



March 18, 2019

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

RE: House Bill 2725: Requires city or county to approve all proposed vertical housing development projects that meet statutory requirements and additional criteria adopted by city or county and to deny certification to all proposed projects that do not.

Dear Chair Keny-Guyer, Vice-Chair Noble, Vice-Chair Sanchez, and members of the House Committee on Human Services and Housing,

On behalf of the City of Beaverton, I am writing to oppose House Bill 2725. Beaverton and other local government agencies across the state that have adopted a Vertical Housing Development Zone (VHDZ) program have the expertise to responsibly administer this program. In fact, the legislature specifically shifted administration to the local level in 2017 to speed approvals and make the program flexible. Additional state implementation burdens may have the unintended impact of deterring developers from utilizing the program.

VHDZ is an important tool for redevelopment in Beaverton. Projects like the Rise Old Town, La Scala, and The Rise Central all have used or plan to use this program, developing a total of 361 housing units to the area, 15 of which are affordable at 80% AMI.

Local jurisdictions should retain discretion, as allowed within the bounds of existing state statute, to implement this program as they do for other locally-implemented programs.

For these reasons, I ask that you not to move forward with House Bill 2725. Please maintain the ability for local jurisdictions to determine the best approach in implementing VHDZ programs in their community.

Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in blue ink that reads "Cheryl Twete". The signature is written in a cursive, flowing style.

Cheryl Twete
Community Development Director