

Submitter: Jacob Clark

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure: HB3414

I support HB 3414.

Governor Kotek has set an important goal of producing 36,000 units a year. Unfortunately, our current planning and permitting system will not allow us to reach this level of production.

Currently, it takes between 3-5 years to develop a housing project in Oregon, sometimes longer. Local governments often impose significant land use, zoning, and design requirements that can add unreasonable cost and delay to needed projects. Engineering departments with unclear processes are making late last minute requirements to builders causing COID piping delays or asphalt delays that have Builders must submit highly technical applications, engage in multiple plan review meetings, and defend their project in public hearings and court. All of this increases the cost of housing for Oregonians at the end of the day. In some instances, the development code does not align with the building code requiring a variance to one of them to proceed. This variance request may be administrative or require a public hearing depending on the extent of the request, and planning a community becomes a challenge with unknown approval outcomes and extended timelines. If we want to see a meaningful increase in production, we need to increase enforcement and oversight at the local level to create more housing, faster. We also need to grant relief from the certain planning requirements to allow more projects of different types and price points to be built. Oregon must move with urgency to break the status quo and remove bureaucratic roadblocks.

I support HB 3414 because it will help remove barriers to housing development, streamline planning and permitting, and, most importantly, hold local jurisdictions accountable for meeting the housing needs of their communities.

Thank you for the opportunity to provide these comments today and strongly urge your support of HB 3414.