

Submitter: Alana Kenagy

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3136

I oppose HB 3136.

I ask serious consideration from the committee on the consequences of further eroding local oversight and government by opening to a higher likelihood of economically motivated participants.

As written, the bill amends ORS 215.030 and 227.030, by removing the largest section of text from both statutes:

"No more than 2 voting members shall be engaged principally in the buying, selling or developing of real estate for profit, as individuals, or be members of any partnership or officers or employees of any corporation that is engaged principally in the buying, selling or developing of real estate for profit."

I ask you to consider why that limitation is in there to begin with. That it is actually quite important that members of our city and county planning commissions are not standing to directly profit from their choices. The majority of public supporters of this bill are representing REALTORS. Let us remember that realtors do not create housing, they earn money from selling existing houses, buildings, property, and land. As such the motivations of this proposed legislation should be called into question.

Planning commissions deal with a broad range of local decisions, and are responsible to make decisions consistent with local comprehensive plans and DLCD state goals. They review, recommend and sometimes directly approve things like subdivisions and re-zoning applications. Right now we are dealing with a lot of activity around housing and development in our local communities. Middle housing at heart was well intended, and we are seeing mixed results... In my town we are seeing at least one big subdivision that will be overcrowded and outsized to our transportation and road capabilities... But it is being pushed forward because of profit motives of the developers. We both need housing and need to be intentional.

I oppose 3136, which has snuck below the radar, perhaps, of many more who would also question its motives if more community groups had been aware of it.