



The League of Women Voters of Oregon, established in 1920, is a grassroots nonpartisan political organization that encourages informed and active participation in government. We envision informed Oregonians participating in a fully accessible, responsive, and transparent government to achieve the common good. LWVOR Legislative Action is based on advocacy positions formed through studies and member consensus. The League never supports or opposes any candidate or political party.

February 8, 2024

To: Chair Rep. Dexter, Vice Chairs Breese-Iverson and Gamba, and Members of [House Committee on Housing and Homelessness](#)

Re: **[HB 4099 -1](#)**–Delayed schedule fee payment, Municipal Development Protection Fund–**Support**

The League of Women Voters of Oregon (LWVOR) supports HB 4099. It will reduce development costs for new housing projects and at the same time ensure that local jurisdictions receive the System Development Charge (SDC) payments they need to support growth that comes along with new housing.

Oregon is facing a housing crisis, particularly affecting residents at the lowest end of the income spectrum. Oregon needs more housing and especially regulated housing affordable to households who cannot afford market rate units. Housing experts have identified policies that are barriers to creating more housing, including the timing of SDC payments.

SDCs imposed by local jurisdictions help pay for the infrastructure – streets, parks, water, sewer, storm water, etc, – needed to support the growth that comes along with new buildings and residents. SDC payments are due at the time permits are issued and typically financed along with other construction costs. Financing that debt over time adds to development costs.

HB 4099 allows local governments to defer SDC payments owed by developers until 180 days after the certificate of occupancy has been issued. Affordable housing developers would have up to one year to pay their fees. OHCS would create a Municipal Development Protection Fund to cover the cost of unpaid fees. The Fund would be responsible for collecting unpaid fees from the developers.

This program will reduce costs for all housing developers by reducing the need to take on debt in order to cover their fees, but will benefit low-income housing developers to an even greater extent, as explained in [this presentation](#). In light of Oregon’s desperate need for more regulated affordable housing, HB 4099 is an important step in reducing barriers to greater production.

Our position in support of HB 4099 aligns with the League of Women Voters of the United States position that persons who are unable to work or whose earnings are inadequate or for whom jobs are not available have the right to an income and/or services to meet their basic needs for food, shelter, and access to health care. Furthermore, state and local governments should assist by establishing effective agencies to aid, promote, coordinate, and supplement the housing programs of the federal government and the private sector.

We urge your support and thank you for the opportunity to discuss this legislation.

Becky Gladstone	Nancy Donovan	Debbie Aiona	Beth Jacobi	Peggy Lynch
Co-President LWVOR	Housing Portfolio	Housing Portfolio	Housing Portfolio	Natural Resources Coordinator