

**Submitter:** Luke Norman

**On Behalf Of:** Portland

**Committee:** House Committee on Housing and Homelessness

**Measure:** HB 3414-1

In keeping with Governor Kotek's homelessness and housing executive orders, I recommend that HB 3414-1 be amended to **approve all variance requests that would increase maximum density, height, or floor-to-area ratio and lead to the creation of more housing units.**

This would **immediately allow local governments to address the housing shortage** by supporting non-profits and developers, who are striving to build more affordable and market-rate homes needed to decrease housing costs and increase housing affordability.

This would provide a **near-term complement to the long-term goals of HB 2001** and the Oregon Housing Needs Analysis. Once a local government meets its housing production goals established by OHNA and the Department of Land Conservation and Development, this clause could sunset.