.

Gresham stands ready to deliver housing units on approved land, with approved plans, and ready investors, not to mention eager potential homeowners.

CITY OF GRESHAM

We respectfully ask this committee to invest in Oregon's future by investing in Gresham.

Sincerely,

177

Mayor Travis Stovall

Cathy Keachley

Council Pres. Cathy Keathley

Kayla Brown

Councilor Kayla Brown

3

Councilor Jerry Hinton

Joe Pizzey

Councilor Sue Piazza

Eddy

Councilor Eddy Morales

Jannen Gschaffner

Councilor Janine Gladfelter

CITY OF GRESHAM