

Submitter: Daniel DeMelo

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: SB974

Dear Senate Committee on Housing and Development,

I serve on the Multnomah County Joint Office of Homeless Services Community Budget Advisory Committee and the Multnomah County Central Community Budget Advisory Committee; while I don't write on behalf of those committees today, I write with the expertise of having spent almost three years and hundreds of volunteer hours looking at homelessness, housing production and affordability issues.

Oregon desperately needs more housing. Increasing housing supply is a critical component in maintaining and eventually lowering prices for Oregon residents. The permitting delays addressed by this bill create significant obstacles to housing development by not only making housing more expensive due to uncertain timelines but also diminishing Oregon's attractiveness as an investment destination due to increased risk. The result has been chronic underinvestment in housing at a time when we need it most.

The proposed timelines—particularly the 45-day deadline for single-family dwellings and 100-day deadline for affordable multifamily housing—represent significant improvements that will hold government accountable to basic service standards. By establishing clear expectations for permit processing, this legislation will create more certainty for developers, reduce costs, and accelerate the delivery of much-needed housing.

While I am in full support of this bill as-is, while I have your attention I would like to humbly suggest the following small enhancements to help further our shared goal of increasing housing production:

1. Extend the 45-day timeline to explicitly include accessory dwelling units (ADUs), which represent an important housing option that can be quickly implemented.
2. Consider creating intermediate timelines for "missing middle" housing types—perhaps 60 days for duplexes and 70 days for 3-4plexes—to encourage development of these crucial housing options.
3. Implement a reporting requirement for counties and cities (above a certain population threshold) to submit their average permitting times for each housing category to the state on a quarterly or annual basis. Public transparency in these metrics would help ensure accountability and excite investment.

I believe this legislation represents a significant step forward in addressing Oregon's housing crisis by removing bureaucratic barriers to housing production. Time is quite

literally money in housing development, and by streamlining these processes, we can make housing more affordable while maintaining necessary oversight.

Thank you for your consideration and leadership on this important issue.

Sincerely,

Daniel DeMelo