

February 27, 2024

Members of the Senate Committee on Housing and Development;

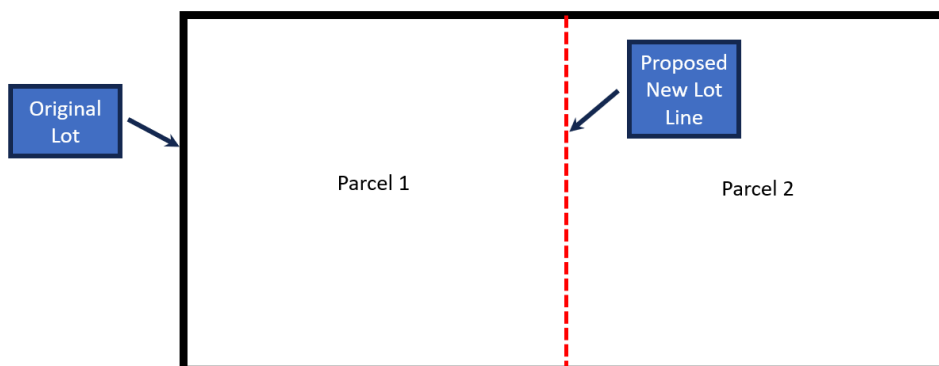
I am writing on behalf of the Eugene Area Chamber of Commerce to express our **enthusiastic support for HB 4063, specifically the provisions related to middle housing partitions.** This important bill is necessary to ensure middle housing land divisions, established by prior legislation, are free of unintended barriers to providing affordable and adequate housing in our communities. This bill overwhelmingly passed the House with strong, bipartisan support.

The Eugene Chamber has been a champion for middle housing, advocating at the state level and we were highly influential with local implementation in Eugene that went beyond the state's model code. These efforts in recognition of the community crisis we face.

The issue that this bill addresses was brought to our attention by a Eugene Chamber member, representing several clients who have been working to develop middle housing units as smaller, more affordable infill units to offer for purchase.

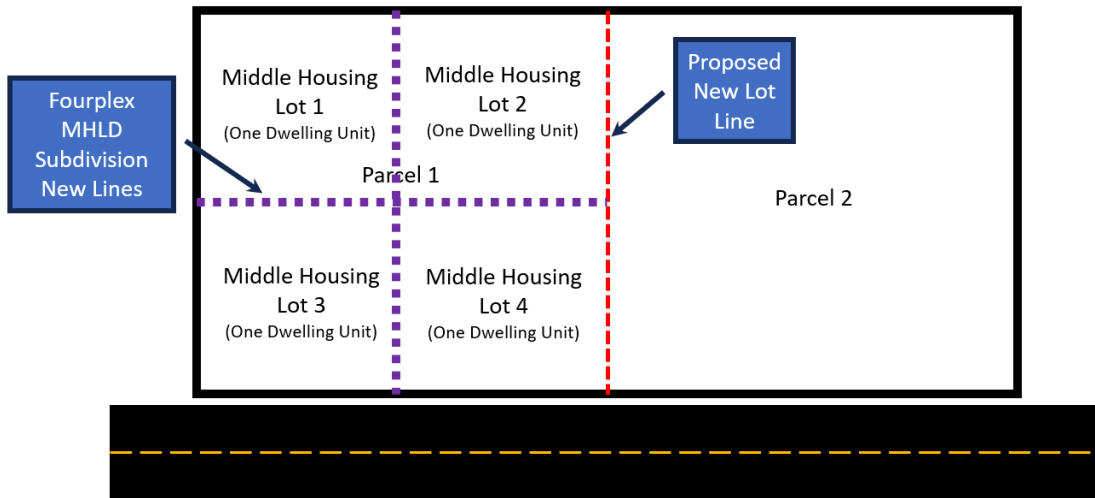
Currently in Oregon, it is not prohibited to process applications for two "partitions" within a calendar year. A partition, being a land division resulting in three or fewer lots. The land-use application process resulting in 4 or more lots is a sub-division. A partition and sub-division can be completed within a calendar year, but two partitions cannot. The graphics below illustrate the specific issue this provision in HB 4063 would address, as it relates to various middle housing land divisions (MHLD).

Example of Partition



Within a
Calendar Year

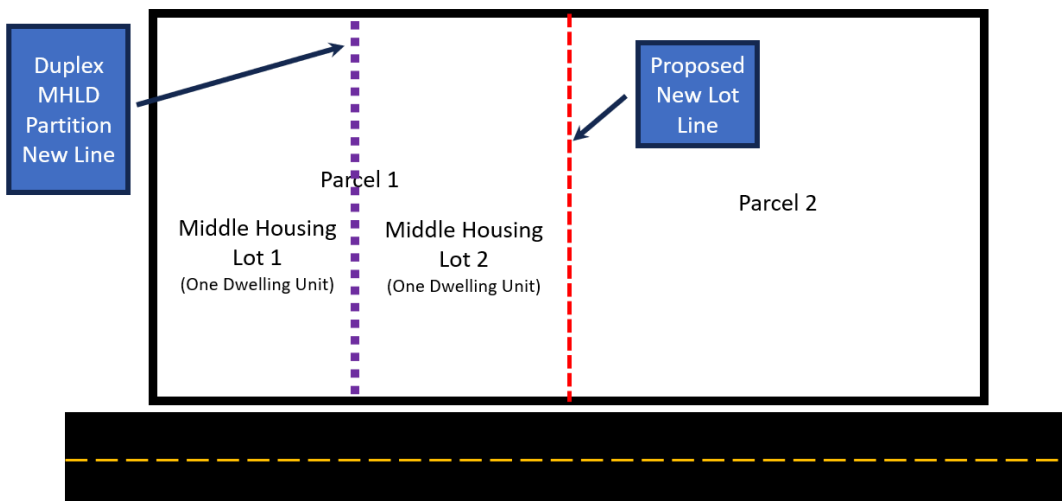
Example of Partition with MHLD Subdivision



Example of Partition with MHLD Partition



Within a
Calendar Year





The language relating to partitions, as adopted in the -4 House Amendments, solves this issue. It was thoroughly vetted and supported by the City of Eugene, League of Oregon Cities, Department of Land Conservation and Development (DLCD) and a number of other stakeholders. We believe this fix to the statute works without burdening cities with unnecessary additional code revisions and removes this current barrier to creating more opportunities for housing in communities across Oregon. For this reason, **the Eugene Chamber strongly recommends passage** by the Senate Committee on Housing and Development and final passage in the Senate Chamber.

Thank you for considering our testimony and for your dedication to addressing this urgent issue.

Sincerely,

A handwritten signature in black ink, appearing to read "Tiffany Edwards", with a long horizontal flourish extending to the right.

Tiffany Edwards
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