



OREGON LOCUS

Responsible Real Estate Developers and Investors

an affiliate of Smart Growth America's national developer coalition

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February 20, 2018

Senate Environment and Natural Resources Committee
900 Court St.
Salem, OR 97301

Re: Support HB 4031 with the -A16 amendments—technical fix to SB 1051 (2017) inadvertent error on ADU locations

Dear Chair Dembrow and Members of the Committee:

As the Oregon affiliate of Smart Growth America's coalition of responsible developers and investors, Oregon LOCUS supports policies that encourage walkable, smart growth development that is economically, environmentally and socially sustainable. That is why we worked closely with the Homebuilders and 1000 Friends of Oregon on SB 1051 (2017), which supports increased housing supply, especially affordable housing.

Unfortunately, in the last rounds of edits as the bill was finalized, the restriction that permitted ADU development be limited to land zoned for single family detached dwellings only *within an urban growth boundary* was inadvertently dropped when submitted to legislative counsel, and then subsequently missed when the bill was voted out of committee and secured bipartisan passage in both chambers.

There was never a policy intent to allow ADU development outside of urban growth areas. The -A16 amendment to be included in HB 4031 is a simple technical fix that re-inserts the intended restriction that ADUs be allowed in land zoned for single family detached dwellings *only* within an urban growth boundary.

Sincerely,

Mike Kingsella
Executive Director

