

Submitter: Grayson Graham
On Behalf Of: Tenant Developments
Committee: House Committee On Housing and Homelessness
Measure: HB3197

Dear Members of the House Committee on Housing and Homelessness,

My name is Grayson Graham, and I am writing on behalf of Tenant Developments. We are dedicated to creating quality residential developments throughout Oregon, and we are deeply concerned about the negative consequences of House Bill 3197. We stand with the Central Oregon Builders Association (COBA) in opposition to this bill, which would eliminate clear and objective standards for residential development outside of Urban Growth Boundaries (UGBs).

Clear and objective standards are essential to the development process for several reasons:

- Consistency and Predictability: Developers, investors, and homebuyers rely on clear and objective standards to navigate the complex development process. By maintaining consistency across projects, these standards help ensure predictability, which is vital to minimizing risks and ensuring a healthy housing market.
- Efficient Resource Allocation: Clear and objective standards enable developers to allocate resources efficiently, as they can accurately anticipate the costs and requirements associated with each project. This efficiency ultimately leads to a greater number of housing units being built, supporting the state's housing production goals.
- Fairness and Transparency: Clear and objective standards ensure that all developers are treated fairly and that projects are assessed based on merit. By establishing a transparent process, clear and objective standards prevent favoritism or bias and provide an even playing field for all developers.
- Community Involvement: Clear and objective standards allow for meaningful public input in the development process, ensuring that community members have a voice in shaping the growth of their neighborhoods.

Eliminating clear and objective standards for residential development outside of UGBs would undermine the stability of Oregon's housing market and hinder our ability to address the state's housing crisis. It would also create an uncertain environment for developers, investors, and homebuyers, potentially discouraging much-needed development projects.

We respectfully request that the House Committee on Housing and Homelessness oppose House Bill 3197 and maintain clear and objective standards for residential development both inside and outside of Urban Growth Boundaries. By doing so, we can continue to work towards meeting Oregon's housing production goals and creating vibrant, thriving communities.

Thank you for your time and consideration.

Sincerely,
Grayson Graham
Tenant Developments