

We oppose HB 3414 for the following reasons.

HB 3414 would not only nullify all the detailed efforts in removing barriers to housing within historic, natural, and scenic protected areas, it would continue a well-established trend of displacement and gentrification of culturally diverse areas that deserve continued protection.

By-right adjustments as authorized in HB 3414 will not increase the overall supply of housing affordability, nor increase housing choices – there is no requirement in the bill that the adjustment be tied to the production of additional housing that would otherwise be allowed.

Historic resources and historic districts are unique assets for local communities and their long-term preservation requires adherence to longstanding protection rules.

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.

Before passing and mandating more state rules and laws and by passing local governments, the committee should provide accurate data regarding the amount of affordable housing actually produced by prior state legislation, such as HB 2001.