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February 5, 2019

Chair Clem
Members of the House Agriculture and Land Use Committee
State Capitol
900 Court Street NE
Salem, OR 97301

Re: HB 2363

Dear Chair Clem and Committee Members:

Thank you for the opportunity to provide testimony on HB 2363. 1000 Friends of Oregon is a nonprofit, membership organization that has worked with Oregonians for more than 40 years to support livable urban and rural communities; protect family farms, forests and natural areas; and provide transportation and housing choice.

1000 Friends of Oregon opposes HB 2363.

Legislation passed in the 2017 session that was narrowly focused on creating a tool to encourage the preservation of historic farm dwellings on rural residential lots. It allowed the landowner to build a second house on the same lot, which otherwise would not have been allowed, in exchange for preserving the historic home. "Historic" was defined as a home built between 1850 and 1945. This was recognized as a narrow exception to the limit that otherwise exists because these are *rural* residential areas, usually located in areas surrounded by farm operations, on septic systems and wells, with farm-to-market roads, and sometimes in wildfire prone areas.

HB 2363 would extend that period to 1974, thereby removing the historic justification for this narrow exception and opening up thousands of parcels to additional homes, potentially doubling the number of homes in these rural areas. This is contrary to the delicate agreement reached for this narrow exception, and will decrease the likelihood of such compromise in the future when it could be undone so quickly. Moreover, there is another bill, SB 88, which is also looking at accessory dwelling units in rural residential areas, but through a work group process with a wide variety of expertise and perspectives, and which is focused on significant sideboards to development. Therefore, we ask that you not proceed with HB 2363.

Thank you for consideration of our comments.

Sincerely,

A handwritten signature in black ink that reads "Mary Kyle McCurdy". The signature is written in a cursive, flowing style.

Mary Kyle McCurdy
Deputy Director