

May 9, 2025

Joint Committee on Ways and Means Subcommittee on Capital Construction
Oregon State Legislature
900 Court St. NE,
Salem, OR 97301

RE: Testimony in Support of Meadowlark Affordable Housing Development

Co-Chairs Girod and Nosse and members of the Joint Committee on Ways and Means Subcommittee on Capital Construction,

We write in support of the City of Beaverton's lottery request for the Meadowlark Senior Affordable Housing Project. The funding would support the construction of a new affordable housing building for seniors with a designated space for a community nonprofit organization.

CPAH is a grassroots affordable housing developer and owner in the community for over three decades, with over 600 units and 1,000 residents that we serve in Washington and Multnomah Counties. In addition to providing and operating the affordable housing buildings, CPAH also delivers robust resident services that include our Thriving in Place senior programming, eviction prevention, youth programming, and community building. We committed to ending homelessness in the communities we serve and therefore started doing homeless case management and rapid rehousing in partnership with Washington County's Supportive Housing Services. This project will serve the most vulnerable in our community.

Community Partners for Affordable Housing (CPAH) is developing the Meadowlark Place site in partnership with the City of Beaverton and Community Action of Washington County to deliver 104 senior apartments, of which **two-thirds are deeply affordable at 30% area median income, and all are affordable at 50% area median income or less**. Thirty units will be set aside for permanent supportive housing for seniors directly exiting homelessness and ten are set aside for seniors currently living in but who want to exit farmworker housing. Community Action will occupy ground floor commercial space which will operate as a **Head Start, serving children from low-income families** in the community. Located across the street on one side from a Library and on the other a Park, the location is ideal for both proposed uses.

The location of the project provides community benefits and amenities to the project's residents. **The site was strategically selected by the City of Beaverton due to its central location in the Old Town Neighborhood of Central Beaverton and the City is donating the site to at no cost to the development.** As a result, it is well-suited to serve low-income senior residents due to its proximity to public transportation services, social services, and critical community resources. The adjacent park will afford residents ample amount of green space and is the location of the farmer's market throughout the spring and summer months.

The project has been highly thoughtful in design. Due to the population the project will serve, accessibility and ability to age in place have been heavily emphasized throughout the project's design. **The building's design adheres to the principles of Universal Design which seeks to enable and welcome people of all abilities in all building spaces.** Project amenities include a community room with a kitchen, on-site residential services and property management, common laundry room on each floor, a community garden, common lounge area on

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each floor, and an outdoor walk path around the perimeter of the site for light exercise use. In addition to the residential spaces, the first floor of the building will support community-serving spaces for an organization to utilize for the public's benefit.

The project has enthusiastic community support. The project is one of the Metro Affordable Housing Bond projects modeled in Beaverton's Local Implementation Strategy. This was after extensive community engagement and outreach that identified affordable senior housing as a type of housing that is desperately needed. The project has received local funding in the form of HOME dollars from the Washington County Office of Community Development. The City of Beaverton is donating the site.

This funding will stabilize the project and fund the much-needed community benefits of Head Start, community space, and, of course, deeply affordable housing.

We urge your support of this vital project.

Community Partners for Affordable Housing thanks you for your consideration.

Sincerely,



Rachael Duke, Executive Director



Jilian Saurage Felton, Housing Director