

Date: 2:26, 2025

To: Oregon Senate Committee on Housing

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Re: **SB 438 and 878** – Placement of a second permanent dwelling in rural and unincorporated areas in Oregon. (**HB 2400 same topic**)

Chair and committee members, thank you for the opportunity to testify on behalf of this great group of bills that will bring great relief to the homeless and affordable housing crisis that is well documented in this state.

My name is Ayla Hofler, I am a resident of rural Washington County and have been here for 50 years. I am a land use consultant that serves the average, single family citizens of Oregon. I do work in 4 counties, trying to help landowners have a home on the land they own. I also have been a nurse for 40 years, serving Oregonians regarding home health, hospice, and mental health disorder needs. These experiences firsthand have made me come and speak to you today and let you know I am **delighted and fully support** this long overdue legislation. Health Hardship housing is temporary, depreciates property over time and is a huge investment to establish and then waste when the homesite is removed.

These bills solve so many of our current affordable living issues. Many seniors on fixed incomes cannot afford assisted living centers. Many young student adults cannot afford campus or off campus living fees. With this legislation, a landowner can invest in a second dwelling to help struggling family members. This legislation does not require farm/forest incomes to qualify, nor does it demand doctor's letters to determine a family members need for assistance with daily activities. Health care innovations like online nursing visits allow dependent family members stay in a home and be close to their families. One of the greatest taxations on the 911 system is that someone is in need, both young and old, have no transportation to get to a clinic or urgent care. Having family nearby will alleviate current emergency services inability to serve in a timely manner.

The unsupported usual rhetoric of the opposition is so tiring: carbon footprint, interfere with farming and forestry practices, drawn down on watershed, increase rural road usage, cause fires, fracturing the ecosystem with additional humans. They throw it all on the wall in hopes that something might stick. Well, I am here to say that none of this is true with regards to this proposed legislation to bring families together, support

legacy farms and forests, and create a stable growing tax base for the rural schools, first responders and our rural county road maintenance.

**Let me tell you all the benefits there are to passing these bills:**

**Provides** affordable housing to family members in a housing shortage environment.

**Develops** a stable, appreciating tax base for the rural community.

**Establishes** family legacy farms and forestlands by bring families that live together into generational conservation and prosperity plans for the land.

**Creates** future farmers and foresters that are needed in our communities.

**Mitigates** the needs of current healthcare issues such as emergency response times, assisted living care, childcare and family with disabilities, including mental health issues such as anxiety, loneliness and isolation.

**What these bills do not do:**

**They do not create over-crowding** we are talking two houses on acres of land. Not like the crowding created by those in opposition that want 7-10 dwelling units on One acre!

**They do not increase any risk of fires!** There is no proof that landowners are the significant initiators of fires in this state. Environmental arsonists, mismanaged state land and urban visitors.

**They do not increase rural road usage or wear and tear!** In fact, the increased tax base contributes to maintaining the roads and most rural folks travel efficiently, traveling together and plan for needs so as not to drive as often.

**They do not harm the ecosystem.** Wildlife adapt nicely to humans. A second home on a property that already has a home is not going to change their ways of life.

**They do not disturb farming and forest practices.** In fact, bring help to the practices with additional family, makes the efforts increase and creates a learning environment for generations.

**There are no additional threats to anything by voting yes on these bills.**

**VOTE YES ON SB 438, SB 878, and HB 2400. !!!**