



Home of the Tualatin River National Wildlife Refuge

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April 17, 2025

Chair Bowman
House Committee on Rules
Oregon State Capitol
900 Court St. NE
Salem, OR 97301

RE: Opposition to HB 3499 – Requiring Voter Approval for Urban Renewal Plans

Dear Chair Bowman and Members of the House Committee on Rules:

The City of Sherwood appreciates the work of the legislature this year on behalf of all Oregonians. We are writing to express our **opposition to HB 3499**, which mandates voter approval for the adoption or substantial amendment of urban renewal plans in Oregon.

Urban renewal is a vital tool that enables cities to revitalize underutilized areas, stimulate economic growth, and address housing shortages.

The City of Sherwood's experience demonstrates how important this tool is for local community development. The City is completing construction of a new pedestrian bridge over Highway 99W which would not be possible without a strong Urban Renewal Program. Under this bill, the bridge project would have been at risk, as time delays would have resulted in increased costs.

Our concerns with HB 3499 include:

Loss of Local Control: HB 3499 imposes a one-size-fits-all approach, taking decision-making away from local governments and their communities.

Delays and Administrative Burdens: Requiring a public vote for each plan or amendment adds unnecessary delays, increases costs, and creates uncertainty for time-sensitive projects.

Duplicative Processes: Urban renewal planning already includes public hearings, input from taxing districts, and opportunities for community engagement. HB 3499 would duplicate these efforts without clear added benefit.

Impact on Housing Development: Urban renewal is often the only viable tool for funding infrastructure to support new housing. Adding voting requirements would hinder progress toward state housing goals, including Goal 10.

Economic Development Setbacks: Communities like Sherwood rely on urban renewal to attract private investment and revitalize underdeveloped areas. HB 3499 risks stalling this momentum.

The City of Sherwood urges you to **vote no on HB 3499** and instead support policies that maintain local flexibility and empower communities to use urban renewal responsibly and effectively.

Thank you for your time and consideration.

Sincerely,



Tim Rosener
Mayor, City of Sherwood