



ALEX CUYLER

Intergovernmental Relations Manager
Alex.Cuyler@co.lane.or.us

DATE: February 20, 2020
TO: Senate Committee on Environment
RE: HB 4014, relating to the use of land

Chair Dembrow and members of the Committee:

Lane County supports HB 4014 and in particular asks that you adopt the dash A6 amendment into the bill.

Lane County previously testified in your Committee during the 2019 Legislative session on SB 88, a measure that would have produced a similar outcome to the A6 amendment. We are basically resubmitting our testimony below as our reasons for support continue to be accurate.

Our situation is somewhat typical, we have increasing property values coupled with relatively stagnant wage growth. The County is deemed “rent burdened”, which means more than 30% of household income is spent on rent. And, Portland State’s Population Research Center tells us that we can expect our current population of 365,000 people to grow to 429,000 people by 2035. We need tools to allow us to accommodate this kind of growth, the dash A6 amendment would give provide an opportunity.

This is why Lane County likes the dash A6 amendment:

- It is permissive and not a mandate. Counties “may” amend their comprehensive plans to allow one accessory dwelling unit on lands zoned rural residential.
- It provides us with authority to permit ADU’s with a conditional use, particularly around the use of ADU’s for vacation rentals.
- Allowing one additional dwelling creates a plethora of opportunities for rural residents, from keeping families together to providing farm worker housing to supplemental incomes from renting usable space.

Lane County would welcome this measure. We are aware that this concept has been discussed for several sessions and we took actions to prioritize this type of legislation immediately after the 2017 session.

Lane County recognizes that the short session is by its nature a fast moving environment. If we can be better informed about HB 4014, or if additional amendments are in the works that we can review, we will examine those carefully and re-inform the committee if our recommendation changes.

ELECTRONICALLY SUBMITTED BY ALEX CUYLER