

Submitter: Albert Kaufman

On Behalf Of:

Committee: House Committee On Rules

Measure: HB3414

HB 3414 uses the current housing crisis to advance a monumental giveaway to housing developers at the expense of our communities and environment, with absolutely no safeguards to ensure that this would result in either lower housing costs or increased housing units. HB 3414, as written, would require that municipalities give variances (exceptions) from land use regulations to housing developers under almost all circumstances. Developers could request an unlimited number of variances and there is no requirement in the legislation that a developer demonstrate any benefit to the community as a result of these variances.

Our land use regulations exist to advance health, safety, equity, and livability in our communities and our environment. Nobody questions that we need thoughtful and effective strategies to address the current housing crisis, but HB 3414 represents neither.

Under HB 3414, a housing developer could bypass regulations designed to protect trees, wetlands, and floodplains. Developers could encroach on the Willamette River Greenway and environmental zones, and build in ways that completely disregard the impacts to their neighborhoods and neighbors. HB 3414 allows them to do this regardless of whether they are building affordable housing units or McMansions. We can, and must, do better.