



MULTIFAMILY NW

The Association Promoting Quality Rental Housing

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

EXECUTIVE DIRECTOR
Gary Fisher
gary@multifamilynw.org

RE: Support for SB 974 A

May 5, 2025

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

Multifamily NW urges your support for SB 974 A, which reduces the time a city or county has to decide on a land use application for residential development with an UBG to 90 days.

Multifamily NW is the largest association of housing providers in the state, representing nearly 300,000 units and every profession related to the industry — from property managers and owners to landscapers, maintenance professionals and screening companies. Our top priority is to collaborate with public sector leaders to identify and implement proven solutions to Oregon's ongoing housing crisis.

Oregon's housing crisis is driven in part by unnecessary delays in the permitting and land use approval process. The current system often forces homebuilders to navigate long and unpredictable timelines, increasing costs and slowing the delivery of much-needed housing. Reducing the time for local jurisdictions to make a decision on residential development applications will help streamline development and bring more housing to market faster.

Delays in land use approvals add substantial costs to new housing. Interest rates, labor, and material costs all increase over time, making homes more expensive to build and ultimately more expensive to buy or rent. SB 974 A's 14-day Initial Completeness Check required by the local jurisdiction, helps provide a transparent path for project, while the overall 90-day deadline provides predictability for builders and ensures that government processes are not contributing to the affordability crisis.

At a time when Oregon is struggling to meet its housing production goals, making land use approvals more efficient is a critical step toward increasing supply. Ensuring that local jurisdictions process applications in a timely manner will help address the shortage of units and provide more opportunities for homeownership.

SB 974 A is a practical, commonsense reform that will reduce bureaucratic hurdles and improve the efficiency of Oregon's land use system. Multifamily NW urges your support for this bill and looks forward to working with lawmakers to advance policies that support housing development across the state.

Thank you for your time and consideration.

Sincerely,

Zach Lindahl
Director of Government Affairs

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