



June 2, 2023

House Committee on Rules: Public Hearing for HB 3414

Re: Opposition of HB 3414, including -14 amendments

Dear Honorable Chair Fahey and Members of the Committee:

The City of Lake Oswego is writing to express our opposition of HB 3414 and the introduced -14 amendments.

We recognize and appreciate the progress made to HB 3414. We also greatly appreciate and respect the work Representative Gamba has put forward to bring the local voices and perspectives into this bill. However, as in our previous testimony, the City of Lake Oswego continues to oppose the base concepts of HB 3414 as a mechanism to increase housing production and affordability. We continue to be concerned about the impact HB 3414 has on our local communities and the fundamental dismantling of the Oregon land use process.

HB 3414 continues to force local governments to approve variances without any requirement for builders to demonstrate that such variances will actually increase housing production or affordability. HB 3414 will provide a tool for developers to excuse years of thoughtful community planning that has been informed by the public and in alignment with local, regional, and state-wide goals. This highly regulatory approach loses sight of local context and forces a one size fits all policy. If the Legislature believes HB 3414 is the tool to address our housing crisis, more work needs to be done on this bill for it to successfully accomplish the goals in local implementation.

Lastly, the amendments were posted within three hours of the public hearing held on June 1, 2023, providing little to no time for thorough review and analysis on how this will be implemented at a local level. The lack of time provided to stakeholders and the public suggests undervalue of public engagement and transparency. We urge the Committee to consider additional work on the bill and the overall goal of housing production, either through a designated work group or as a part of the Housing Production Advisory Council, which could provide technical feedback and policy recommendations.

The City of Lake Oswego's outstanding questions and concerns still not addressed in -14 are:

- Applicants should have to demonstrate the correlation between the variances and increased housing production or affordability, more than just 'state'.
- A shorter sunset period should be considered if this is truly a mechanism to address our current housing crisis.

---

Respect. Excellence. Trust. Service.

- The bill needs more clearly-defined sideboards, and adjustments should only be available to developers of multi-family, middle, workforce, and affordable housing.
- The bill should do more to preserve design standards for historic districts, main streets, and downtowns.
- The bill also needs clear definitions and quantifiable metrics to ensure that impacts to tree canopy are limited.

We continue to urge the Committee to focus on giving us the tools we need to facilitate housing production and affordability, not introducing new regulatory burdens or more bureaucracy. Due to the lack of time to review by the public, the bill needs more time and more refinement on how this can be achieved by cities. Although we think that HB 3414 could be implemented with focused refinement of the -14 amendment, we continue to have concerns about its more general policy implications.

We look forward to working together to move policies forward that support the production of needed housing and achieve better outcomes for all our communities.

Thank you for the opportunity to provide comment.