



June 14, 2018

Woodburn Planning Commission  
270 Montgomery St.  
Woodburn, OR 97071

**Re: Legislative Amendments related to SB 1051: Including provisions for Accessory Dwelling Units (LA 2018-02)**

Dear Planning Commission Members:

This letter is submitted jointly by Housing Land Advocates (HLA) and the Fair Housing Council of Oregon (FHCO). Both HLA and FHCO are non-profit organizations that advocate for land use policies and practices that ensure an adequate and appropriate supply of affordable housing for all Oregonians. FHCO's interests relate to a jurisdiction's obligation to affirmatively further fair housing. Please include these comments in the record for the above-referenced proposed amendment.

As you may know, all amendments to the Comprehensive Plan Map and Zoning map must comply with the Statewide Planning Goals. ORS 197.175(2)(a). When a decision is made affecting the residential land supply, the City must refer to its Housing Needs Analysis ("HNA") and Buildable Land Inventory ("BLI") to show that an adequate number of needed housing units (both housing type and affordability level) will be supported by the residential land supply after enactment of the proposed change. The staff report for the proposed amendment notes that the City intends to comply with Goal 10 by adding a housing type—ADUs—that do not currently exist but will add to the available affordable housing in the City. The report does not, however, refer to the City's HNA or BLI to demonstrate the current state of residential land needs or the effects of this amendment on the community.

Further, FHCO and HLA urge the City to make changes to the ADU code before adoption, both to comply with the letter and spirit of SB 1051, and to make ADUs a potential affordable housing opportunity within the City. Our main concerns involve the size limitation and the extreme and expensive parking requirements. First, while a limitation of 725 sq. ft. may be reasonable for detached ADUs, we see no need to limit internal ADUs to such a small footprint.



If a homeowner wishes to convert an existing basement into an ADU that is larger than 725 sq. ft. the size limitation makes no sense. Moreover, a more typical size limitation is 800 sq. ft and we encourage the City to increase the upper limits of the size of the unit.

Second, we request that the Planning Commission reject the onsite parking requirement. We do not believe that parking requirements are a reasonable regulation under ORS § 197.312. As the staff report notes, “the financial costs of construction” are prohibitive to many potential ADU owners. Adding a required parking space, especially when the City code typically requires four parking spaces for a single-family home, unreasonably increases the cost of an ADU and thereby decreases the ability of a homeowner to construct the use. We need homes for people, not over-parked lots in our residential zones. We also question whether a requirement for four parking spots is a reasonable standard for needed housing in the first instance. Instead of requiring additional parking for ADUs, property owners contemplating ADUs ought to be able to convert one of the four typically required parking space areas to an ADU. Otherwise, the City’s efforts to add to the housing supply will be derailed by expensive development costs.

HLA and FHCO urge the Commission to defer adoption of the proposed zone change until findings regarding the amendment’s effect in context of the City’s BLI and address the concerns raised in this letter. Please provide written notice of your decision to, FHCO, c/o Louise Dix, at 1221 SW Yamhill Street, #305, Portland, OR 97205 and HLA, c/o Jennifer Bragar, at 121 SW Morrison Street, Suite 1850, Portland, OR 97204. Please feel free to email Louise Dix at [ldix@fhco.org](mailto:ldix@fhco.org).

Thank you for your consideration.

A handwritten signature in black ink that reads "Louise Dix".

Louise Dix  
AFFH Specialist  
Fair Housing Council of Oregon

A handwritten signature in black ink that reads "Jennifer Bragar".

Jennifer Bragar  
President  
Housing Land Advocates

cc: Kevin Young ([kevin.young@state.or.us](mailto:kevin.young@state.or.us))