



February 17, 2021

Senator Kayse Jama, Chair
Senate Committee on Housing and Development
900 Court Street NE
Salem, Oregon 97301

RE: Testimony from City of Eugene on SB 458

Dear Chair Jama and Members of the Committee;

The City of Eugene appreciates the opportunity to provide testimony on SB 458. We are supportive of the concept of increasing opportunities for home ownership and the efficient use of land. Eugene's land use regulations already allow for the division of duplex lots. We have also been hearing, as part of our outreach for implementing HB 2001, support from community members and affordable housing providers for allowing land divisions for middle housing.

As introduced, the bill is challenging to implement at the local level. We, along with other cities, have shared our specific feedback with Habitat for Humanity and Oregon Home Builders Association, and really appreciate their receptivity to work collaboratively with us to ensure the bill accomplishes the vision of promoting home ownership while also being efficient to implement.

As we have shared with the drafters of the bill, our main concerns relate to our need to ensure each new lot can be served with necessary utilities and easements, and that the dwellings comply with building code requirements, especially along the new lot line. We have also suggested some technical fixes related to procedural issues around timing and appeals

We are interested in continuing to work with the drafters of the bill on finding solutions to those issues to ensure that the bill can be implemented at the local level in a manner that accomplishes the intent of the bill and fits within the context of our local regulations.

Thank you again for the opportunity to provide testimony on SB 458.

Sincerely,

Alissa Hansen
Planning Director