



March 1, 2023
House Committee on Housing and Homelessness
Oregon State Legislature
900 Court St. NE
Salem, OR 97301

RE: City of Beaverton Letter on HB 2001-11

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

Thank you for the opportunity to share our support of HB 2001 and many elements of the -11 amendment. I deeply appreciate the tremendous work of stakeholders in this process, the staff at DLCD, and the leadership of Chair Dexter.

As a replacement amendment, the -11 includes the components of HB 2001 that Beaverton strongly supports to act on Governor Kotek's state of emergency for housing and homelessness, provide support and funding for unhoused youth, assist with predevelopment costs for housing production, and increase housing stability by giving more time before non-payment evictions occur.

Beaverton has never wavered on its commitment to housing its diverse community members, from renters to homeowners and those without permanent housing. As I shared in prior testimony, over the past few years, Beaverton has welcomed two regulated low-income multifamily developments, Cedar Grove (44 units) and The Mary Ann (54 units), the last one being in partnership with Metro's Housing Bond and non-profit partners. In addition, we have under construction Goldcrest (74 units) and Main Street (164 units), which will open in late 2023/early 2024. Two other affordable housing projects are in predevelopment, bringing together over 500 new units, with additional projects planned. Of these units, over 100 will be reserved for household earning 30% or below of the Area Median Income. A number of these units will be designated as Permanent Supportive Housing to provide a path out of homelessness.

We are also finishing the Cooper Mountain Community Plan, which will set the stage for 5,000 new homes in a 2018 urban growth boundary expansion area directly north of South Cooper Mountain. That plan is being created with a focus on equity and providing a wide range of housing types (including apartment and middle housing) and configurations to meet community members' needs along with significant natural resource protection, two commercial areas, and new community and neighborhood parks. The city has set a goal for 450 affordable housing units in Cooper Mountain.

I appreciate Chair Dexter's memo requesting LPRO staff a work group to make recommendations on how to best address urban unincorporated urban areas in Metro in the context of the Oregon Housing Needs Analysis. These areas currently provide housing and will

provide additional housing into the future, and we look forward to working with Washington County and others in the tri-county area to come back to the legislature in the 2024 session with recommendations on how to proceed with planning the diverse urbanized unincorporated areas in the Metro region.

I also appreciate both the language revisions in the -11 and DLCD testimony in the February 28 hearing to try and distinguish cities doing the work to create the right conditions for more housing from those that are not. It is critical going forward that Legislature, LCDC and DLCD staff continue to acknowledge there are many things outside a city's control that affect housing production results, and those doing the work should not be redirected from the actual work on permitting and supporting housing production.

The additional language to clarify that housing needs analyses and any production strategy underway or recently completed by a city will not need to be redone for at least three years is very helpful, as is the language that any DLCD feedback to cities working to implement their HPS in good faith can be considered the next time they produce a HPS rather than disrupting their work to redo strategies just done.

When I testified before this committee last December about what the state could do to do to be a good partner with cities in supporting housing production, the top issues were—and remain—1) infrastructure funding for more housing development and density, 2) additional professional permitting and plan review staff to speed production and 3) assistance to affordable housing nonprofits to help with predevelopment costs and capacity. Of those three, HB 2001-11 clearly addresses only the last issue.

Cities cannot support the level of housing production called for without the infrastructure and staffing capacity issues addressed, too, especially with staff already at capacity with current implementation planning for the Urban Growth Boundary expansion area in Cooper Mountain, HB 2003 (2019) and the Climate Friendly and Equitable Communities rules. This is not only true for HB 2001 with the -11 amendment, but also needs to be considered in the many other housing-related bills introduced this session that increase staff workloads and reduce system development charges, the only source cities currently have to fund needed infrastructure.

I firmly believe if the State and cities work together, with the needed resources, we can provide the conditions for housing production and create the homes needed now and into the future.

Sincerely,

A handwritten signature in black ink that reads "Lacey Beaty". The signature is written in a cursive, flowing style.

Lacey Beaty
Mayor