

Submitter: Katelyn Van Genderen

On Behalf Of:

Committee: House Committee On Rules

Measure: HB3414

I strongly urge you to oppose this bill for the following reasons:

- HB 3414 would not only nullify all of the detailed efforts 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.
- By-right adjustments as authorized in HB 3414 will not increase the overall supply of housing, housing affordability, nor increase housing choice – there is no requirement in the bill that the adjustment be tied to the production of additional housing that would otherwise be allowed.
- Many design standards and criteria are culturally responsive and protect diverse and underrepresented histories from erasure from market-rate development.
- Historic resources are unique assets for local communities and their long-term preservation requires adherence to longstanding protection rules.
- Archaeological resources require delicate attention, such as regulations governing avoidance of Native American sites.
- 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.
- Preservationists throughout the state have worked collaboratively with local governments on sensible regulations and procedures that allow new residential development in historic areas.
- By-right adjustments will break the community trust of local government officials and staff undermining decades of collaboration.
- By-right adjustments undermine a clear and implementable land use system that already includes local variance and adjustment standards allowing for a relief valve when circumstances dictate.
- The impacts from by-right adjustments will be highly visible and will be felt in every neighborhood, in every community, and throughout the state and will not necessarily result in a greater quantity or more affordable housing.