



March 19, 2025

Senate Committee on Housing and Development
Oregon State Capitol 900 Court St. NE
Salem, Oregon 97301

Re: Opposition for SB 974

Dear Chair Pham, Vice-Chair Andersen, and members of the committee:

On behalf of the City of Lake Oswego and the City Council, I am writing in **opposition of SB 974**.

First and foremost, **the City of Lake Oswego urges the Legislature to prioritize the effective implementation of existing housing legislation (HB 2001, HB 2003, SB 1537, and Climate-Friendly and Equitable Communities) before enacting further mandates.** The City of Lake Oswego, along with cities across the state, is focused on the implementation of previously passed housing legislation. We ask the Legislature to allow cities to fully implement these regulations and live the impact before adding more. Housing production is a top concern for all communities throughout Oregon, including Lake Oswego.

While we support the goal of accelerating housing production through streamlined development processes, we believe SB 974, particularly in conjunction with SB 6, will have the opposite effect. SB 974 will ultimately impede the housing production goal by introducing numerous complications and challenges that increase costs and cause delays for developers, residents, and cities.

Specifically, the bill's classification of Comprehensive Plan amendments as "limited land use decisions" is problematic. Comprehensive plans are inherently complex, long-term documents, and this classification fails to acknowledge the significant ongoing efforts by cities to update these plans in alignment with Climate-Friendly and Equitable Communities objectives. This simplification risks adding confusion and inefficiency to an already complex process.

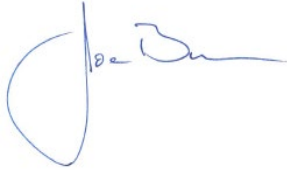
The imposed time constraints on engineering feasibility reviews also raise concerns. These reviews are critical for ensuring sound development, and forcing expedited decisions could lead to either hasty approvals or preemptive denials, both of which negatively impact developers and strain relationships between cities and the development community.

For edits and suggestions to the bill language, the City submitted comments to the League of Oregon Cities. Please see their written testimony for technical changes and suggestions.

While SB 974-1 has good intentions, it has not been developed in coordination with local jurisdictions that implement housing programs on a daily basis in Oregon. We look forward to a bill that works with existing mandates and upholds Oregon's community-driven land use process.

Thank you for the opportunity to provide comment.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joe Buck". The signature is stylized, with a large, looped initial "J" and a cursive "Buck".

Mayor Joe Buck