



Chair Pham, Vice-Chair Anderson, and members of the Senate Committee on Housing and Development,

Thank you for the opportunity to provide testimony today in support of SB 974 with the -1 amendments. For background, Oregon REALTORS® is an industry association comprised of roughly 18,000 members who work as real estate brokers, principal real estate brokers, real estate property managers, and affiliated industry professionals.

SB 974-1 would make a meaningful, positive impact on Oregon's efforts to rapidly increase needed housing production across the state. By defining the term "urban housing application" and adding that term to the definition of a "limited land use decision," SB 974-1 would ensure faster permit application decisions for individual residential structures, including single-unit dwellings, manufactured dwellings, middle housing, single room occupancies and multiunit dwellings.

Additionally, under SB 974-1, local governments would not be allowed to require an urban housing application, or any aspect of the application, to go through design review—with the exception of limitations on unit size. Design standards can add meaningful time and cost to a housing project. According to the [Housing Affordability Institute](#), these design standards can add multiple thousands of dollars to the price of a new home.

SB 974-1 would also require the subdivision or partition plat of an urban housing application to be approved or rejected within 120 days of submittal. If the decision is not rendered by the local government within 120 days, the plat would be considered approved, and development could begin. Similarly, final engineering review for the construction of all public and private improvements of an urban housing application must be completed within 120 days of submittal. If this review is not completed within 120 days, the submittal would be considered approved, and development could begin.

Finally, SB 974-1 would direct the Land Use Board of Appeals to award, to the permit applicant and to the local government that approved the permit, attorney fees and engineering fees if an appeal of an approved urban housing application is unsuccessful.

Oregon is still far away from its goal of increasing our rate of housing production to 36,000 units per year. The legislature has acknowledged that we are in a housing crisis, but this acknowledgement alone is not enough. It's time to start addressing our housing crisis with the urgency it deserves, and SB 974-1 would do just that.

Oregon REALTORS® urges you to vote YES on SB 974-1.

Thank you for your time and consideration of our testimony.