



To: House Committee On Housing and Homelessness

Thank you for the opportunity to testify in support of HB3174.

This bill creates regional planning capacity in local jurisdictions to assist with essential code amendments, plan reviews, and inspections necessary to comply with Oregon's complex land use planning laws.

HB3174 allocates \$5 million for regional development capacity, \$45 million for permit processing capacity, and \$500,000 to help educate appointed and elected officials on navigating Oregon's unique land development system.

Half of Oregon's cities have a population of 3,000 residents or less. Most lack the basic capacity to process planning applications. Many have no full-time planners on staff and must rely on their counties, which have limited expertise and ability in housing production.

Two examples will illustrate this point.

I recently assisted with a planning application for a client proposing a master-planned development with 675 new housing units in a small city in eastern Oregon. Step one was to help their staff create the application forms, since no new annexation requests, UGB amendments, or comprehensive plan amendments had been submitted in the last 30 years. Their land use development code also had to be rewritten because it did not allow for mixed-use development or master-planned communities. This process has taken us over a year, and we still haven't been able to complete the application, but we finally have a planning hearing scheduled for May.

In another rural community, a planning application for a multifamily development to convert an abandoned building to eight housing units had to be declined. The reason? Because the local code has a building mass restriction that doesn't allow multifamily housing with dimensions larger than 100 feet in length or width – roughly the size of a triplex. First, their code must be legislatively amended by a city of 1,700 residents with no planning staff. Then they can approve it. Good luck with that.

Enclosed with my testimony is a PolicyMap® showing the number of building permits issued in Oregon in 2020. It's a clear case study of the haves versus the have-nots: **the top three counties in Oregon permit more housing than the bottom 30.**

Most of our population estimates for rural Oregon 20 years ago forecasted between 500 and 1,500 more homes in rural counties than we currently have. This map reflects our lack of capacity and inability to adapt, not a lack of interest in living in these counties.

Rural economic recovery in Oregon hinges on housing production. Our rural counties cannot equitably meet the demands of a growing and aging population with their current resources. We need housing that allows our residents to age in place with dignity, accommodates a wide range of household incomes, and jurisdictions that are responsive and compliant with Oregon's land use laws.

This bill will help build the local capacity we need to reach our statewide housing production goals in all Oregon communities.

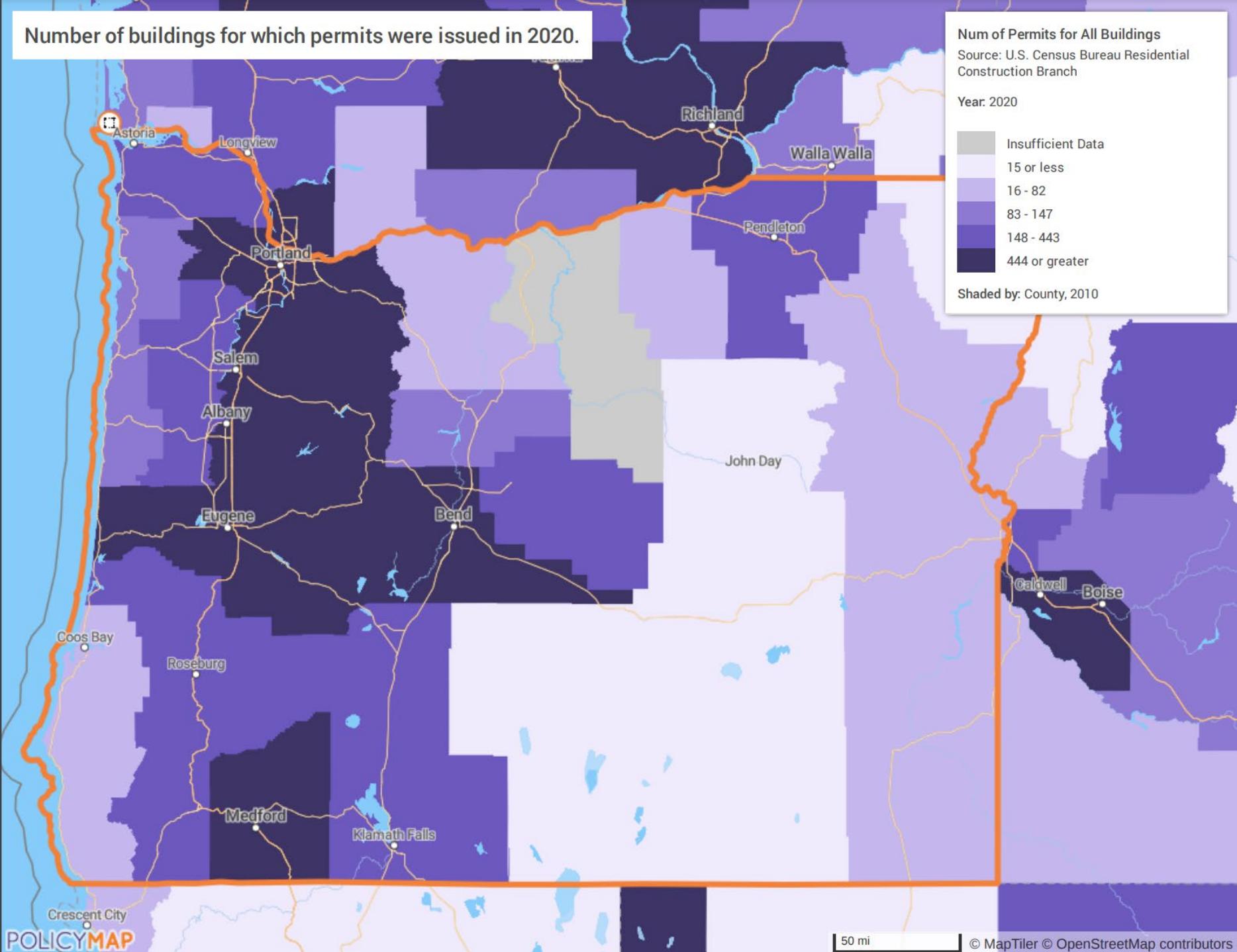
Respectfully submitted this 9th day of March 2023.

A handwritten signature in blue ink, appearing to read "Nick Green".

Nick Green

President,
Catalyst Public Policy Advisors, LLC

Number of buildings for which permits were issued in 2020.



County	Permits Issued	Percent of All
Deschutes	1,821	15.53%
Washington	1,681	14.33%
Clackamas	1,423	12.13%
Marion	977	8.33%
Lane	861	7.34%
Multnomah	775	6.61%
Jackson	703	5.99%
Linn	485	4.14%
Yamhill	336	2.87%
Josephine	291	2.48%
Benton	284	2.42%
Douglas	239	2.04%
Polk	238	2.03%
Crook	189	1.61%
Umatilla	187	1.59%
Columbia	171	1.46%
Clatsop	168	1.43%
Klamath	152	1.30%
Lincoln	146	1.24%
Jefferson	99	0.84%
Tillamook	89	0.76%
Wasco	71	0.61%
Hood River	62	0.53%
Curry	57	0.49%
Coos	51	0.43%
Union	50	0.43%
Morrow	40	0.34%
Baker	27	0.23%
Malheur	25	0.21%
Harney	14	0.12%
Lake	8	0.07%
Grant	6	0.05%
Wallowa	1	0.01%
Gilliam	N/A	N/A
Sherman	N/A	N/A
Wheeler	N/A	N/A
36	11,727	100.00%