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March 19, 2019

Via e-mail: haglu.exhibits@oregonlegislature.gov

House Committee on Agriculture and Land Use
900 Court Street NE
Salem, OR 97301

RE: HB 2469 Secondary Forest Dwellings

Dear Chair Clem and Honorable Members of the Committee:

Thank you for the opportunity to provide testimony on HB 2469. This bill would allow a new dwelling on forestland where, among other conditions, the new dwelling is for a relative of the owner and the relative will assist in some activity related to forest uses.

The Board of Forestry's Committee on Family Forests approached 1000 Friends about this concept several months ago. We attended a CFF meeting and discussed the concept along with other land use concerns relating to forestland, such as wildfire risk. We understand that the thrust behind this bill is to give small forest landowners another tool to address succession planning around resource lands. 1000 Friends is sympathetic and concerned about the issues of succession planning around working lands. We realize that as these lands change hands, the younger generation often does not want to engage in management of the lands for resource uses. We understand the need to provide tools to help keep these lands in resource uses into the future, as resource lands provide many external benefits to all Oregonians such as locally-grown forest products, carbon storage, and habitat values. All of that said, we are not convinced that this bill should move forward at this time, for the following reasons:

- The bill creates a new dwelling for a specific purpose, but there is no provision in the bill for how this purpose (keeping a relative of the owner engaged in forest uses) will be enforceable going forward.
- Similarly there is no provision determining how the dwelling will be used after the succession occurs and ownership changes hands.
- This bill puts additional dwellings in forestlands, which may result in higher wildfire risk and additional firefighting costs to the state, yet there are no provisions in the bill requiring wildfire mitigation provisions such as building code restrictions or defensible space.

- The bill lacks any requirement for a timber management plan, which would help ensure that there is an incentive for the property to remain in forest use long term.
- There does not seem to be any data supporting the need for this dwelling or how successful it would be at assisting with succession, as compared to other tools including tax incentives and easement programs.

In sum, we believe that this subject (succession planning on forest lands) deserves discussion and careful consideration. We are committed to continuing to have the conversation with the proponents of the bill and the Board of Forestry. However at this time we are unable to support the bill as drafted. Thank you for your consideration.

Sincerely,

Meriel L. Darzen
Rural Lands Staff Attorney