

Submitter: Kristen Minor
On Behalf Of: self
Committee: House Committee On Rules
Measure: HB3414

I work as a land use and historic consultant all over the state of Oregon. I help local jurisdictions, such as the City of La Grande, write design standards or guidelines to help shape development within their historic districts. These communities value their historic districts as generators of tourism, as unique places that foster a sense of belonging, and as walkable, dense developments that often were built with detail and craft. These communities need more technical training programs so local people can maintain and adapt older buildings, not suddenly allow "anything goes." It is harmful to a local economy, it is harmful to the other property owners, and it is a hit to local pride in their own main street to suddenly allow an out-of-state developer to build their "standard model" without fitting in to any other building in the center of main street.

Purportedly, the purpose of the bill is to increase housing, but there is no requirement in the bill that the "by right" adjustments be tied to the production of additional housing! IT IS ZONING THAT PREVENTS ADDITIONAL HOUSING FROM BEING CONSTRUCTED, not land use/ historic regulation. In fact, in my work I often see older historic apartment buildings that are denser than anything being constructed now. Developers may provide housing, but so often they aim for where they think the money is: they build larger and more expensive units than anything surrounding the new construction. Market-rate development will not solve our housing problem. This bill will not only NOT solve our housing problem, it will undermine local communities by pulling the rug out from a carefully constructed coalition of property owners, local residents, contractors, and regulators who have come up with reasonable rules meant to foster a collective understanding of place. Please do not allow this bill to pass. It will do much harm, and for what? It isn't even providing the housing it is supposedly intended to bring.

Thank you,
Kristen Minor