



Feb. 25, 2025

Sen. Khanh Pham
Senate Committee on Housing and Development
Oregon Legislature
Salem, OR 97301

Re: Vote “No” on SB 878, Additional Houses on Working Land

Dear Chair Pham and members of the Committee,

Oregon Coast Alliance is an Oregon nonprofit corporation whose mission is protection of coastal natural resources and community livability.

SB 878, similarly to SB 438, would allow an additional house on every rural property, including forest-zoned and agriculture-zoned lands. But this bill is unnecessary; people who need an extra house on rural property can submit an application for it through several different existing mechanisms. All this bill would do is fragment the farm and forest lands essential for growing crops and timber. On the coast, this bill if passed would simply contribute to the growing numbers of second homes, large mansions and short-term rentals already fragmenting working lands and rural communities in all the coastal counties.

This bill only requires the new house to be for a family member for the initial application – after that the owner may lease the house and (subsequently) sell it to any purchaser. The need for more workforce housing in coastal communities is acute, and affordable housing is also high on the agenda of coastal officials. But this bill (like SB 438) will not address either need. Those needs must be met with carefully crafted, thoughtful legislative proposals that focus directly on the blockages and gaps in bringing more such housing to coastal communities. This bill does not do that.

Instead, this bill will contribute to the ballooning of short-term rentals in coastal rural areas, which have enormous effects on the existing housing supply and cause stress on local infrastructure in areas not equipped to handle expansions of the built environment.

Thank you,

Cameron La Follette, Executive Director

