

March 13, 2025

Support for House Bill 2968

Members of the Committee:

My name is Molly Culbertson, and I urge you to support HB 2968. I own a small, women-owned architecture firm based in Portland. I have over 10 years of experience designing and observing mid- to low-income multifamily developments.

As an architect and member of the community, I strongly support HB 2968 for the following reasons:

1. Alleviates cost burden on developers:

As an architect, I have seen the impacts of rising development and construction costs on proposed developments. As recently as last week, I witnessed a non-profit counseling center having to permanently pause on their permit because they could not afford the accruing permitting and development costs required by the city. HB 2968 will allow the developer to sit on these costs until they can recoup the money through building occupancy.

2. Spurs faster development of affordable units:

HB 2968 provides excellent incentives for developers of all types of housing to continue to bring units to market. It also encourages more affordable units by capitalizing on the extended payback period. Not only will it promote development, but it will also assist smaller non-profits in developing housing when they don't have access to the necessary upfront funding.

3. Reallocates development cost requirements to OHCS:

A challenge of the rapid-fire approval of housing bills has been getting jurisdictions up to speed - most planning departments struggle to keep up to date on what varies from their zoning code. By having OHCS guarantee the SDC fees, the jurisdictions can still receive fees while a department dedicated to housing monitors the outstanding balance.

If passed, HB 2968 will have a positive ripple effect on our communities statewide. I strongly urge the committee to support HB 2968 and consider my endorsement. I trust you will give this the attention it merits.

Thank you for your time -



Molly Culbertson
ACID Architecture