

Chair Marsh, Vice-Chairs Andersen and Breese-Iverson, and members of the House Committee on Housing and Homelessness,

Thank you for the opportunity to provide testimony in support of SB 974 with the -A4 amendments. For the record, my name is Patti Williamson, I'm a Realtor from Salem, a constituent of Representative Andersen and a member of Oregon REALTORS Government Affairs Key Committee.

Oregon's housing crisis is driven in part by unnecessary delays in the permitting and land use approval process. The current system forces homebuilders to navigate long and unpredictable timelines, increasing costs and slowing the delivery of much needed housing. SB 974 A creates accountability in the local governments to process final engineering applications within 90 days. The fact that local governments currently do not have a deadline frankly is unacceptable, and because of that there is a dynamic of frustration for the permit applicant. To quote a highly respected engineer in Salem when asked about the process said "So hard, so so hard!!" So THANK YOU, this Bill provides the mechanism needed to achieving Governor Koteks' stated goal of producing 36,000 units.

Reducing the time for local jurisdictions to make a decision on residential development applications will streamline development and bring more housing to market faster. Right now, it is taking 2 to 3 years which is unacceptable and has negative consequences! Delays in land use approvals add substantial costs to new housing and This is a huge risk to the developer. Things that weren't in the first years' pro forma increased the costs significantly and those costs get passed down to the buyer. Interest rates, labor, and material costs all increase over time, making homes more expensive to build and ultimately more expensive to buy or rent. This Bill is a logical critical tool that will create more affordable housing delivered within a time frame that meets the demand.

My buyers cannot afford to buy a home if it means waiting on inventory to enter the market, and the longer housing is delayed the more buyers are unable to purchase. One of my clients is a couple in their 70's and for health reasons, I helped them sell their lovely 2 story home on acreage last fall so they could transition to a single level home. With a budget of up to \$900K the hope was there would be plenty of affordable options in the Salem area, surprisingly and unfortunately it has been a struggle finding what they need, and sadly this Buyer story is all too familiar. There are many stories like this and they are your constituents who need you all to do what is a good, necessary and vital for Oregonians and our communities.

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. Design Engineers are professional, they are personally liable for the stamped product they provide, local governments for too long have been allowed to micromanage, SB 974 creates accountability, cooperation that will produce results.

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.

I urge you to support this bill