



February 26, 2025

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

**RE: Testimony to Support with Amendment HB 3031-1**

Chair Marsh and members of the House Committee on Housing and Homelessness,

Thank you for the opportunity to provide feedback on HB 3031-1. Housing infrastructure financing is a top priority for Beaverton as we implement our Housing Production Strategy which includes both the development of Cooper Mountain and increased density citywide. We are supportive of the concept of programmatic, statewide infrastructure funding, but we have concerns about cities' ability to access the funding given the technical criteria currently outlined in the bill.

Beaverton staff and city partners have coordinated with the Governor's office on potential updates and are committed to crafting an accessible program that meets the Governor's housing strategy goals and the diverse needs of cities. We have already seen this partnership produce results with the funding of the Kemmer Booster Pump Station by the 2024 Legislature in SB 1530. The pump station is currently on track to be constructed in just one year and will service the estimated 5,000 homes that will be built on Cooper Mountain.

The pump station exemplifies a shovel-ready project benefiting from state investment. However, HB3013-1's density requirements may exclude larger capacity projects like the pump station needed for greenfield development. Using Cooper Mountain as an example, the area will feature a variety of mixed-use developments, including middle housing, but it will also include protected green space and single-family residences. This will make it difficult to meet the 17-unit density requirements for large areas within the Metro UGB even though many individual developments will exceed this target. This restriction poses a considerable obstacle for Beaverton, as greenfield development is a crucial component of our housing production strategy and excluding such infrastructure would greatly limit our ability to use this program to expand and accommodate the growing housing demand.

The city is also concerned about the broad requirements to track affordable housing covenants. The bill mandates a 30-year affordable housing covenant but does not clarify who is responsible for monitoring and enforcement or what that would entail over

the life of the property. Without additional resources and clear guidelines, managing this requirement would be challenging. This also complicates the eligibility of capacity increasing infrastructure in Beaverton, which will service both new affordable and market-rate housing. Alternatively, we suggest aligning the affordability goals with a city's housing production strategy which would provide a more standardized way for cities to demonstrate affordability in housing production that is unique to their community.

To build on SB 1530 and provide additional resources for large-scale infrastructure, we suggest removing the potentially exclusionary requirements outlined in the bill and instead provide guidance to Business Oregon to prioritize housing production, readiness, and affordability in rulemaking.

We appreciate your attention to these concerns and hope that you will consider our feedback as you move forward in the process. The City of Beaverton is committed to working collaboratively with you and the Governor's office to craft a program that achieves our statewide housing goals.

Sincerely,

A handwritten signature in black ink, appearing to read "Jenny Haruyama", with a long horizontal line extending to the right.

Jenny Haruyama,

City Manager