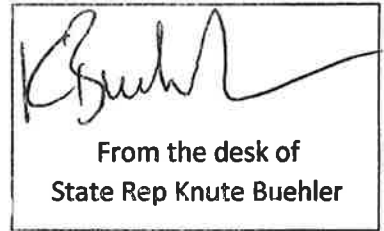


**SUPPORT
HOUSE BILL 4079**

**ALLEN L. JOHNSON
2522 NORTHWEST CROSSING DRIVE
BEND, OREGON 97703
541-687-1004; alj250@gmail.com**



February 29, 2016

Re: HB 4079

Dear Senators and Representatives:

I am writing to request that you approve House Bill 4079 as a modest and reasonable test of a potentially useful tool to address the critical shortage of affordable housing in Oregon.

My recommendation is based on almost 40 years of experience with Oregon's land use program as a land use attorney, hearings official, and advocate. I am a strong supporter of Oregon's land use program and have served on a number of public and private boards and commissions involved with affordable housing development, operations, and advocacy.

Before my retirement in 2010, I represented a variety of public and private clients throughout the state, including affordable housing interest groups and both public and private developers of affordable housing projects. As an LCDC hearings official in the 1970's, I drafted some of the Commission's earliest decisions interpreting the Statewide Housing Goal. I have also represented the prevailing party in a number of leading appellate cases enforcing the Housing Goal.

Experimentation works. I'm proud to say that one of Oregon's most successful land use experiments, and one of my favorite long-term clients, Bandon Dunes, has voluntarily provided onsite workforce housing at the Resort just north of Bandon. This is on top of so many other benefits that Oregon's south coast would never have enjoyed if those inalterably opposed to experimentation with Oregon's land use laws had prevailed.

Bandon Dunes was approved through the statutory exceptions process, ORS 197.732. As they say on OPB, "That's Hard."

It took many years and resources which developers of affordable housing simply don't have. That said, I trust that it clear to all that this bill should not be interpreted as somehow replacing or pre-empting your statutory exception process. We need all the experiments in providing affordable housing that we can get. I can't think of a better reason for an exception than the fact, known to all and acknowledged by most, that Oregon's statewide land use goals have thus far failed to do their part to address the state's ever-growing need for affordable housing.

HB 4079 offers a possible way through the maze. A safe way. Let me assure you that HB 4079 has more than enough sidebars and safeguards. My main concern about HB 4079 is that it won't be overloaded as a result of excessive zeal in rulemaking.

HB 4079 is the most modest of experiments. Please pass it and send it off with your very best wishes.

Respectfully,

Allen L. Johnson