

Tillamook County



Land of Cheese, Trees and Ocean Breeze

DEPARTMENT OF COMMUNITY DEVELOPMENT *BUILDING, PLANNING & ON-SITE SANITATION SECTIONS*

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Dear Chair Dembrow, Vice-Chair Olsen, and Members of the Senate Committee on Environment and Natural Resources,

The Tillamook County Department of Community Development would like to express its support for HB4014-A6, adding support for one accessory dwelling unit per lot zoned rural residential.

The housing crisis requires a multitude of responses. While the Legislature has taken some excellent steps in addressing our need for housing, rural communities are still struggling to build sufficient capacity to make change. Our recently completed Housing Needs Analysis revealed:

- 2,603 housing units needed over the next 20 years, well above current construction levels
- Over 50% of renters and 25% of homeowners in Tillamook County are cost-burdened
- Our cities and unincorporated communities experience severe strain on infrastructure during the summer months
- Nearly 85% of buildable land in unincorporated Tillamook County is zoned rural residential

Allowing ADUs on rural residential lands would offer a reprieve from infrastructure concerns and enable more affordable housing choices for the many households struggling to keep living in Tillamook County.

Census data suggests that over 20% of Tillamook County workers commute 50 or more miles each way to get to their jobs. This is what displacement and sprawl in rural communities looks like. It is not going from downtown to the fringes of the same city; rather, it is having to leave your community entirely, often moving to other counties in order to keep your job while making ends meet. Enabling more housing options on land that is already zoned for residential development and which is not useful as farm or forest land is sensible public policy.

We also believe that the requirements around wildfire mitigation and infrastructure capacity are sufficient and consistent with existing County practice.

We hope you will support this amendment as written and thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Jake Davis". The signature is fluid and cursive, with the first name "Jake" and last name "Davis" clearly distinguishable.

Jake Davis, Tillamook County Housing Coordinator

A handwritten signature in blue ink, appearing to read "Sarah Absher". The signature is fluid and cursive, with the first name "Sarah" and last name "Absher" clearly distinguishable.

Sarah Absher, CFM, Director, Tillamook County Department of Community Development