

Submitter: Jennifer Pence  
On Behalf Of:  
Committee: Senate Committee On Housing and Development  
Measure, Appointment or Topic: SB974

Dear Committee,

I am writing in strong support of Senate Bill 974-1 because Oregon is in a housing crisis, and we cannot afford to let excessive red tape and prolonged approval processes stand in the way of delivering much-needed housing. The current approval system is unnecessarily complex, slow, and expensive, creating significant barriers to entry for developers and homebuilders who are trying to provide housing for working families, first-time homebuyers, and those in need of attainable homeownership. The reforms in SB 974-1 cut through unnecessary bureaucracy and introduce critical improvements that will help get homes built faster and more affordably:

- Simplifying land use decisions eliminates unnecessary hurdles and streamlines the path to building.
- Capping approval timelines at 120 days ensures housing projects don't get stuck in endless waiting periods.
- Deterring frivolous appeals by reimbursing legal and engineering fees prevents costly and unnecessary delays.
- Removing subjective aesthetic design reviews allows builders to focus on delivering high-quality homes without arbitrary restrictions that drive up costs and slow down progress.

Oregonians are facing skyrocketing housing costs, and every delay in the development process only makes the problem worse. Action needs to be taken to remove barriers to housing and create a system that prioritizes efficiency and affordability. This is a critical step in the right direction, and I urge you to pass this bill to ensure that Oregon can provide homes for those who need them most.

Thank you for your consideration.

Jenny Pence