



March 12, 2025

Oregon House Committee on Housing and Homelessness
900 Court St. NE
Salem, Oregon 97301

Re: Support for HB 2968

Chair Marsh, Vice Chairs Andersen and Breese-Iverson, and Members of the Committee:

Oregon Smart Growth (OSG) is a coalition of responsible developers, investors and allied professionals committed to the feasible development of walkable, livable communities that are environmentally, socially, and economically sustainable for Oregon's future.

We are writing to express our support for House Bill 2968 and to encourage the Legislature to continue to prioritize our housing supply and affordability crisis by taking bold actions to encourage housing production. Boosting housing production across the state is critical to addressing our housing affordability crisis, reducing homelessness, and enhancing our state and regional economic prosperity.

To meet the needs of our growing population and close the gap on homelessness, Portland alone needs an additional 120,560 units of housing by 2045. We need to remove barriers to development across the state in order to meet housing production goals established by Governor Kotek's Emergency Order.

Oregon Smart Growth has advocated for better local tools for deferral of System Development Charge payments, particularly at the City of Portland. Currently, SDC payments in Portland can be deferred, but the deferral adds a first-position lien from the City—making it even more challenging to finance a project.

This proposal, for the Oregon Housing and Community Services Department to guarantee local collection of deferred SDC fees, creates a backstop in the rare case a developer doesn't pay. This would enable cities like Portland to mitigate their risk without requiring a first position lien.

House Bill 2968 would encourage cities like Portland to offer more usable SDC deferral options, which in turn will make it easier to deliver the housing development our state and communities need.

We are committed to working collaboratively with State Legislators and other stakeholders to benefit all residents and facilitate robust growth of Oregon's housing market.

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Advocacy Director, Oregon Smart Growth

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