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Oregon Senate Committee on Housing and Development
900 Court St NE
Salem, OR 97301

Dear Members of the Senate Committee on Housing and Development,

I am writing to you on behalf of the City of Aumsville to express our strong opposition to Senate Bill 49-1. This bill represents yet another attempt to strip cities of their authority and impose one-size-fits-all mandates that do not account for the unique needs and circumstances of rural Oregon communities.

Senate Bill 49-1 will have several negative impacts on our city and other rural areas, including:

1. **Removal of Local Control and Flexibility:** The bill requires the adoption of previously optional model codes from the Oregon Department of Land Conservation and Development (DLCD). This removes the ability of cities to tailor their zoning to local needs and implement creative solutions for housing. Instead, cities will be forced to adopt at least one DLCD model code, which may not be suitable for our community.
2. **Elimination of Land Use Goal Planning:** By removing the requirement to plan for Goal 10 (Housing), Goal 11 (Infrastructure), and Goal 12 (Transportation) when increasing density, the bill undermines the very elements that cities need to consider when planning for increased density. This will lead to poorly planned developments that do not adequately address housing, infrastructure, and transportation needs.
3. **Changes to the Building Code Structures Board:** The bill proposes changes to the makeup of the state's Building Code Structures Board, adding multiple multi-family developers while removing key experts in contracting, building management, and heavy industry construction. This shift in representation could lead to building codes that favor certain types of development over others, potentially to the detriment of our community.
4. **Prohibition of Minimum Density Requirements:** While minimum density requirements are not universally liked, they are a crucial tool for many cities to promote desired types of housing and meet state-mandated Housing Production Strategies. Prohibiting these requirements will hinder our ability to ensure balanced and sustainable growth.
5. **Removal of Protections for Historic Districts:** The bill expressly prohibits local historic districts from reducing the density allowed under the zone under any circumstances. This undermines local efforts to preserve the character and heritage of our historic areas.
6. **Changes to Inclusionary Zoning (IZ) Program Statutes:** The bill requires cities to subsidize developments if they want to create an IZ program. This adds an additional cost

burden to cities that are already facing numerous barriers to establishing IZ programs.
This is not a viable solution for promoting affordable housing.

For these reasons, I urge you to oppose Senate Bill 49-1. It is essential that we maintain local control and flexibility to address the unique needs of our communities and ensure sustainable and well-planned growth.

Thank you for your consideration.

Sincerely,



Angelica Ceja
Mayor of Aumsville