



American Planning Association
Oregon Chapter

Creating Great Communities for All

VIA ELECTRONIC SUBMITTAL

March 21, 2023

Representative Maxine Dexter, Chair
Representative Mark Gamba, Vice-Chair
Representative Jeffrey Helfrich, Vice-Chair
House Committee on Housing and Homelessness
900 Court Street NE
Salem, OR 97301

RE: Testimony from the Oregon Chapter of the American Planning Association on HB 3569

Dear Chair Dexter, Vice Chairs Gamba and Helfrich, and Members of the Committee,

The Oregon Chapter of the American Planning Association appreciates this opportunity to provide comments on HB 3569. OAPA is a nonprofit professional membership organization of over 800 planners and those who work with planning in formulating and implementing development and conservation policies at the state and local level. As planners, our members seek to make sure our land use system works.

OAPA supports the policy direction of HB 3569 to look at any and all ways to more efficiently approve housing units in Oregon. Many of our members work for local governments who are looking at ways to support the development of housing through allowing new types of housing in code and improving both land use and building permitting. That said, OAPA opposes HB 3569 as introduced, and also suggests some potential alternative paths for improving the speed and efficiency of permitting.

OAPA opposes HB 3569 as introduced because it includes some assumptions and inconsistencies that need to be addressed. HB 3569 proposes a new permitting process that is intended to be more efficient, quicker, and focused on housing that can be developed without public comment and the risk of an appeal. The bill includes elements that would be required for a ministerial process involving clear and objective standards. The bill also includes elements

that describe a more expedited land use decision making process, including notice and substantial evidence.

OAPA proposes that if there is interest in faster and more predictable processes for housing, then HB 3569 be amended to include the following elements:

- Focus on types of housing that can be reviewed quickly in residential zones (e.g. single family detached and attached, middle housing). This type of housing is likely already allowed as uses permitted outright in residential zones.
- Rely on ministerial review processes involving clear and objective standards. Clear and objective standards are already required under ORS 197.307 for needed housing.
- Provide for this review process while concurrent building permit reviews are ongoing
- Require local governments to complete some pre-screening before using a new process to identify those areas and properties that would be eligible for this more expedited process:
 - Areas without Goal 5 resources
 - Areas without Goal 7 natural hazards
 - Areas that already have infrastructure in place (e.g. newly platted subdivision).

Please know that some local governments may already be completing their permit reviews for new housing in a manner very similar to what is described above.

Thank you again for the opportunity to comment on HB 3569.

Sincerely,

Kevin C. Cook

Kevin Cook (he/him)
Chair, Legislative and Policy Affairs Committee
Oregon Chapter of the American Planning Association
LPAC@oregonapa.org | www.oregonapa.org