

Constituent Testimony – HB 3024 – Lori Boshart - 05/09/2019

Chair Dembrow, Vice Chair Olsen, Members of the committee;
Good afternoon. Thank you for the opportunity to speak here today. My name is Lori Boshart, my husband and I farm around 1000 acres of grass seed and hazelnuts in the Albany and Tangent area. I am here to request that you vote yes on HB 3024. (Also, Senator Roblan, my uncle is Tim Sapp. I thought you would find that interesting!)

I am passing out a map showing part of our farm in Albany. (Explain the map in detail) As you can see, we are not asking for any sort of mass development, we are only asking to build on a small lot in a field we own where there used to be a dwelling. In fact, the dwelling started out as a school house in 1863 where my Momma went to school 1-8 grades. When it closed down, the school house was converted to a dwelling and at some point, the dwelling was torn down.

HB 3024 is actually a simple fix of wording from an earlier bill since the intent of that bill was not always interpreted as intended throughout all the counties of Oregon. HB 3024 will give all Oregon counties an acknowledgment and consistency when deciding on the allowance of a replacement dwelling. As I am sure you are aware, this bill has virtually no Fiscal impact or Revenue impact for the state of Oregon.

In fact, the possibly only impact that passing this bill would have, is to the farmer and owner of the land. However, in talking to other farmers throughout the valley, the very small percentage of the farmers interested in a replacement dwelling have sites that are situated among trees where the ground is not even farmed. These old homestead sites that have been around for years and sometimes for generations are the perfect place for a replacement dwelling. Also, I want to point out I am talking about only a handful of farmers.

Also, I'm sure y'all are familiar with the OAPA (Oregon American Planning Association) Legislative priorities for 2019; The first bullet point listed states: "Improve housing affordability and availability. OAPA supports planning for all types of housing for residents at all income levels. Our goal is to ensure households and families have adequate, well-located housing choices, including emerging and innovative housing types." I do know Goal 10 is mainly targeting urban residences, but it's not excluding the rural. Passing HB 3024 will line up with Oregon's Goal 10.

I appreciate you taking the time to look this over and apply the small fix necessary for consistency and as to not take up the time of the LUBA courts.

Salutation.