



**House Committee On Housing and Homelessness
Support Testimony for HB 3569**

Chair Dexter, members of the committee,

Thank you for the opportunity to provide testimony in support of HB 3569 -1. By way of background, the Oregon Home Builders Association (OHBA) represents nearly 3,000 members engaged in the residential construction industry and dedicated to affordable homeownership opportunities for all. Housing providers know firsthand that our current planning and permitting system will not allow us to reach the levels of production we need to achieve 36,000 units a year. If we want to solve our housing production crisis, we must move with urgency to break the status quo and remove bureaucratic roadblocks.

The primary purpose of HB 3569 is to send a strong message that Oregonians deserve a right to housing in residential neighborhoods and that residential applications in residential zones should be protected from arbitrary process, overburdensome regulation, and risk of appeal.

Oregon land use law already provides this type of protection for other uses in other zones. For example, Oregon's Right to Farm Law (ORS 30.930-933) is renowned nationwide for declaring that farm and forest practices are critical to the welfare of Oregonians and protects farm uses in the farm zone from nuisance suits brought by neighbors who are unhappy with the sights and sounds of agriculture. We are asking this body to make a similar declaration on the importance of housing for Oregonians, and the need to protect its development from risk of litigation when proposed in residential zones.

Like HB 3414, this bill seeks to create a more focused residential application and approval process that gives builders some relief from the status quo to try and boost production. HB 3569, while similar to Section 2 of HB 3414, is different in that it creates a separate approval process narrowing the criteria that must be met for a land use application for housing in the residential zone. These criteria focus on public health, safety, and infrastructure needs. This simplified process has a sunset provision, and would only be available for a limited period of time.

The goal is to limit criteria unrelated to health, safety, and solely focused on design aesthetics for an emergency period. 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.

We look forward to continuing working with the Governor's Office, Speaker Rayfield, Chair Dexter, local governments, stakeholders, and members of this Committee on this important piece of legislation. Thank you again for the opportunity to provide these comments and encourage the Committee to reach out with any questions.