



April 17, 2025

House Committee on Rules
Oregon State Legislature
900 Court St. NE,
Salem, OR 97301

RE: Neutral Testimony for HB 3499

Chair Bowman and members of the House Committee on Rules,

I am writing on behalf of the City of Beaverton to provide testimony regarding House Bill 3499, which requires that any urban renewal plan or substantial amendment to a plan be approved by the electors of the municipality proposing the plan.

Beaverton already requires voter approval for the creation of urban renewal districts and has a very successful district that includes the city's downtown and industrial area. The district spans 997 acres and has created 1,288 new housing units to date. Of these, 200 units are regulated affordable housing positioned close to transit, municipal services, and businesses. The district has the capacity to produce up to 6,500 units through the life of the bond and continue to spur economic growth throughout Beaverton.

The committee should be aware that changing section 2(i)(A) to make expanding the district by more than 1% a significant amendment that would need to go back out to voters could make it more difficult for cities to get housing approved quickly and efficiently. Cities need the flexibility to work with developers to meet their housing production strategies, and going back out to voters after the development has already received a public process is duplicative and counterintuitive to the state's housing and economic development goals.

It is also unclear why the city would need to wait 90 days after the adoption of the ordinance to go out for a vote. Part of passing an ordinance includes a public process and voters should have the information fresh in their minds to make the most informed decision.

Thank you for your consideration.

Sincerely,

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

Jenny Haruyama

Beaverton City Manager