

I would urge the Affordable Housing committee to not move ahead on HB 2937 and HB 2938. EFU Zones were made for farming and not housing.

-These bills allow another new type of dwelling on farm land. According to DCLD's recent Farm and Forest Report, 522 dwellings were approved by counties on EFU lands in 2015. Many of these were not associated with farm use (i.e. replacement dwellings, nonfarm dwellings and temporary hardship dwellings). There are already too many ways to get more houses onto our working lands.

-The ADU bill (HB 2937) will allow for more vacation rentals on farmland. From experience in Hood River County, vacation rentals can have a negative impact on farming operations and should be limited in EFU zones. Also, short term rentals in a region attractive to tourists are very lucrative and cause a shift of housing use from work force housing to tourist rentals.

-There is no limitation on the ADU as far as whether it is attached to the existing house or where on the lot it is located. It basically is just a new permitted residential dwelling.

-The new EPA Agricultural Exclusion Zone will make any crops within 100 ft of an accessory farm dwelling off limits for spraying.

-The impact of this new type of residence in the farm zone will further reduce farm land acreage available for crop production.

Thank you for your consideration.

Dennis C. Rea