



MULTIFAMILY NW
The Association Promoting Quality Rental Housing

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

RE: Support for HB 4099

Feb. 5, 2024

Chair Dexter, members of the committee,

Thank you for the opportunity to comment in support of HB 4099, which will give housing developers an added layer of confidence as they seek to partner with the state to address our growing housing crisis. We commend Rep. Gamba for championing this issue and appreciate the many sponsors from both political parties for their support.

Multifamily NW is the largest association of housing providers in the state, with nearly 1,000 members collectively managing more than 275,000 units throughout Oregon and southwest Washington. Our association advocates for common sense public policy with one goal in mind: Keeping Oregonians housed.

By allowing developers to postpone the payment of system development charges (SDCs) until later stages of the project or even until the sale of the units, it eases the upfront financial burden on developers. This has proven to be an important tool that local governments have leveraged in their efforts to stimulate needed housing development on a timeframe that will benefit current and future Oregon residents. The deferral of SDCs can act as a catalyst for accelerated housing development, contributing to the overall expansion of the housing market and helping meet the growing demand for housing in Oregon.

Moreover, guaranteeing the deferral of SDCs supports the state's commitment to promoting inclusivity and socio-economic diversity in housing. By making it more financially viable for developers to engage in affordable housing projects, deferring SDCs facilitates the creation of a broader range of housing options, including those targeted towards lower-income families. This approach aligns with Oregon's goals of ensuring access to safe and affordable housing for all residents, promoting social equity, and mitigating homelessness by encouraging the development of housing options that cater to various income levels.

Local governments and housing developers alike deserve to feel confident that the state will honor these incentives. Deferring SDCs is just one tool in the toolbox when it comes to stimulating housing development and we encourage this committee to pass this bipartisan, commonsense legislation. Thank you for your consideration of our perspective.

Sincerely,

Gary Fisher
Executive Director

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