HEATHER BUCH

Lane County Commissioner
East Lane District
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DATE: January 30, 2019

TO: Senate Committee on Environment and Natural Resources

RE: SB 88, relating to accessory dwelling units

Chair Dembrow and Members of the Committee:

I am supporting SB 88 and ask that you schedule a work session for this measure.

As a brand new Lane County Commissioner and with professional experience in developing affordable housing, I am prepared and eager to address housing issues in Lane County. Our situation is somewhat typical, we have increasing property values coupled with relatively stagnant wage growth. The County is deemed "rent burdened", which means more than 30% of household income is spent on rent. And, Portland State's Population Research Center tells us that we can expect our current population of 365,000 people to grown to 429,000 people by 2035. We need tools to allow us to accommodate this kind of growth, and SB 88 should be one tool available to us.

Here's why I particularly like this measure:
- It is permissive and not a mandate. Counties "may" amend their comprehensive plans to allow one accessory dwelling unit on lands zoned rural residential.
- It provides us with authority to permit ADU's with a conditional use, particularly around the use of ADU's for vacation rentals. This is important to me, as I prioritize real housing solutions over making additional visitor capacity.
- The District I represent is primarily rural. Allowing one additional dwelling creates a plethora of opportunities for rural residents, from keeping families together to providing farm worker housing to supplemental incomes from renting usable space.

Lane County would welcome this measure. We are aware that this concept has been discussed for several sessions and we took actions to prioritize this type of legislation immediately after the 2017 session. We particularly want to recognize Senator Dembrow for working with stakeholders during the interim to develop the introduced bill.

SUBMITTED ELECTRONICALLY