



March 28, 2025

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

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

On behalf of the City of Tigard, I want to thank the Governor's Office for its continued engagement with us as the concepts for House Bill 2138 were developed and refined.

Tigard prides itself on being a pro-housing city. We always welcome state investments that help us meet our goals of housing our entire community. We have seen incredible production of regulated affordable housing over the past seven years because we have made our city a cost-efficient location for development. We've also lowered barriers to market-rate development, increasing density and encouraging efficient infill. We cannot house our most vulnerable community members without help from the state.

We are working hard to reduce our greenhouse gas emissions. We firmly believe that climate and housing goals are not mutually exclusive and that neither can be compromised. Dire as our housing shortage is, it would be unjust to mortgage future habitability to solve present housing needs. The legislature should see to it that Oregon's emissions reduction targets are not made less achievable by this bill.

While there is much in the -2 amendments to HB 2138 that Tigard supports, we believe a few small changes are critical to make the final bill workable and balanced.

- Section 1 - Traffic Impact Analysis. The language in the -2 amendment is a substantial improvement from the bill as introduced, by providing exemptions when an analysis is allowed. We suggest adding language to clarify that this also does not apply when a developer opts in to an alternative discretionary approval route such as a planned development for middle housing.
- Section 3 – Density Bonuses. The City of Tigard fully supports density bonuses for affordable housing; however, there does not appear to be an incentive here as the OAR already allows for no maximum density for middle housing. See, for example: OAR 660-046-0220 (4) (c).
- Section 13 – Tree Removals. For some cities, the requirement for clear and objective tree removal standards is likely to have the opposite impact from what is intended. In Tigard for example, tree removals are only regulated with development when the trees are in identified Goal 5 and Metro Title 13 lands. Clear and objective standard requirements



City of Tigard
LEGISLATIVE TESTIMONY

would lead to more restrictive standards, where fewer trees are allowed to be removed, resulting in less land for development.

Thank you again for your work to address our state's critical housing shortage. We remain committed to producing affordable and carbon-responsible homes for everyone who wishes to call Tigard home.

Sincerely,

A handwritten signature in black ink that reads "Rob Drake".

Rob Drake
Interim City Manager
City of Tigard