



Architectural
Resources Group

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House Committee on Rules
05/08/2023

Re: Opposition Against HB 3414

Dear Representatives:

I am writing you this letter asking you to oppose HB 3414. **As currently proposed, HB 3414 would allow developers to bypass city codes and processes in place to protect our built and natural resources, including regulations governing the alteration of landmark properties and new construction in designated districts, without demanding any increased density or level of affordability.** Although the current version of the bill includes a list of exceptions that allow regulations relating to density, height, and floor-to-area ratio to remain, all other protections in place to avoid incompatible new development will no longer apply, if a developer asks for a variance under HB 3414. This would eliminate design compatibility protections such as massing, orientation, materials, windows, character-defining features, and stylistic detailing, as well as setbacks and tree preservation obligations for new residential development in every zone where residential uses are allowed. HB 3414 authorized variances will occur with no public notice and other than for the developer, there is no right to appeal.

HB 3414 would not only nullify all of the detailed efforts in removing barriers to housing within historic, natural, and scenic protected areas, it would continue a well-established trend of displacement and gentrification of culturally diverse areas that deserve continued protection. **Also, the impacts from by-right adjustments will be highly visible and will be felt in every neighborhood, in every community, and throughout the state and will not necessarily result in a greater quantity or more affordable housing.**

Sincerely,

Maya Foty
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