



Testimony by City of Wilsonville Mayor Shawn O'Neil Amending HB 2258-1:

Proposed Legislation May Have Unintended Consequences that Are Detimental to Local Control and Housing Production Goals

Scheduled for public hearing on March 17, 2025, before the House Committee on Housing and Homelessness

Chair Marsh, Vice Chairs Andersen and Breese-Iverson, and Members of the Committee:

I am testifying in opposition of HB 2258-1 as submitted and requesting consideration of amendments. The proposed legislation has the effect of requiring local governments to issue a land-use decision notwithstanding any comprehensive plan or land use regulations or statewide land-use planning goals and approving the development of specified residential development types on certain lots or parcels under specified conditions.

The City has worked extensively with staff of the Governor's Office and the Department of Land Conservation and Development to provide meaningful input on proposed housing-related legislation. Our city has also been an Oregon leader for over two decades in producing a wide range of middle-housing types, making Wilsonville one of the fastest growing communities in our state.

There does not appear in the bill to be any prevention of single-unit housing being placed in lieu of planned middle housing or multi-unit housing. There also does not appear to be any prevention of the State process being used to avoid specific requirements for small housing units or accessible units.

To address our City's chief concern related to working around housing variety standards, the City recommends that the following text be added after Section 2, line 19 on Page 4 of the -1 amendment.

“(7) In adopting rules, the commission shall develop a process of coordination with local government, such as that similar to the Land Use Compatibility Statement used by State agencies, to ensure the at least the following for any approval development under this 2025 Act:

“(a) That in no case single-unit housing approved by the State is placed on a lot that an adopted comprehensive plan, other local land use regulation, or legislative

or quasi-judicial master plan requires to be middle housing or multi-unit development.

“(b) That in no case single-unit housing approved by the State violate housing variety regulation for a given area established in a comprehensive plan, local land use regulation, or legislative or quasi-judicial master plan that establish either or both a maximum amount of a unit type or a minimum amount of non-single-unit units.

“(c) That in no case housing approved by the State violate local government requirements for a minimum amount of small housing units less than 1200 square feet or minimum among of accessible units established in a comprehensive plan, local land use regulation, or legislative or quasi-judicial master plan.”

Additionally, the City also has concerns about the level of detail of the required Floor Area Ratio (FAR) and density of Section 2 (4)(d)(A) through (F) found on page 3 of HB 2258-1. **The City recommends that Section 3 be amended with language to allow the Land Conservation and Development Commission to refine these detailed requirements pertaining to FAR and density standards through rule-making as the proposed requirements are studied in more detail.**

The City appreciates your consideration and urges amendments to HB 2258-1. Thank you for your time and consideration.

Sincerely,



Shawn O'Neil, Mayor
City of Wilsonville