

March 26, 2025

Senate Committee on Housing and Development

Chair Pham, Vice-Chair Anderson, Members Patterson, Broadman, & Nash

RE: SB 829 – Support / Opposition / Neutral (Circle One)

Thank you for the opportunity to provide testimony regarding this Senate Bill. My name is Michael Lantz and a property owner on an acre near Lapine in south Deschutes County.

As a Native Oregonian of 64 years, I do have a concern about Affordable Housing and the current direction our state is heading when younger generations are not able to afford homes. In my case, affordable is becoming no longer affordable.

Whether this bill or other bills associated with Affordable Housing directing the various state departments to provide solutions to this issue, I would like to offer my Affordable Housing Project as a case study.

My story started with a house fire on Friday, January 13th, 2023.

<https://ktvz.com/news/fire/2023/01/13/smoke-alarm-awakens-la-pine-resident-to-early-morning-house-fire-dog-rescued-cat-lost/> It is not an experience others should have to go through.

The home was eventually considered a total loss and was deconstructed to salvage usable items.

I would have preferred to replace my home with a similar stick build structure but county estimate for permits and fees would be between \$28-32,000.

A 2nd estimate from the county for a manufactured home was within the budget, my lender would be happy and it becomes a nice place on our dirt road. Win-Win-Win.

I put money down on an in-stock, delivery ready, in October of 2024 hoping I could have a replacement home by December connecting my existing patio, sidewalk, water, power and working septic system. I've paid out nearly \$6,000 in permits and fees so far, with no home yet on my property. Down payments have also been made to an excavation company for foundation work and another company for woodstove installation.

I was informed on 3/8/2025 the county was requiring me to install a new ATT septic filtration system before I can place the home after an 'inspection' was done on 3/4/2025. I've also learned the 'inspector' did not even get out of their vehicle for a site evaluation and I was there most of the day.

This new system is estimated to cost between \$32–40,000, requires two 20 Amp dedicated circuits, plus a \$2,045 application fee, however, I found this statement on the Deschutes county website: *Alternative Treatment Technologies (ATT) are treatment systems that do not conform to*

DEQ standard system guidelines. Commonly, ATT's incorporate an aerobic treatment process more at: <https://www.deschutes.org/cd/page/alternative-treatment-technologies-atts>

A variance is available to me with an application fee & on-site surcharge totaling a non-refundable \$2,623.00. The application requires dozens of pages of documentation, some needing several days/hours of research, possible attorney fees, and a section regarding test pits may or may not apply on working system, since it was not damaged in the fire. The DEQ allowed 64 variances near me but do not know the number of applicants.. The Southern Deschutes County Groundwater Annual Protection Report from Feb. 2025 implies the county previously has, and will object to the variance during the public hearing period.

I'm now considering other options, including not building at all with the consequences being a reduction on the property tax rolls. It seems like an endless process.

If there is any Common Sense formula that could be applied in this situation I sure would like to hear it. The best I could explain it would be when you divide 22 by 7 to its last digit or if used as a suffix it may be viewed differently but the results are similar.

I am happy to take questions publicly or privately.

Michael Lantz

Contact: Lantz7x7@gmail.com

Added 3/28/25: Registered online and given confirmation on 3/23 to provide in person testimony regarding SB829. Traveled 338 miles round-trip for the 1PM meeting on 3/26 without being heard in person. This was my prepared statement for this measure.