



March 20, 2023

RE: Support for Senate Bill 406

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

My name is Trevor Beltz, I am the Manager of Government Relations and Public Affairs for Tillamook County Creamery Association. Thank you for the opportunity to provide testimony in support of SB 406, a pilot project to provide Tillamook County's small cities and urban unincorporated communities with the same housing development support and opportunities offered to localities with larger populations.

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 greater flexibility and expediency.

SB 406 extends the same opportunities to Tillamook County that 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 across the state and none of our residents deserve to be left behind because of where they choose to live.

The 2019 Tillamook County Housing Needs Analysis estimates the County has a pent-up demand of 400 rental housing units. The Tillamook County Housing Commission's Legislative Committee, on which I serve, recognizes there are few tools at our disposal to increase supply and thus have identified increasing density as a priority. Legislation that enables increases in density and supply will have a profound impact in alleviating the pent-up need and help balance options across a wider range of incomes, thereby increasing an individual's choice in where they live and meaningfully addressing the housing crisis.

As a Tillamook-based company, we are committed to Enriched Communities – we understand that our employees and the communities we serve are intricately connected and seek ways to strengthen them. There have been many proactive and collaborative efforts in Tillamook County to address our housing crisis and while we are making progress, much more needs to happen as quickly as possible. I urge you to support SB 406 so that Tillamook County can join larger cities and the work being done to address Oregon's housing crisis.

Sincerely,

Trevor Beltz