



Testimony by City of Wilsonville Mayor Julie Fitzgerald Amending HB 2889-1:

Proposed Legislation Assumes that Cities Have More Control Over Key Factors that Impact Housing Production Than May Be the Case

Scheduled for public hearing on Feb. 16, 2023, before the House Committee On Housing and Homelessness

Chair Dexter, Vice-Chairs Gamga and Helfrich, and Members of the Committee:

I am resubmitting testimony in support of amendments to an amended HB 2889-1, which establishes the Oregon Housing Needs Analysis within Housing and Community Services Department and amends land use requirements for local governments related to urbanization, including requiring Metro to adopt a housing coordination strategy.

As one of Oregon's fastest-growing cities for the past 20 years, where Wilsonville's population doubled between 2000 and 2020, our community is well versed in implementing housing production strategies. Wilsonville is now a community composed of over 27,000 residents where half live in traditional single-family homes and half live in multi-family communities such as apartments, condos and town houses.

Our primary area of concern pertains to Section 14 – Housing Production Accountability.

Subsection (3)(a) is related to meeting targets and indicators related to actions that cities can influence but do not have control over. **While local jurisdictions set policies and regulations that promote the production of needed housing, they do not build housing and cannot control market based factors (i.e., recessions, interest rates, labor and materials costs) that influence housing construction and pricing.**

Likewise, local jurisdictions cannot control the demographic outcomes of who resides within the jurisdiction, and it is not clear if the proposed equity indicators will be a complete and fair comparison of equity across jurisdictions, given variations in data availability. **The proposed criteria under Subsection (3) should acknowledge this distinction and be revised so that the targets and indicators identified in Subsection (3)(a) are not a basis for the state to refer a local jurisdiction into a housing acceleration program.**

Subsection (2) already states the department may base its evaluation on the relative performance of a city and whether to refer a city into a housing acceleration program based on (a) a city's progress on the dashboard and (b) a city's performance related to the equity indicators. **So, there is no need to include in subsection (3)(a) at all, which would align better with the intent of the OHNA.**

As written now, it mandates the "lowest performing cities" into the housing acceleration program without consideration of the city's efforts to implement its HPS or the housing market it may be located in.

If the legislature wishes for the targets and indicators to serve as a basis for further coordination between local jurisdictions and the state, then this should be subject to separate standards and timing than enforcement and accountability related to the housing production strategy. Notably, the list of possible actions in Subsection (7) is focused on housing production and does not include specific actions to improve equitable housing outcomes, which are indicators the bill proposes cities be evaluated upon. On a technical note, if 3(a) is maintained somewhere in the bill, then "lowest performing" needs to be defined.

The City appreciates your consideration this testimony to amend an amended HB 2889-1.
Thank you.

Sincerely,

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

Julie Fitzgerald, Mayor
City of Wilsonville