

Submitter: Robin Denburg

On Behalf Of:

Committee: House Committee On Rules

Measure: HB3414

I'm a licensed Oregon realtor who *strongly opposes* HB3414 and the proposed HB3414 amendments the committee is currently evaluating. This is a REALLY BAD proposal which will have short and long term negative ramifications for most residents of Oregon.

The recent dash amendments that have been negotiated behind the scenes are rushed and have not provided diverse interest groups to participate in that conversation. That's not how good legislation is crafted. It's time to pause and take a step back.

Mostly what this legislation achieves is just to benefit home builders and developers. Is that really what the committee wants?

The base bill basically negates land use planning regulations for housing regardless of what was being built whether or not the variances provide any public benefit. Our land use system is one of the reasons Oregonians love being in Oregon. This rash effort radically transforms our land use system. We don't need radical land use fixes to increase housing. There are many better and less radical approaches that can be taken.

I hope you VOTE NO on the proposed amendments. And I also would encourage the committee to pause and instead create a task force with diverse interests to meet after the session concludes so that legislation promotes more housing but not at the expense of long term negative ramifications to our land use system or key environmental protections.