

Submitter: Jan Kaplan

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: SB974

Newport like most Oregon cities is working hard at increasing our housing stock. I agree with the intent of this bill but oppose it due to the very significant chance that the bill will result in additional delays and place additional burden on cities and our residents. If engineering reviews/approvals are short circuited- cities, neighborhoods and home owners will bear the brunt of fixing engineering errors affecting water, sewer, stormwater, electrical and other infrastructure.

There are suggestions from cities to have developers and the State bear fiscal responsibility for the long term (30 years) for remedying structural mistakes caused by the shot clock approval process. There is a likely, unintended consequence of allowing/forcing infrastructure decisions to be made by arbitrary time limit. That is the likelihood of damage, not only to the infrastructure of the new construction, but also to the existing infrastructure supporting our existing housing.

Let's get this right- As many have proposed- create a task force/workgroup to even handedly analyze:

- What is causing preventable delays
- What would improve the delays identified, i.e. sources of additional engineering resources, metrics to improve submissions of housing projects, preventable delays by cities/counties.

Note: I am the Mayor of Newport. Our City Council has not had the opportunity to review my position and I therefor am not submitting this on behalf of the city. I also note that Newport has exceeded expectations for the creation of new housing at all levels.