

May 31, 2023

House Committee on Rules
Re. HB 3134 as amended - OPPOSED

I am a long-time advocate, participant, and volunteer commission member in the arenas of both preservation and new development. I live in the City Center, see close-up the struggles of the unhoused, and appreciate the pressing need to lower obstacles to the creation of affordable housing. HOWEVER, HB 3134 (even with current amendments) is too heavy-handed and will inflict significant harm on Oregon communities.

As currently written, **HB 3134 tramples Oregon's Goal 5 land use laws and insults and dismisses local government** by assuming the state knows better than the thousands of local mayors, city council members, and planners who live in their communities.

Equally concerning is that it shifts massive power to corporate developers who have no vested interest in community livability, affordability, sustainability, stopping displacement, or the retention of cultural heritage.

Please give careful attention to the testimony of Restore Oregon. And **if HB 3134 moves forward, it must leave in place local protections (typically demolition review and design standards) for the districts and buildings that embody Oregon's diverse heritage.** Historic review is not the problem. Over more than a decade of engaging with hundreds of developments in historic districts or rehabs of old buildings, I very rarely heard that historic review was a significant stumbling block. (In several cases it's been acknowledged that a better outcome came from the historic review process.) What I did get an earful about was city permitting, development fees, or getting conflicting guidance from bureaus.

Give the previous state rezoning mandates some time to take effect. Streamline permitting processes and lower fees. But do not throw away Oregon's land use laws or give developers carte blanche to bulldoze Oregon's heritage.

Thank you,



Peggy Moretti
Executive Director, Emeritus - Restore Oregon