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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 406

Thank you for the opportunity to provide comments supporting SB 406. SB 406 will allow middle housing development on residentially zoned lands, adopt housing production strategies, and accommodate estimated housing needs upon lands inventoried as buildable in Tillamook County.

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. 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 Boundary) 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. SB 406 allows for duplexes on single-family zoned properties. Further, it enhances housing by incorporating the housing needs analysis already undertaken by most cities within Tillamook County.

As a Tillamook County resident, I support SB 406. After my initial review of this bill, I see this as a viable addition to the toolbox. It would require incorporated Cities and Tillamook County to develop long-term strategies to increase density by June 30, 2025. Increasing density has been a priority for the Tillamook County Housing Commission Legislative Subcommittee and the Housing Commission. For transparency, I currently Chair the Tillamook County Housing Commission's Legislative Committee, am a Tillamook County Housing Commission member, and Neah-Kah-Nie School Zone 3 Director and Vice Chair of the Neah-Kah-Nie School District Board of Directors. However, my testimony is my own and may not reflect the opinions of the entire group.

SB 406 will increase housing in Tillamook County long term by increasing density and housing options. I support this as an option to preserve Tillamook County's resource properties. This bill will encourage cooperation and private investment within Tillamook County and Cities by reducing barriers to developing necessary housing in areas that can adequately support expansion.

I appreciate your consideration,



Kari Fleisher