

MAXINE E. DEXTER
STATE REPRESENTATIVE
DISTRICT 33



HOUSE OF REPRESENTATIVES

To: Members of the House Committee on Rules

Date: June 1, 2023

Subject: Support HB 3414 (-14 amendment)

Chair Fahey, Vice-Chairs Breese-Iverson and Kropf and members of the committee:

For the record, my name is Dr. Maxine Dexter and I am honored to be the State Representative for House District 33, which includes NW & Downtown Portland, Linnton, and Cathedral Park. I am grateful for this opportunity today to testify today in support of HB 3414 with the -14 amendment, which would establish the Housing Accountability and Production Office and amend adjustment application processes in local jurisdictions for all types of housing.

As the base bill with the -5 and -6 amendments have already been before this committee, I will not go into the aspects of the bill that have remained relatively unchanged with the -14, including the Housing Accountability and Production Office. When I last came before you, Representative Nosse asked whether I favored a certain amendment and my response was that I believed there were good aspects to both the -5 and the -6 and that we needed to do more work. I am grateful to sit before you today to share that stakeholders came together and worked collaboratively to come to what was just posted this morning, the -14 amendment which is a true compromise amendment. The two major issues that needed to be resolved were whether the bill would apply to all housing or a subset of housing and what format the statute pertaining to adjustments to local code and land use would take. These issues, among others, have been resolved with the -14.

I remain very grateful for the extensive work the Governor's team, legislators and staff and stakeholders have invested in coming to the -14 compromise amendment. I am hopeful the testimony today and conversations moving forward will substantiate my expectation that this is an amendment that may not be perfect for any but acceptable for most.

I will share with you a brief overview of what this amendment does:

1. Adopts the -5 structure for variances (now referred to as adjustments) which you may recall was the favored structure by our environmental and local jurisdiction stakeholders.
2. The bill applies to all housing without restriction which was a priority for Governor Kotek and her team as any additional housing should be considered a public benefit at this time.
3. Environmental group and city concerns were carefully considered and many are reflected in this draft.
4. The land use appeals process has been streamlined with the work led by Rep Helm.

5. Minor adjustments to density and height restrictions are included to incentivize denser development.
6. A reasonable burden for process for both developers and local jurisdictions is established. Developers must articulate how the adjustment will lead to increased housing and local jurisdictions must document reasoning for denials if given.
7. Developments are limited to 10 adjustments per project.
8. The Housing Production and Accountability Office is established to assist cities in identifying existing barriers to development and to provide technical assistance.
9. Streamlined appeals processes are established for any land use appeals.

At this point we are confident the -14 threads the needle between local control, environmental protections and the overarching and compelling need for expedited production of housing. The -14 amendment to HB 3414 is a well-vetted policy that would help ensure that housing production flourishes in our state with the goal we all share to do all we can to be sure that every Oregonian has a safe and affordable place to call home.

Sincerely,



Representative Maxine Dexter, M.D.
House District 33
NW & Downtown Portland, Linnton & Cathedral Park