

MMC

Metropolitan Mayors' Consortium

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Mayor Joshua Drake

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Mayor Frank Bubenik

City of Tualatin

Mayor Rory Bialostosky

City of West Linn

Mayor Shawn O'Neil

City of Wilsonville

Mayor John Miner

City of Wood Village

February 26th, 2025

Re: HB 3031 -1

Chair Marsh, Vice-Chairs Andersen and Breese-Iverson, and Members of the Committee,

The Metropolitan Mayors' Consortium, representing the mayors of twenty-four cities in the Portland Metro Area that collectively home over 1.7 million Oregonians, write today in support of a programmatic housing infrastructure framework. We appreciate ongoing dialogue with Governor Kotek's office on this measure and look forward to reviewing the forthcoming -2 amendment. We also thank Governor Kotek for including a proposed \$100M in her budget for housing infrastructure, for which we understand this bill will serve as the framework for awarding.

While MMC supports HB 3031, we have concerns with the technical requirements of the program as currently outlined and look forward to working on the details of the final amended bill. As written in Section 2 the -1 amendment, restrictive density and affordability thresholds will limit applicability of funds to site specific improvements and potentially eliminate capacity increasing projects.

As an example, the Cooper Mountain area in Beaverton will house a future 5,000 homes but needs regional transportation infrastructure to access the interior of the area. While these roads will unlock a large number of affordable and market rate units, the overall future density of the area would not meet the requirements outlined in the bill. Additionally, much of the infrastructure will need to be in place before the developments are finalized making it incredibly difficult for the City to require a certain level of affordability in specific units.

Metro-area cities have provided tremendous amounts of resources and staff hours to comply with unfunded, state-mandated planning responsibilities outlined in Oregon Housing Needs Analysis (OHNA) and Climate Friendly and Equitable Communities (CFEC) programs. We ask that a demonstrated tie to our DLCD-approved Housing Production Strategy (HPS) be an additional weighted criteria for any infrastructure award decision through this program.

The MMC believes it makes more sense for a housing infrastructure funding framework to live in rule versus statute. Removing specific unit numbers in statute would allow the program to be more adaptable and responsive to changing housing needs in local communities. Criteria such as density and affordability could still hold weight in project scoring, alongside other criteria like HPS compliance, number of units, shovel-readiness, and any other criteria identified by the Legislature or that emerges from rulemaking. Each criteria could then serve as a "dial" to be turned up

or down for weighted scoring based on the housing needs of the day without a need to revisit the statute.

The Mayors of the MMC are committed to partnering with the Legislature and Governor in pursuit of solving our most pressing housing challenges. We thank you for your work and look forward to reviewing the forthcoming amendment.

Sincerely,

Chair Lacey Batey, on behalf of the Metropolitan Mayor's Consortium