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Senator Kayse Jama
Chair Senate Committee of Housing and Development
900 Court St. NE, S-407
Salem, OR 97301

Support of SB 1013

Thank you for the opportunity to provide comments supporting SB 1013 to allow siting one recreational vehicle on a rural residentially zoned property.

Tillamook County lacks rental housing, especially for those that make between 80% to 120% of the area's median income. With the low median wage, one and two-worker households may be denied the ability to live in affordable housing. Workers have turned down jobs after they cannot find suitable housing options. The lack of housing options has contributed to my community's lack of services and stable infrastructure and services. Some of those that accept jobs are living with family, commuting long distances, **living in RVs**, or paying a high percentage of their income on housing.

Tillamook County is uniquely positioned with limited UGB (Urban Growth Boundaries) lands, as 63% of the population is unincorporated. Incorporated cities have 37% of the county population, and Tillamook to Manzanita are incorporated. Most cities have limited expansion without impacting or encroaching on existing resource-zoned properties. Our resource lands are critical and cover 70% of the acreage in our county. These resource lands provide living-wage jobs to our farmers, fishermen, and timber industry, income to local governments, and recreational opportunities. Rural residential properties have been identified as an opportunity to increase housing options.

As a Tillamook County resident, I support SB 1031. After my initial review of this bill, I see this as a viable addition to the toolbox to relieve the pressure valve on housing. It is not a perfect solution, as recreational vehicles are not designed for full-time occupancy.

In Tillamook County, an RV may be the only solution for people who accept jobs and cannot find suitable housing options. RV parks are at a capacity that affects the balance of temporary and permanent residency and are typically limited to a 6-month stay. Allowing one RV site on a residentially zoned property with a primary home and no additional dwelling units seems reasonable, given that the homeowner provides essential services. The proposed bill does not allow for vacation or short-term uses and allows counties an option to require a registration process. Having an RV permitted by this bill enables the property owner to save for an ADU (Accessory Dwelling Unit) to provide a more permanent solution. I also appreciate the flexibility for counties to require registration, proof of written rental agreement, and adopt standards for appearance, repair, inspection, and siting.

SB1013 should not be considered unnecessary urbanization. I support this as an option to preserve Tillamook County's resource properties. Based on the recent housing needs analysis, the incorporated cities cannot meet the pent-up demand for housing. I ask that you consider this bill and move it forward.

I appreciate your consideration,



Kari Fleisher