

Submitter: Brandon Brezic
On Behalf Of:
Committee: House Committee On Rules
Measure: HB3414
Committee members,

My name is Brandon Brezic, I am a resident of the Hosford-Abernathy neighborhood in Portland. My day job is with Central City Concern as a Senior Real Estate Development Project Manager. I have a Masters degree in Real Estate Development from Portland State University. I have participated in the Land-Use Leadership Initiative with 1000 Friends of Oregon. I send this testimony representing myself and not necessarily my employer. I spend my life's work responding to our severe housing shortage and my job and education informs my testimony.

I am in SUPPORT of HB 3414, HOWEVER, Goal 14 and UGBs are not the reason Oregon has a housing shortage – we know this because there is plenty of land with potential already available within our UGBs. Overriding Goal 14, however, would encourage cities to spread outward with largely unaffordable housing. More so, it would also mean that cities do not need to show that they have done all they reasonably can to meet the diverse and affordable housing needs of residents inside UGBs, close to where people work, go to school, and shop – key ingredients to building healthy, livable neighborhoods.

I am OPPOSED to the dash-17 amendment to HB 3414 continues to ignore a major barrier to more diverse and affordable housing inside UGBs: lack of funding for infrastructure. Our communities already have a backlog of needs for new and upgraded sewers, sidewalks, and more. We have collectively failed to invest in needed infrastructure. Adding more land only exacerbates this challenge.

The dash-17 amendment allows local governments to once again avoid rezoning land inside UGBs – the politically more difficult, but necessary, action – to allow more housing and to remove unnecessary local barriers to development. With 70 percent of all housing and all residential lands zoned for detached single-family housing – the most expensive and land-consuming type of housing – we can and must build better inside our UGBs, by allowing even more housing types and more affordable housing.

We have underused land inside our UGBs that should be converted to housing. For example, currently, we have more parking spaces for cars than we have housing for people, yet we have vast areas of underused parking lots and strip malls. We must make it easy to convert those to housing.

Making it easier to expand outward makes it harder to address climate change and to reduce fire risk. Paving over more lands, adding more roads, and expanding into the

wildland-urban interface will only increase these problems.

Please vote in favor of HB 3414 WITHOUT the dash-17 amendment.

Respectfully,

Brandon Brezic
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