



February 10, 2019

House Committee on Human Services and Housing
900 Court Street NE
Salem, OR 97301

RE: HB 2001

Members of the House Committee on Human Services and Housing:

Milwaukie is facing a significant housing affordability crisis. Our community already has taken many steps to address this issue, including the adoption of policies that allow more housing types in our neighborhoods, raise revenue to fund affordable housing, create incentives for the construction of affordable housing, and increase renter protections. But the housing crisis does not affect Milwaukie only, and as one small player in the state's housing landscape, we cannot solve the problem alone. Decades of federal, state, and local policies, including exclusionary land use policies, have led to segregation of housing by race and income and the housing shortage we are faced with today.

Milwaukie also is already witnessing the effects of climate change: extreme weather events, more wildfire, increased flooding, warming streams that become inhospitable to native species in hotter and hotter summers. In response, our community created Milwaukie's Climate Action Plan, our roadmap to preparing for and reducing the impacts of climate change. One of the most important things we can do to protect the environment is to reduce our reliance on single-occupancy vehicles by efficiently using the land within our existing Urban Growth Boundary, planning walkable communities where housing is developed close to jobs and infrastructure. We're doing our part, but we also cannot solve the Earth's climate crisis alone.

We appreciate that the state has an interest in pursuing policies that address the statewide housing crisis and climate change. **The Milwaukie City Council unanimously supports HB 2001 with these important considerations:**

- Section 6 in its current draft is problematic for cities like Milwaukie that rely on system development charges ("SDCs") for constructing and maintaining the infrastructure necessary to support the additional housing development that is so desperately needed. We urge you to amend Section 6 to make it clear that local governments may collect SDCs at the time of issuing an occupancy permit.



We propose the following amended language: “Prohibits local governments from requiring system development charges to be paid by developer of middle housing **until** occupancy permit is ready to be issued.”

- Section 3 should be amended to allow cities and counties adequate time for planning. In Milwaukie, planning for a broad variety of housing is already underway. We launched our community visioning project in 2016, began work on updating our comprehensive plan in 2017, and anticipate beginning zoning work upon adoption of our updated comprehensive plan later this year. The timeline set out in HB 2001 does not allow communities to be engaged in a meaningful way and would undercut the important work we are doing right now in our community.
- The City of Milwaukie supports efforts to create a local government technical assistance program for cities that would be affected by HB 2001. Milwaukie currently is in the process of updating our comprehensive plan, following an award-winning community visioning project. These processes are important for long-range planning, require robust public engagement, and take a great deal of resources to do them well. We appreciate that counties and cities like ours may not have the resources to undertake these planning efforts without local technical assistance.

We appreciate the opportunity to comment on this proposed legislation, and we look forward to being a partner in finding solutions to help solve our housing crisis and combat climate change.

Sincerely,

Mayor Mark Gamba

Cc: Rep. Karin Power
Sen. Kathleen Taylor
Metro Mayors Consortium