



June 8, 2023

House Committee on Rules: Public Hearing for HB 3414

Re: Opposition of HB 3414, including -17 & -18 amendments

Dear Honorable Chair Fahey and Members of the Committee:

The City of Lake Oswego is writing to express our continued opposition of HB 3414.

As in our previous testimony, the City of Lake Oswego continues to oppose the base concepts of HB 3414 as a mechanism to increase housing production and affordability. We continue to be concerned about the impact HB 3414 has on our local communities and the fundamental dismantling of the Oregon land use process.

Our concerns remain the same:

- HB 3414 continues to force local governments to approve variances without any requirement for builders to demonstrate that such variances will actually increase housing production or affordability.
 - Applicants should have to demonstrate the correlation between the variances and increased housing production or affordability, more than just 'state'.
- HB 3414 will provide a tool for developers to excuse years of thoughtful community planning that has been informed by the public and in alignment with local, regional, and state-wide goals.
 - The bill needs more clearly-defined sideboards, and adjustments should only be available to developers of multi-family, middle, workforce, and affordable housing.
- A shorter sunset period should be considered if this is truly intended to be a mechanism to address our current housing crisis.
 - If the implementation of the bill is not managed correctly, or if there is no reasonable limit on the number of years before it is reconsidered, it will create a lasting detriment on Oregon's agriculture, open space, and natural areas.

We continue to urge the Committee to focus on giving us the tools we need to facilitate housing production and affordability, not introducing new regulatory burdens or more bureaucracy.

We respectfully request your leadership in focusing on and forming statewide tools and solutions together to address our shared housing production goals. This could include:

- Direct State funding to infrastructure projects related to housing production;

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- Develop grant programs and funding for local governments to successfully implement their housing production strategies, as required by House Bill 2003 and the new statewide Oregon Housing Needs Analysis program;
- Invest in career pathways to trade and apprentice roles that support housing development, including Building Inspectors;
- Provide model codes, technical assistance, and state resources in partnership with DLCD and LUBA to help remove barriers with local development code audits; and/or
- Support local government efforts to create walkable neighborhoods and commercial centers, which are both climate-friendly and attractive for middle housing development. This can be through support for urban renewal, funding to assist communities to comply with the state's Climate Friendly and Equitable Communities rules, technical assistance, and support for TGM and other local government grants.

We urge the Committee to put this bill on hold and focus on the overall goal of housing production with tools and policies to achieve these goals. This work should be in conjunction with the Housing Production Advisory Council, which could provide technical feedback and policy recommendations for a future legislative session.

We look forward to working together to move policies forward that support the production of needed housing and achieve better outcomes for all our communities.

Thank you for the opportunity to provide comment.