



March 5, 2025

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

RE: Testimony in Opposition to SB 49-1

Chair Pham and members of the Senate Committee on Housing and Development,

Thank you for the opportunity to provide testimony on the proposed dash-one amendment to Senate Bill 49. The City of Beaverton opposes the bill as written and has two primary concerns that require specific attention. The density requirements in Sections 2 and 4 are contradictory and would significantly impact Beaverton's ability to regulate the type of development within the city.

Section 2(2) proposes removing minimum density requirements for all developed residential lands in cities with populations over 10,000. Beaverton uses these minimum density requirements to ensure that new developments meet the city's housing goals and contribute to achieving our adopted housing production targets. As part of the city's Housing Production Strategy, Beaverton has recently updated its zoning codes to allow for higher densities than state statutes require, given the severe need for both affordable and market-rate housing in our community. Greenfield development alone will not suffice to meet the future needs of our residents; higher-density housing is necessary to provide affordable options.

Section 4(2)(b) would prohibit local planning bodies from reducing density associated with a residential development. Local governments should have the flexibility to adjust land use policies based on their specific housing production strategies. These policies are already subject to required findings related to housing production when zoning changes are proposed. For example, a particular location might be better suited for commercial or industrial development, aligning with other city goals. If the intent of this section is a blanket prohibition on reducing residential density, cities would not be able to address other priorities like creating thriving business and industry.

It is also unclear whether the concerns raised in Section 4(2)(b) relate to planning bodies making decisions beyond their scope of authority. City Councils already have tools to address these issues, and additional educational opportunities were created in the 2023 session through HB 3174 to help prevent oversteps in the future.

Thank you for considering these critical issues. We urge you to carefully consider these concerns in future discussions to ensure that cities like Beaverton can effectively manage growth while meeting the housing needs of our residents.

Sincerely,

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

Jenny Haruyama

Beaverton City Manager