

April 29, 2021

House Committee on Housing
Representative Julie Fahey, Chair
Oregon State Capitol
900 Court St. NE
Salem, OR 97301

Chair Fahey and Members of the Committee:

Thank you for the opportunity to provide testimony on SB 141A. The Vertical Housing Development Zone program (VHDZ) is a state-created, local-option, locally administered program to encourage increased housing density with mixed-use development/redevelopment in specific, locally designated areas.

The City of Gresham has administered a Vertical Housing Development Zone within our historic downtown and civic neighborhoods to encourage mixed-use and housing development. This has been a helpful incentive that has led to creation of new investment in the City. The City of Gresham supports legislation that will increase the supply of new housing, and SB 141A will provide additional support to developers building new housing units.

SB 141A improves the VHDZ program by updating the methodology to calculate the abatement and will increase the incentive for developers to maximize their development. The work done within Senate Finance and Revenue discussions led to improved language that makes the intended calculation clearer.

SB 141A improves upon an existing tool that has been successful within the City of Gresham. Thank you for your consideration regarding this legislation.

Sincerely,



Brian Monberg
Government Affairs Manager