



**OREGON STATE SENATE**  
**900 COURT STREET ST NE**  
**SALEM, OREGON 97301**

June 25, 2023

Secretary of the Senate

Vote Explanation: HB 3414 B

Secretary Brocker,

I voted yes on HB 3414 B. I did not do so without significant reluctance. I will keep this short, as I fully understand the concerns that many individuals had, including a number of my colleagues, and I don't need to repeat them. I heard from folks I trust on both sides of this bill. I went back and forth on whether voting yes or voting no would have holistically benefited our state more, because ultimately, that is what it is all about: will passing a given bill help our state more than maintaining the status quo? Honestly, I wasn't sure about this one, but I was convinced by individuals I trust to have the best interests of the state on both the environment and housing that it would have helped – or at least, that it was worth trying. Individuals like Governor Kotek, whom I had spoken with at length about the specifics of this bill. Individuals like Senator Jama, who gave compelling remarks on the Senate floor and has demonstrated his expertise on housing in this state, and whose leadership and guidance I find second to none on Oregon's housing policy.

I want to be very clear: I do not think that this was a flawless bill – far from it. My yes vote should not and does not indicate wholehearted support. Rather, it is an indication of where I fell on a very difficult decision with only two options: yes or no. After meaningful conversations, reading the bill and hearing from thoughtful folks on all sides, I voted yes because I think the bigger risk to our state is not taking action. Yes, there have been many successes on addressing housing issues this session, such as HB 2001, SB 919 and HB 3395, and I'm proud to have voted yes on these bills and supported Senator Jama's leadership on them. And I fully expect that we will return in the 2024 and 2025 legislative sessions to keep addressing these issues, such as investing in infrastructure and land acquisition to meet, in particular, our middle housing goals. I hoped that HB 3414 would work in concert with the goals of these other measures, not be a hindrance to them.

I especially still had concerns about the slippery slope of carving out another aspect of our urban growth boundary system. And had HB 3414 passed, I would have been watching even more carefully and been even more cautious about any such similar steps in the future. The issues and concerns about land use are real – I do not downplay them. We would have needed to have been constantly carefully monitoring for any potential abuses of our system after the passage of HB 3414. I had been personally assured by the Governor that this monitoring would happen and that there were and are sufficient safeguards to deter and prevent any such abuse.

I completely understand how thoughtful individuals looking at this same bill would reach a different conclusion and vote differently. I would have been watching, as I know my colleagues would have, to see how HB 3414 played out. And if concerns about the bill started to realize – and hopes and expectations didn't – then not only

did I expect, but I trusted, that the Governor and the legislature would take meaningful, swift corrective action.

So, despite the concerns that I detailed and the concerns that I and others shared, I voted yes on HB 3414 for the reasons I stated. Many will say that we dodged a bullet by the bill failing on the floor today and that passing the bill would have been a huge mistake. I hoped that they were wrong and I did believe, with much reservation and after much consideration, that this bill would have had a net benefit on our state. But if my colleagues who voted no – and others who advocated that I do the same – were not wrong and I was, I still trusted and had confidence that we would revisit this, and done so purposefully, to help reach our common goals for our Oregon.

Since the bill did not pass, I look forward to there being substantial conversations over the next several months of the interim to have a bill in the 2024 session to address the goals all shared in discussing HB 3414, regardless of the position they ultimately took on it. There is no doubt that we need to take bold action to address Oregon's housing crisis. We need to do it right.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lew Frederick', written in a cursive style.

Lew Frederick

Senate Majority Whip | District 22 – N/NE Portland