



May 25, 2015

Senate Committee on Finance and Revenue
Committee Services Office
900 Court St. NE, HRA
Salem, OR 97301

Re: Support of House Bill 2126 A (Relating to Vertical Housing Development Zone Program)

Dear Chair Hass Members of the Senate Committee on Finance Revenue,

The City of Hillsboro, Oregon's fifth largest city, is pleased to submit testimony in support of House Bill 2126 A. The City of Hillsboro has benefited from the vertical housing development zone program which has encouraged build out of high-density, mixed use development along the TriMet Light Rail in our historic downtown and Orenco Light Rail Station District.

The City has successfully used the Vertical Housing Development Zone (VHDZ) through the establishment of two separate zones. In 2011, to incent mixed-use development in our downtown, the City established a four square block area which has led directly to vibrant development adjacent to the Hillsboro Central Light Rail Station. In 2012, the City created a second VHDZ in an area immediately adjacent to the Orenco Station Light Station. This area has experienced development of a mixed-use project consisting of 304 dwelling units, a five-level parking structure and seven ground floor commercial spaces. The Orenco VHDZ was expanded in January 2013, development directly adjacent to the Light Rail Station has continued with the addition of 880 dwelling units and approximately 25,000 square feet of retail space in three vertical mixed-use buildings, with completion expected later this summer. This new development not only provides housing adjacent to transit but in close proximity of the major employers in Hillsboro's technology jobs cluster. Just as importantly this development will stimulate economic, social and cultural growth, bringing new energy and vitality to the Orenco Station area.

We are pleased to see that HB 2126 A extends the sunset date of the program to 2026 and maintains local control over implementation of the program. We are supportive of the changes made in the A-Engrossed bill which will clarify that all local taxing districts may opt out of the Vertical Housing Development tax exemption program. For these reasons, and because of the benefits of the program, we encourage the passage of HB 2126 A.

Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in green ink that reads 'Colin Cooper'. The signature is fluid and cursive, written over the word 'Sincerely,'.

Colin Cooper, AICP
Planning Director