



Eugene Area Chamber of Commerce Urges Support for SB 974 with the -1 Amendment

Chair Pham, Vice Chair Anderson, and Members of the Committee,

My name is Tiffany Edwards, writing on behalf of the **Eugene Area Chamber of Commerce to express strong support for SB 974 with the -1 Amendment.**

At the Eugene Chamber, we are deeply committed to economic development, job creation, and a thriving business environment. But none of that is possible without enough affordable, available housing for workers, families, and businesses that want to invest in our communities. Without housing, we cannot grow our economy, attract talent, or support the workforce that drives Oregon's success.

Oregon is facing a housing crisis—we need **584,000 new homes by 2040, yet our current permitting and land use processes are too slow, too costly, and too unpredictable.** If we don't take action now, housing will remain out of reach for too many Oregonians. SB 974-1 is a practical solution that will help build homes faster and lower costs inside Urban Growth Boundaries (UGBs).

This bill will increase housing production and reduce unnecessary delays by:

- **Simplifying approvals** – By classifying housing applications inside UGBs as "limited land-use decisions," the bill removes redundant reviews that slow projects down, ensuring housing developments can move forward efficiently.
- **Capping legal and engineering fees** – Unfair appeals and excessive costs often stall projects and add to the price of housing. This bill ensures builders are protected from unnecessary financial burdens, helping keep housing costs in check.
- **Establishing a 120-day approval timeline** – Delays in permit processing can drag on for months, even years. SB 974-1 sets a clear deadline for final engineering reviews, so that builders, homeowners, and communities aren't left waiting indefinitely.
- **Eliminating unnecessary design reviews** – Aesthetic and non-essential design reviews add time and cost without improving safety or structural integrity. This bill ensures local governments can't use design requirements as a tool to block or delay much-needed housing.

The reality is—our current system is making housing unaffordable. Local permitting bottlenecks drive up costs, limit supply, and discourage homebuilding at a time when we need it most.

SB 974-1 provides a real solution by making the approval process faster, more predictable, and more cost-effective—without sacrificing quality or safety. This bill supports businesses, homebuilders, and families who are struggling to find or afford housing in Oregon.

This is a practical, business-friendly approach to housing reform, and **we strongly urge you to support SB 974-1 to help increase housing supply, lower costs, and ensure Oregon remains a place where people can afford to live and work.**

Sincerely,

Tiffany Edwards
Vice President, Policy & Community Development
Eugene Area Chamber of Commerce