



*Home of the Tualatin River National Wildlife Refuge*

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Oregon State Legislature  
900 Court St. NE  
Salem, OR 97301

### **RE: Testimony in Opposition to HB 3414**

Dear Oregon State Legislature:

Sherwood is a partner in addressing the state's housing shortage and has taken meaningful steps towards increasing supply and reducing costs within our City and region. Unfortunately, HB 3414 does not address the underlying problems causing the crisis and would be detrimental to our natural environment and livable neighborhoods. Sherwood opposes the bill for the following reasons:

#### **Severe impacts on tree and environmental protection**

Sherwood is home to the Tualatin River National Wildlife Refuge and has been a TreeCity USA for the last 18 years. The broad language in the bill would be disastrous for local tree protection and environmental standards. If passed, the following would be in jeopardy in Sherwood:

- Mature **tree protection** standards
- Minimum **tree canopy** requirements
- Minimum **open space** requirements
- Some **sensitive habitat** protection standards

#### **Incompatible with HB 2001 and high-quality residential design standards**

Sherwood residents, Planning Commission, and City Council recently adopted residential design standards to provide a clear and objective path for all housing types and to allow middle housing required by HB 2001. This bill allows variances to design standards and will result in low quality housing design, decreasing property values and livability. Our experience is that most developers are not invested in the long-term livability of the communities they work in.

#### **Does not address fundamental issues of housing supply**

Allowing variances to land use regulations will not increase land zoned for residential uses and will not decrease the cost of providing public infrastructure. The bill also doesn't address the high costs for land, building material, and labor, all

of which contribute to the housing crisis. Sherwood urges the Governor and Legislator to engage with local leaders on meaningful ways to address the housing crisis without sacrificing local codes.

**Incompatible with Statewide Planning Goal 1**

The top-down approach prevents public involvement in land use decisions and is counter to Oregon's strong commitment to citizen involvement. The proposal will render most of the City's land use regulations irrelevant and only provides the applicant the opportunity to appeal. This bill erodes trust between the public and local government.

Thank you for the opportunity to comment and we urge you to consider how this bill will have lasting negative impacts on neighborhoods and communities throughout Oregon.



Mayor Tim Rosener  
City of Sherwood