

Submitter: Thomas Prislac

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2138

I am an ardent supporter of the DNC. I am the state wide treasurer for Oregon's largest Public employees union with over 72,000 represented workers. Many of those workers are struggling financially because of Republicans and their President's lack of foresight and willingness to shove through rules based on trusting the very bad actors in our various industries that cause crises such as food scarcity and homelessness. The Oregon DNC is making the same mistake by adopting Trump's mindset for ramming through legislation as a giveaway for out of state developers to funnel monies away from Oregon while building tofu-dreg structures that will be scooped up by out of state corporate landlords.

One federal injunction undoes every so-called, and heavily limited protection this bill purports to have. Developers cannot be trusted to design for the future because they don't want to spend the money. It is time to force better design standards based on holistic best practices and it is time to raise taxes on developers in a progressive manner to make toxic profit-seeking behaviors that lead to poor planning, unsafe design, and terrible craftsmanship, untenable economically. Force very long warranty periods for all new homes and make shareholders or sole owners of any construction entity be legally responsible for their work regardless of the company's operational status. We owe Oregon consumers. The unhoused deserve better.

DENSITY IS GOOD WHEN DONE CORRECTLY. Literally just mimic the Dutch or other European allies. Now is the time to make Oregon a beacon of future forward design practices for community building, 15 minute walkability, and the elimination of excessive car culture.

If Democrats ram this through, the party will be so assaulted by the left that the GOP could make gains. Do not let them have these gains. Do not let them cement the message that most Oregon Democratic officials are controlled opposition for oligarchs.

Middle Housing should only be allowed on existing lots or those created by new partitioning of land prior to June 30,2021, the date that the Cities were responsible for having services available to support Middle Housing. This will help to minimize "greenfilling", which was not a goal of the Middle Housing rules, but rather an unforeseen consequence.

- Traffic Impact Analysis (TIA) prohibition should apply only to a single middle housing development on sites within areas of existing residential housing served by

urban services on lots or partitions which were created prior to June 30, 2021. Any Middle Housing development that occurs on new lots or new partitions should be subject to TIA.

- People who live in a neighborhood deserve to be informed of imminent changes in their adjacent area. We oppose the language in HB 2138 with amendments to SECTION 20. ORS 197.365 that states, in part, (theCity) shall provide notice of the decision to the applicant but may not require that notice be given to any other person. We support SB 737 as submitted by Sen Sara Gelsler Blouin that expands the radius for giving neighbors notices of proposed middle housing land division. Cities need to understand that they can be responsive to their residents and should not be held liable if they send notices to nearby residents. Incorporating changes made in SB 737 is important for both the Cities, who fear lawsuits if they keep the residents informed, and residents who feel the State is paving over their rights.

- To ensure dense developments (i.e., more than 10 plexes, townhouses or cottages in a single development) that are not located in walkable communities have adequate infrastructure, there must be an active bus service or mass transit stop within ¼ mile of the development. If there is no active public transportation system in the area, such infrastructure must be implemented before the units are sold. System development fees should be used to address this lack of mass transit infrastructure