



**Testimony on HB 4014A -6 Amendments
Senate Committee on Environment and Natural Resources**

Chair Dembrow, Vice Chair Olsen and Members of the Committee:

I am writing on behalf of the Oregon Association of REALTORS® to express our Association's support for the -6 amendments to HB 4014A.

The housing supply and affordability crisis facing Oregon exists in both urban and rural areas. In 2017, the State legislature passed Oregon Senate Bill 1051, requiring certain cities and counties to allow ADUs in all areas within the Urban Growth Boundary zoned for detached single family dwellings. OAR supported that bill as one important step in addressing the housing shortage.

Since that time the legislature has adopted additional housing supply measures including HB 2001 requiring duplexes on single-family zoned lots in cities with over 10,000 people and triplexes, quadplexes, and cottage clusters in cities with more than 25,000 people.

As we have supported these initiatives we've often been asked by our rural members if and when the legislature will provide opportunities for ADUs on rural residential lands, to provide rural communities with additional tools to address their housing shortages.

Our members strongly support the sideboards that are included in the bill and the local control that will allow counties to make the decision to allow rural ADUs on their own.

We believe that passing HB 4014A with the -6 amendments will send an important message to rural communities that the legislature is interesting in addressing rural housing supply challenges in addition to urban ones. We urge you to support HB 4014A with the -6 amendment.

Thank you,

Jeremy Rogers
Director of Legal Affairs and Public Policy
Oregon Association of REALTORS®