



VANESSA CORNWALL

Intergovernmental Relations Officer
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DATE: April 9, 2025
TO: House Committee on Housing and Homelessness
FROM: Vanessa Cornwall, Lane County Intergovernmental Relations Officer
RE: HB 3928, Relating to Rural Housing Development

Dear Chair Marsh, Vice-Chairs Andersen and Breese-Iverson, and Members of the Committee:

Lane County supports Representative Breese-Iverson's effort to seek new and novel methods to create more opportunities for housing in rural unincorporated areas across the state. The County appreciates that this piece of legislation will not be considered during the current session but recognizes that there is an opportunity to continue the conversation into future sessions. After all, and as member noted, SB 100 is 50 years old and should be reviewed and new legislation adopted to ensure that the 50-year-old SB 100 is reflecting the needs of the modern era, specifically as it pertains to housing.

Lane County has not amended its Goal 10 policies since adopted in 1977 but even back then the people of Lane County identified that housing is less expensive in unincorporated areas. Lane County believes that there is still truth to that finding and would like to explore that further within the conversation moving forward with legislation like HB 3928 or study bills that consider how this type of legislation could create new organically affordable housing options in areas where people want to live while maintaining the fundamental principles of SB 100.

Lane County requests that the following be considered within the scope of future conversations, studies, and legislation on the matter of creating new and novel housing opportunities within unincorporated areas of the state.

- Five-year sunset, Final subdivision plats shall be recorded and permits for development acquired prior to the five-year sunset of the legislation.
- Lands converted be within one mile of an unincorporated community and within five miles of an Urban Growth Boundary
- No conversion of farm or forest
- Conversion will resolve any legal lot status issues
- Road access shall be constructed to local jurisdiction standards though may remain private
- The maximum density of converted lands shall not exceed four dwellings per net acre, Accessory Dwelling Units (ADU) are not counted in density calculation
- ADU's shall be permitted in accordance with ORS § 197A.425 (2023)

Thank you for the opportunity to comment on this legislation and Lane County looks forward to working with the Legislature to continue the conversation on this important housing related topic.

ELECTRONICALLY SUBMITTED BY VANESSA CORNWALL, LANE COUNTY
INTERGOVERNMENTAL RELATIONS OFFICER