



## RURAL ACCESSORY DWELLING UNITS (ADUs)

### OREGON'S LAND USE PLANNING SYSTEM

protects rural lands for our billion-dollar agricultural and forest industries while laying the groundwork for sustainable housing for all income levels within Urban Growth Boundaries (UGBs).

We support Accessory Dwelling Units (ADUs) within UGBs as a way to increase density in Oregon's urban areas while preserving neighborhood character and a sense of place. We strongly oppose placing ADU's on rural lands as low density rural development that destroys our working landscapes.

### WHO WE ARE

For 35 years, LandWatch has fought for sustainable, healthy communities in balance with nature, waterways and wildlife in Central Oregon.

Leveraging our legal expertise, policy analysis, and experience with Oregon's land-use planning system, we bring public concerns about natural resources and urban growth to government decisions and negotiations with private interests.

### OUR CONCERN

According to the latest report from the American Farmland Trust, of the 11 million acres of U.S. farmland lost between 2001 and 2016, 7 million acres were converted to low density residential use. Placing ADUs on rural lands will not respond to the housing crisis, but will create sprawl and fragment Oregon's working land base. Specifically:

- ADU's in rural areas increases the threat of wildfire impacts on housing, threatening rural communities;
- Sprawl from rural ADUs threatens to overburden public services and drive up the costs of fire protection districts, ambulances, and sheriff departments already stretched thin;
- Rural ADUs directly contribute to the housing crisis as they drive up regional housing costs. ADUs as vacation and short-term rentals are core causes of Oregon's housing affordability crisis;
- Rural ADUs undermine Oregon's efforts to contain climate change by isolating households away from work and services and increasing carbon emissions per household (i.e. increased driving distance, etc.).

### WHAT WE SUPPORT

We support smart planning that focuses on creating vibrant high density neighborhoods inside UGBs and does not proliferate rural ADU development. We continue to support the implementation of HB 2001 and HB 2003 which pave the way for responding to Oregon's housing crisis and protecting our working lands.

In upholding Oregon's state land use system, we emphasize Goal 14 which concentrates growth in cities, along with Goals 3 and 4, which protect working lands as a resource for future generations.

