



NESTUCCA VALLEY SCHOOL DISTRICT

P.O. Box 99, Cloverdale, Or. 97112 503-392-3194

*Inspiring individual excellence, instilling diligence,
and initiating life-long learning.*

Misty Wharton

Superintendent

Megan Kellow

Special Programs Administrator

Kim Seals

Fiscal Admin. Assist.

Ursula McVittie

Human Resources Specialist

Sarah Lewis

Executive Assistant

Board of Directors Secretary

March 20, 2023

Re: Support for Senate Bill 406

Dear Chair Jama, Vice-Chair Anderson and Committee Members,

My name is Misty Wharton, I am a/the Superintendent of Nestucca Valley School District. I am writing to share my support for SB 406, a Tillamook County pilot project to provide Tillamook County's small cities and urban unincorporated communities with the same housing development support and opportunities to increase the availability and affordability of housing on the Oregon Coast.

Smaller cities face many of the same challenges as larger cities and are doing their best to address the housing crisis with fewer resources than those available to larger cities made possible by HB 2001 and HB 2003. All seven of Tillamook County's incorporated cities and urban unincorporated communities have fewer than 10,000 residents. In addition, lack of buildable lands in Tillamook County necessitates avenues for more flexibility and expediency.

SB 406 extends the same opportunities HB 2001 provides to larger cities, creating a foundation for local changes to the land use system to support the development of the missing middle housing, most specifically duplexes, triplexes, and fourplexes by requiring them to be allowed in certain residential zones. SB 406 also provides guidance and financial support for small cities and urban unincorporated communities and requires OHCS and DLCD to make recommendations on additional changes that would support housing development.

This pilot project would allow our cities and unincorporated communities access to the same nimble solutions larger cities will be allowed to explore. We have a housing crisis all across the state and none of our residents deserve to be left behind because of where they choose to live.


There have been many proactive and collaborative efforts in Tillamook County to address our housing crisis. While we are making progress, much more needs to happen as quickly as possible. I/we urge you

to support SB406 so that Tillamook County can join larger cities and the work being done to address Oregon's housing crisis.

This pilot project matters to me because many of the families in our school district are at or below the poverty level and need options available for safe, clean housing. Many of our current students are homeless. If students had increased access to the essential need of housing, children will be better equipped to focus on school, instead of worrying about safety and security of having a roof over their head every night.

As a lifetime resident of Tillamook County I have seen these communities develop over the past 40 years. I have never witnessed a housing crisis of this magnitude until the past several years and see the impact that homelessness has on part of our student population. I believe that SB 406 would be one useful tool in addressing this crisis.

Sincerely,


Misty L Wharton