



March 18, 2025

Senate Committee on Housing and Development
900 Court St. NE,
Salem Oregon 97301

Re: Letter of Support SB 974 -1 Amendment

Dear Chair Pham and members of the Housing and Development Committee

I am writing on behalf of thousands of businesses and individuals seeking to address our region's biggest issues by building the housing, infrastructure, and jobs that make Portland livable and economically vibrant. Our mission is to maximize housing choices for all who reside in the region while promoting housing access and availability for everyone.

I am writing in strong support of SB 974-1. HBA supports the laudable goal of reducing the time required ~~to~~ for housing units to be constructed and available to consumers. Oregon faces a significant and growing housing shortage and by making the process of land use and planning more efficient this bill would create significant cost savings for consumers. Carrying costs and lengthy approval processes can create significant expenses for developers which are passed on to consumers. HBA supports an effort to limit these expenses. By limiting the time that local governments can spend analyzing the application to 45 days this bill takes a significant step towards reducing those costs and helping housing become more affordable to Oregon citizens.

I also want to support the -1 amendment introduced by Senator Anderson which requires that local governments and special districts complete a final engineering review within 120 days after the initial submission date as well as require that a failure to reject the application will be deemed an approval. Creating a time limit for consideration and requiring explicit rejection of an application incentivizes quick action on behalf of local governments that will also significantly reduce carrying costs and make development more efficient and affordable.

By eliminating these costs and creating new efficiencies this bill goes a long way towards making housing more affordable ~~to create~~ and more accessible to the citizens of Oregon. For these reasons HBA strongly urges you to vote yes on SB 974 with the -1 amendment.

Sincerely,

A handwritten signature in blue ink, appearing to read "Isaac Ambruso".

Isaac Ambruso
Deputy Director of Public Policy
Home Building Association of Greater Portland