

TO: OR House Committee on Rules
FROM: Alice Duff
DATE: May 8, 2023
RE: HB 3414

Please consider the following:

- By-right adjustments as authorized in HB 3414 will not increase the overall supply of housing, housing affordability, nor increase housing choice – there is no requirement in the bill that the adjustment be tied to the production of additional housing that would otherwise be allowed.
- The impacts from by-right adjustments will be highly visible and will be felt in every neighborhood, in every community, and throughout the state, and will not necessarily result in a greater quantity of or more affordable housing.
- Historic resources are unique assets for local communities and their long-term preservation requires adherence to longstanding protection rules.
- Archaeological resources require delicate attention, such as regulations governing avoidance of Native American sites.
- Design standards for Main Street and downtown areas are necessary to ensure these special places remain walkable and economically thriving commercial cores of Oregon’s communities.
- Preservationists throughout the state have worked collaboratively with local governments on sensible regulations and procedures that allow new residential development in historic areas.
- By-right adjustments will break the community trust of local government officials and staff, undercutting decades of collaboration.
- By-right adjustments undermine a clear and implementable land-use system that already includes local variance and adjustment standards allowing for a ‘relief valve’ when circumstances dictate.