

March 10, 2019

Honorable Chair Fagan and Committee Members:

Please consider the following testimony regarding Senate Bill 334.

While I support the intent of the bill to essentially force UGB expansion for workforce housing within certain constraints, SB 334 is seriously flawed in doing this through a lot-by-lot, piecemeal fashion. Instead, provision for workforce housing and supporting commercial development should be incorporated in an omnibus bill that ensures local jurisdictions provide adequate land, including by expanding their urban growth boundaries, for workforce housing and supporting commercial development. House Bill 2003 provides a starting point for this purpose. Please review my testimony submitted on that bill.

Piecemeal addition of lots to the area within a UGB, the timing of which is determined solely by the land owner, would create chaos in planning for orderly extension of infrastructure and services.

The bill should be withdrawn and the intent implemented by a more coherent approach. Nonetheless, there are several technical deficiencies in the bill's language, as follows:

The bill relies on "affordable housing covenant as described in ORS 456.270"; however, the referenced definition encompassed only "affordable rental and owner-occupied housing for low or moderate income individuals." There is no mention of "workforce commercial" in any section of ORS 456.270 *et seq.*

Under SECTION 2 (2)(c), the intent of "(A) Workforce housing; **and** (B) Workforce commercial" is unclear. Must the use include both housing and commercial or just one of the two uses?

Thank you for your consideration.

Submitted by:

Paul Conte
1461 W. 10th Ave.
Eugene, OR 97402
541.344.2552
paul.t.conte@gmail.com

Accredited Earth Advantage
Sustainable Homes Professional