



March 24<sup>th</sup>, 2023

To: House Committee on Housing and Homelessness

**RE: Support for HB 3569**

Chair Dexter and members of the Committee:

The Home Building Association of Greater Portland is dedicated to maximizing housing choice for all who reside in our region by shaping an environment in which industry professionals can effectively meet the diversified needs of all communities. **We are writing on behalf of hundreds of homebuilding businesses in the Portland region urging you to support HB 3569. This bill will deliver predictability in the home building process while encouraging greater efficiency among local permitting entities.**

Our service area spans 6 counties, 40 cities, and dozens more special services and utility districts, meaning our association has a good sense of the differences that determine whether cities are welcoming of new housing, versus those that are less so. There are vast disparities between municipal decision-making processes that make it challenging and financially risky for builders to work in cities with overly complicated development standards (including on mutually desired infill lots).

This bill will increase housing production because it:

- **Checks NIMBYism** by fosters predictability for builders seeking to develop housing in areas already designated for residential use
- **Speeds Up Permitting** by establishing a time clock for local governments to review permit applications
- **Reduces Risk** by protecting builders from baseless arbitration when a sensible housing project is considered or approved

It is simply not easy to build housing in Oregon, no matter how great the need is. There are significant regulatory requirements for homebuilding that deter new housing projects by adding delays and tacking additional costs onto the price of housing, making homes less affordable for middle-and-low-income families. Projects are also frequently challenged or appealed by neighborhood groups, and builders must shoulder the costs of litigation to defend their projects in court.

We support HB 3569 because it makes clear that Oregonians have a right to an adequate supply of affordable housing in residential zones, and protects residential applications from arbitrary process, expensive design criteria, and risk of appeal. Needed housing should be allowed outright in residential zones when health and safety standards are met. If we want to drastically increase the amount of affordable housing, we need to limit the amount of arbitrary costs imposed on housing and allow a

simplified product to come to market. Please vote yes on HB 3569 to protect housing from arbitrary litigation, overly burdensome regulations, and harmful NIMBYism.

Thank you for your consideration,



**Preston Korst**

Director of Public Policy and Government Affairs  
Home Building Association of Greater Portland