

# DevNW

DEVELOPING THRIVING COMMUNITIES

March 23, 2023

House Committee on Housing and Homelessness  
900 Court Street NE  
Salem, Oregon 97301

**RE: Support for HB 3414 -1**

My name is Karen Saxe and I work at DevNW, an affordable housing development and asset-building agency serving Lane, Linn, Benton, Lincoln, Marion, Polk and Clackamas Counties.

DevNW supports HB 3414 with the -1 amendments, which will help agencies like ours in responding to the housing crisis by removing common barriers, and accelerating and improving the efficiency of development.

As I mentioned, DevNW works across a seven county region that includes numerous jurisdictions. This gives us a unique understanding of the extent to which our housing crisis is not isolated to local jurisdictions; it is statewide, and we need statewide solutions to match.

The changes in this bill will give developers a greater level of predictability – across all jurisdictions – that we will get the variances we need to create new housing. Navigating unique and arcane land use and site design requirements in each location has led to a slow and cumbersome development process, hampering our ability to put units on the ground. We have to apply for minor variances for nearly every project we build, and we should never have to wonder whether a project will be blocked because the landscaping strip next to the driveway is 18 inches too narrow.

We support the Governor's statewide approach to the entirety of the housing continuum. We see great potential in establishing the Housing Accountability and Production Office. We know that our communities have varying capacity and believe that including technical assistance supports for developers and local jurisdictions is critically important.

We also know that NIMBY-ism shows up strongest at the very local level, and can unduly influence local decision-making. The provisions within HB 3414 -1 to establish

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model codes, procedures and practices can provide support for local elected officials seeking to increase our supply of housing, but facing opposition in their own backyard. HB 3414 -1 aims to prioritize and lift up those jurisdictions leading the effort in housing production.

We believe increasing the development of affordable housing across the continuum should be our North Star. Every Oregonian deserves a safe, affordable place to call home. We applaud the collective commitment to housing in HB 2001 and other bills before the Legislature this session. We believe HB 3414 with the -1 amendments is a critical step to ensuring that those housing production goals are realized throughout Oregon and we urge your support.

Sincerely,

Karen Saxe  
Director of Policy, Advocacy and Strategic Relationships  
DevNW

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