

January 31, 2019

Sen. Michael Dembrow, Chair
Senate Committee on Environment and Natural Resources
900 Court St. NE
Salem, OR 97301

RE: Association of Oregon Counties Support for SB 88

Dear Chair Dembrow,

Thank you for the opportunity to provide testimony on SB 88 on behalf of the Association of Oregon Counties. AOC represents all 36 counties in Oregon and works to ensure that the fiscal health of counties and the state is maintained while working to ensure that vital public services are not damaged beyond repair and that all Oregon communities can grow and thrive.

We appreciate the investment Sen. Dembrow has put into the interim workgroup that developed SB 88. This bill accomplishes a number of worthy goals while also allowing counties a level of discretion in how to create an implementing ordinance, or even whether to undertake allowing Rural Accessory Dwelling Units at all. There are some counties where a determination may be made by the Board of Commissioners that Rural ADU's are not a good fit for their rural residential zones. However, many counties have expressed an interest that Rural ADU's may be an effective additional tool to address housing needs. Among the potential benefits of allowing ADU's in Rural Residential Zones include:

- Increasing the housing stock without requiring public financial resources or property to increasing the housing supply
- Increasing rental units
- Providing the potential to increase the affordability of housing, such as:
 - Property owners may be able to purchase or maintain a home with rental income from the ADU or from the primary dwelling if living in the ADU
 - ADU's are smaller than the primary dwelling, resulting in lower rental, maintenance, and utility costs
- Provides opportunities for revitalization allowing some growth in areas that have lost population
- Provides an incentive to legalize existing, unpermitted second dwelling units in counties across the state

We appreciate that the bill provides a number of sideboards while allowing counties to add additional objective or discretionary criteria, which would trigger the conditional use process. It



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also addresses vacation rentals in a responsible manner, allowing counties the ability to permit them under certain circumstances, while in no way mandating them.

Again, we appreciate the opportunity to comment on SB 88 and ask for the committee's support.

A handwritten signature in black ink, appearing to read 'Mike Eliason', is positioned above the typed name.

Mike Eliason
Interim Executive Director, Legislative Director
Association of Oregon Counties