

Submitter: Andy Garden

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB847

I support SB 847 and specifically Amendment -4. Current code requires two stairwells, typically linked by a long central corridor with apartments on each side. In this arrangement, the most cost-efficient use of space is lots of small apartments, primarily studios and 1 bedrooms. Larger family-sized units with 3+ bedrooms are discouraged, as the space required by a single large apartment can instead generate rent from 3-4 studio or 1 bedroom units. As a result, actual family-sized units are nearly impossible to find in contemporary multi-family developments, contributing to the critical shortage of affordable housing for Oregonians with children or living in multigenerational settings.

Amendment -4 addresses this challenge. By limiting the number of units per floor accessing the single stair, the amendment encourages and incentivizes the production of larger, multi-bedroom units. In addition, Amendment -4 promises to make building much more economically feasible for small and medium-scale developers on typical urban lots. It adds a critical tool for increasing the supply of affordable, high-quality dwellings, and I urge its adoption.