



April 02, 2025

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

RE: Support for SB 1103

Chair Pham and members of the Senate Committee on Housing and Development,

I am writing to express the City of Beaverton's support for Senate Bill 1103, which aims to establish a revolving loan program to provide below-market interest rate loans to cities and tribal councils for infrastructure projects that support housing development in climate-friendly areas.

The City of Beaverton is highly supportive of options for future infrastructure funding that local governments can access to help expedite housing development. Many cities, including Beaverton, are struggling to keep up with the cost of maintaining and expanding utilities without raising rates outside of what the community can reasonably handle. Senate Bill 1103 offers a viable solution by providing financial assistance at interest rates below market rate, which can provide more affordable options for local governments that have necessary improvements needed to unlock future development.

We believe that this bill will add another critical tool available to local governments to spur housing development. However, we would like to offer a couple of points that would help with clarity in implementation:

1. **Do capacity increasing projects for future development qualify?** It is essential to clarify whether infrastructure projects that aim to increase utility capacity for future development are eligible for funding under this program. This clarification will ensure that cities can plan and execute projects that not only meet current needs but also accommodate future growth.
2. **Clarify that DLCD should use the work already required by local governments to map climate-friendly areas.** The Department of Land Conservation and Development (DLCD) should utilize the existing work required under ORS 197.312 that local governments plan and designate climate-friendly areas. This will streamline the process and avoid duplication of efforts, ensuring that the program is implemented efficiently and effectively.

In conclusion, Senate Bill 1103 is a critical step towards addressing the housing crisis and supporting sustainable development in Oregon. The City of Beaverton urges the committee to pass this bill and provide local governments another tool to develop infrastructure that supports housing in climate-friendly areas.

Thank you for considering my testimony.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jenny Haruyama".

Jenny Haruyama

Beaverton City Manager