



May 10, 2025

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

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 bond request for the Meadowlark Senior Affordable Housing Project. The funding would support the construction of new affordable housing building for seniors with a designated space for a community nonprofit organization.

Due to stagnated social security benefits, high cost of medicine, and higher cost of living, senior residents have seen their buying power and housing options decrease significantly. Dedicated accessible, affordable housing for low-income senior residents will help relieve these challenges. The project is targeted to protect the most vulnerable in the community. Of the proposed 104 units, 60 are expected to be reserved for households making thirty percent or below the median family income.

The project has been highly thoughtful in design. The location of the affordable housing will be in the Old Town Neighborhood, centrally located to public transportation, social services, and community amenities. The first-floor space will be designated for an organization to utilize for the public's benefit as well.

Community Action is especially enthusiastic about this project as we are partnering with the developer, Community Partners for Affordable Housing, to create three early learning classrooms on the first-floor commercial space that will be used by our Head Start and Early Head Start programs. The priority population served by Head Start are children whose family's income is 100% of the federal poverty level. With three Title 1 schools within a 2 ½ mile radius, this is an ideal location for our program to meet families where they are. The addition of these classrooms will fill a critical need in this community, serving approximately 54 children and their families from the surrounding neighborhoods with free, high-quality early childhood education alongside comprehensive wrap-around services.



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. We urge your support of this vital project.

Community Action thanks you for your consideration.

Kemp Shuey

A handwritten signature in black ink that reads "Kemp Shuey".

Executive Director
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