



February 17, 2023

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

**RE: City of Beaverton Letter on HB 2889**

Dear Chair Dexter, Vice-Chairs Gamba and Helfrich, and Members of the Committee:

Thank you for the opportunity to share thoughts on HB 2889 and the amendment revisions being developed, and I deeply appreciate the tremendous work of stakeholders in this process, the staff at DLCD, and the leadership of Chair Dexter.

Having housing that is attainable to all Beaverton community members is a priority for the City. Over the past few years, Beaverton has welcomed two multifamily developments, Cedar Grove (44 units) and The Mary Ann (54 units), the last one being in partnership with Metro's Housing Bond and non-profit partners. In addition, we have under construction Goldcrest (74 units) and Main Street (164 units), which will open in late 2023/early 2024. Two other affordable housing projects are in predevelopment, bringing together over 500 new units, with additional projects planned. Of these units, over 100 will be reserved for household earning 30% or below of the Area Median Income. A number of these units will be designated as Permanent Supportive Housing to provide a path out of homelessness.

We are also finishing the Cooper Mountain Community Plan, which will set the stage for 5,000 new homes in a 2018 urban growth boundary expansion area directly north of South Cooper Mountain. That plan is being created with a focus on equity and providing a wide range of housing types (including apartment and middle housing) and configurations to meet community members' needs along with significant natural resource protection, two commercial areas, and new community and neighborhood parks. The city has set a goal for 450 affordable housing units in Cooper Mountain.

I am encouraged by the proposal that an LPRO-staffed work group will be created to make recommendations on how to best address urban unincorporated urban areas in Metro in the context of HB 2889. These important areas currently provide housing and will provide additional housing into the future. Beaverton always appreciates the opportunity to coordinate with Washington County, and we do so frequently. At the same time, the urbanized unincorporated areas in the Metro region are very different and not all areas have planning agreements or even clarity on which city, if any, they are expected to come into.

It's important that cities are focused on doing the work they must do to create the right conditions for more housing, and equally important that Legislature and DLCD acknowledge there are many things outside a city's control that affect housing production results. Cities doing the work should not be considered in the same light as those failing to act or implement, and Chair Dexter's opening remarks underscoring this intent is greatly appreciated. We hope to see this clearly stated in the amendments to come. We also appreciate the clarifications in the -1 and in amendments to come that housing needs analyses and production strategy underway or recently completed by a city will not need to be redone for at least three years.

We agree that the work ahead on OHNA is critical to meet our housing needs, and we look forward to working together with you to address these issues so we can provide the conditions for housing production that create the homes needed now and into the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Lacey Beaty".

Lacey Beaty  
Mayor