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February 21, 2018

Senate Committee on Environment and Natural Resources
State Capitol
900 Court Street NE
Salem, OR 97301

RE: HB 4031A – Accessory Dwelling Unit (ADU) Technical Fix, Amendment A-16

Dear Senator Dembrow and Committee Members:

Thank you for the opportunity to provide testimony on the A-16 amendment to HB 4031A. This amendment makes a technical fix to SB 1051, a housing production bill passed in 2017.

Last session, 1000 Friends worked closely with diverse organizations, including the Homebuilders and LOCUS, in support of SB 1051. Among other provisions, SB 1051 requires accessory dwelling units (ADUs) to be allowed on lots zoned for single-family detached housing. Throughout the entire 2017 session and all earlier versions of SB 1051, this provision was limited to lands *inside* urban growth boundaries (UGBs), until that phrase was inadvertently omitted when one of the last versions was submitted to legislative counsel. This error was not caught until after the legislative session ended. This is a technical fix, exactly what short sessions are designed for.

Many organizations, cities, counties, and other interests were engaged in SB 1051 as it moved through the legislative process. At no time was there an intent to allow this ADU provision outside of urban growth boundaries. If not corrected, the current provision would *require* counties to allow ADUs without consideration of rural characteristics such as water quality and quantity limited areas, septic system capacity, wildfire risk, and interference with farming and forestry. Legislators have committed to convening a work group, before the 2019 session, to examine the parameters under which ADUs could be permitted in rural residential areas. That is the appropriate venue for a thoughtful consideration of that issue.

The A-16 amendment to HB 4031A is a simple technical fix that re-inserts the intended restriction that ADUs be allowed on land zoned for single-family detached dwellings only **within an urban growth boundary**.

Thank you for consideration of our comments.

Sincerely,

A handwritten signature in black ink that reads "Mary Kyle McCurdy".

Mary Kyle McCurdy
Deputy Director