

Submitter: Joshua Biggs
On Behalf Of:
Committee: Senate Committee On Housing and Development
Measure, Appointment or Topic: SB974

Dear Committee Members,

I am writing to express my strong support for SB 974 with the -1 amendment, a vital piece of legislation that will help address Oregon's worsening housing crisis by speeding up homebuilding and reducing unnecessary costs within Urban Growth Boundaries (UGBs). As someone who has worked in the housing industry for years with Adair Homes, I have seen firsthand how the current land use and approval processes stifle development and drive up costs for builders and, ultimately, Oregon families.

The permitting and approval system is slow, unpredictable, and overly burdensome. Projects that should take months to approve often stretch into years due to excessive red tape. These delays and added expenses—often tens of thousands of dollars in engineering and legal fees—get passed on to homebuyers or halt projects altogether, worsening our housing shortage.

SB 974-1 offers practical, common-sense solutions to these problems:

Limited Land Use Decisions: By simplifying approvals for residential projects in already zoned areas, this provision cuts through delays without compromising planning integrity.

Reimbursement of Legal and Engineering Fees: This discourages baseless appeals that drain resources and stall progress, protecting builders from financial hardship.

120-Day Shot Clock for Approvals: A clear timeline ensures accountability and keeps projects moving forward, rather than languishing in bureaucratic limbo.

Elimination of Aesthetic Design Reviews: Removing subjective and costly design mandates reduces overhead and focuses resources on what matters—building homes.

These changes will make a real difference. Streamlining approvals and reducing financial risks will allow builders like Adair Homes to deliver homes faster and at lower costs, increasing supply and improving affordability for Oregonians. Without action, the housing crisis will only deepen, leaving more families priced out of homeownership or stable rentals.

I urge you to pass SB 974 with the -1 amendment. This bill is a critical step toward cutting bureaucracy, lowering costs, and building the homes our state desperately needs. Thank you for your consideration and for prioritizing solutions to Oregon's

housing challenges.

Sincerely,