



March 24th, 2023

To: House Committee on Housing and Homelessness
RE: Support for HB 3414

Chair Dexter and members of the Committee:

The Home Building Association of Greater Portland is dedicated to maximizing housing choice for all who reside in our region by shaping an environment in which industry professionals can effectively meet the diversified needs of all communities.

We are writing on behalf of hundreds of homebuilding businesses in the Portland region urging you to support HB 3414. This bill will ensure home builders have flexibility to deliver on state-led housing production goals, while ensuring accountability at the local level to make good on regular promises of housing affordability.

Our service area spans 6 counties, 40 cities, and dozens more special services and utility districts, meaning our association has a good sense of the differences that determine whether cities are welcoming of new housing, versus those that are less so. We are grateful that Governor Kotek has set an important goal of producing 36,000 units a year. Unfortunately, our current planning and permitting system will not allow us to reach this level of production. Currently, it takes between 3-5 years to develop a housing project in Oregon, sometimes longer. Local governments often impose significant land use, zoning, and design requirements that can add unreasonable cost and delay to needed projects.

Builders must submit highly technical applications, engage in multiple plan review meetings, and defend their project in public hearings and court. All of this increases the cost of housing for Oregonians at the end of the day. If we want to see a meaningful increase in production, we need to increase enforcement and oversight at the local level to create more housing, faster. We also need to grant relief from the certain planning requirements to allow more projects of different types and price points to be built. Oregon must move with urgency to break the status quo and remove bureaucratic roadblocks.

We support HB 3414 because it will help remove barriers to housing development, streamline planning and permitting, and, most importantly, hold local jurisdictions accountable for meeting the housing needs of their communities.

Thank you for your consideration,

Preston Korst
Director of Public Policy and Government Affairs
Home Building Association of Greater Portland