

May 11, 2023

House Committee on Rules
Oregon State Capital
Salem, OR 97301

Dear Representative Fahey and Members of the Committee:

RE: OPPOSITION TO HOUSE BILL 3414-6

Oregon may need more housing along with many other states, but Oregon needs specific types of housing to address housing needs. HB 3414 and the -6 amendments **will not** address Oregon's needed housing types, which include housing affordable to those with extremely low incomes, low-mod incomes, workforce housing, supportive and transitional housing, small one-level housing to serve elderly and those with disabilities, small housing for new homeowners. Not to mention housing diversity. HB 3414-6 will also further displacement and gentrification of our most vulnerable residents.

By-right adjustments in HB 3414 will not increase the overall supply of housing, housing affordability, nor increase housing choice – there is no requirement in the bill that the adjustment be tied to the production of additional housing that would otherwise be allowed. There is no guarantee that these variances will result in more affordable housing or needed housing types.

As a land use planner for the City of Albany, I can say that we have very few variance requests, and when we do get them, they are approved. We recently adopted HB 2001 and we're just starting to see more diversity in housing types.

Most housing is reviewed under clear and objective standards; design standards and discretionary review are important in historic districts where unique resources warrant protection and compatible infill, and maybe in downtowns so they contribute to thriving commercial centers.

The -5 amendments proposed by the League of Oregon Cities (LOC) would do a better job of achieving the governor's goals for all of the reasons LOC has already stated – most notably in reduced processing times and expense.

While you may have heard from Home Forward and DevNW who testified in support of the -6, I don't think they have had time to review and understand the -5 amendments, which would achieve their goals.

If the Governor really wants to provide housing for those most in need, the variance process should only be for those needed housing types.

Please provide direction to the Governor's office to work with the cities. Cities know what housing is needed more than the developers who are not necessarily the housing that we need – just market rate apartments and single-family dwellings.

Anne Catlin
424 Montgomery Street SE
Albany, OR 97321