

February 12, 2019

Oregon House Committee on Human Services & Housing

Dear Committee Members,

The need for more affordable housing in our communities is now critical. Finding solutions to this complex problem is difficult. HB2001 is a step in the right direction.

It is clear to folks living in McMinnville that we have an extremely urgent need for more housing units of all types. Our serious lack of residential land makes it difficult to build even a single family home. Most of the small amount of residential land that is left is under the control of only a few developers. It is nearly impossible for a citizen to find a lot on which to build their own home.

I know this because after considerable searching I did find a lot. Since I am 75 years old it seemed like good planning to include an Accessory Dwelling Unit in my plans. But it would have been so much more practical to build a duplex or tri-plex. It would allow future assistance if needed to allow me to remain in my home, and would provide additional income. Adding two or three additional living units without using any additional land is exactly the kind of planning tool we need if we really take Goal 10 seriously.

Right now there are virtually no middle housing lots available in McMinnville, much less lots that might encourage affordable housing. Like most Oregon communities our average home price is way more than our average income will allow. The amount of buildable land has decreased steadily since our last UGB expansion while our population continues to increase. This has led to a critical shortage of residential land.

Oregon Land Use planning requires us to make efficient use of the land we have. HB 2001 would be a significant step in allowing McMinnville to truly meet the requirements of Goal 10. Duplexes and tri-plexes are part of the affordable housing solution. It is essential that we encourage them as an alternative to single family residences and large apartment complexes. HN 2001 recognizes this need and is a good step toward addressing it.

Respectfully,



Marilyn Worrix