



May 9, 2023

Representative Julie Fahey, Chair
House Committee on Rules
900 Court St. NE
Salem, OR 97301

RE: Opposition to HB 3414 and the -4 and -6; Support for HB 3414 with the -5

Chair Fahey, Vice Chair Breese-Iverson, and Members of the House Committee on Rules:

We fully support conversation and legislative action with the goal of increasing housing production, from subsidized affordable housing to market rate housing. Our state is undersupplied across the spectrum, and it affects all of our residents and our economy. The -5 amendment to HB 3414 will support those goals. The base bill with the -4 or -6 amendment will not.

HB 3414 with the -5 amendment provides developers and cities with a clear administrative process that allows for flexibility on a wide range of development standards for middle housing and multifamily development. For a developer to avail themselves of this process, they must demonstrate how the intent of the adjusted standard is being met or mitigated and that any adjustments will actually reduce development timelines, increase housing production, or improve affordability. It makes sense to place the onus on developers to show how adjusting development standards will result in faster development, better affordability, or increased production. We can implement HB 3414 with the -5 amendments in a way that protects community standards while benefiting our shared goals.

By way of contrast, the base bill and the -4 and -6 amendment send us in the wrong direction. Allowing developers to completely bypass state and local development standards is not the answer, especially when there is a viable path forward with the -5 amendment. We don't have to sacrifice healthy, livable communities for the sake of bringing needed housing online. We can have both. We also don't have to work against recently adopted state housing policies that we have implemented, are implementing, or are preparing to implement. The -5 amendment, unlike the base bill with the -4 or -6 amendment, will complement HB 2001 (2019), HB 2003 (2019), and HB 2001 (2023).

HB 3414 with the -4 or -6 cuts against the clear role cities have in Oregon's land use system, undermines recently adopted state housing policy, and unduly shifts administrative and legal risk onto cities. We do not have unlimited capacity to administer continuous state mandates, let alone mandates that conflict with each other. Continuing down the path proposed in the base bill and the -4 and -6 amendment will result in a more convoluted, bureaucratic, and ambiguous process that will slow, not speed, housing production.

HB 3414 with the -5 is a smart and results oriented approach that maintains alignment with Oregon's land use system and recently adopted state housing policy. We are open to continued conversation on this issue and to partnering to find solutions that further our shared objectives.

We support HB 3414 with the -5 amendment and appreciate the opportunity to comment.

Sincerely,

A handwritten signature in black ink that reads "Steve Callaway". The signature is fluid and cursive, with "Steve" on top and "Callaway" below it.

Mayor Steve Callaway