

Submitter: m p

On Behalf Of:

Committee: House Committee On Rules

Measure: HB3414

for the consideration of the house:

This would eliminate design compatibility protections listed and gives too much power to the developer - these residential zones do not need fast track rules for developer led projects, unless there is a priority for low cost or housing or public housing. market rate housing should be given priority over the public or greater good with out the ability to appeal. I see the only benefit given to the developer (investor?) and not other provided benefit for the public, neighbors, neighborhood, community, city or other individual.

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 - giving the power to change to the group with the money, does not support the best interests or use of the community.

HB 3414 would not only nullify all of the detailed effort 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.

Many design standards and criteria are culturally responsive and protect diverse and underrepresented histories from erasure from market-rate development.

Please do not allow this unfair erosion of the current rules.

concerned citizen.