



Home of the Tualatin River National Wildlife Refuge

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February 2, 2021

House Committee on Housing
Oregon State Capitol
900 Court Street NE
Salem, OR 97301

RE: Testimony regarding HB 2283 and -1 Amendment

Chair Fahey, Vice-Chairs Campos and Morgan & Members of the Committee:

Sherwood is writing to express concern with the current wording of HB 2283, even with the -1 amendment. While we understand the intention, it is very clear that the current language does not achieve the intent without significant unintended consequences. Additional clarity is needed throughout the bill to better tie the desired outcome of a streamlined process for affordable homeownership of middle housing to existing processes.

We appreciate the willingness of the stakeholders to work with the League of Cities and its members. We think the -1 amendment is going in the right direction, but several pieces of the bill still need to be worked out. We are comforted that the sponsors of this bill are willing to refine the language to better align with planning practices and principles and we look forward to working with them to get to language that provides a clear process that can be implemented.

In the meantime, we wanted to share specific examples of our concerns and the lack of clarity:

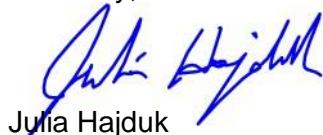
- Clarification needed on page 1 line 16 '(C) Building elements that incidentally cross a property line created by this section.' We would like clarification on what building elements are included, and what is incidental.
- The 5-day window to do a completeness review is too short. If people are on vacation, multiple departments must review or if there are any questions, it puts too much pressure to simply deem it complete. We'd ask for a more reasonable time frame to conduct the completeness review and are happy to work with stakeholders to determine this.
- It is unclear in the bill how this process would supersede other agency requirements and processes. Specifically, in our area we have Clean

Water Services for stormwater and sanitary sewer and have to comply with their rules. Clarity on this in the bill is requested.

- Need clearer tie to “middle housing” and/or definition about what middle housing is eligible.
- Additional clarity is needed to ensure that this process isn’t utilized to circumvent a traditional subdivision or partition process and to ensure that there is a limit on the number of times a lot can be partitioned utilizing this method.

Please know we are very open to working with sponsors to find a way forward with the intent of this legislation and will continue to stay involved. We appreciate the committee considering our concerns and waiting to move the bill until these technical pieces can be addressed.

Sincerely,



Julia Hajduk
Community Development Director

Cc:

City Council
Joseph Gall, City Manager