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February 2, 2021

House Committee on Housing  
Oregon State Capitol  
900 Court Street NE, Room 453  
Salem, Oregon 97301

***Testimony: HB 2705***

Chair Fahey, Vice Chair Campos, Vice Chair Morgan, and Members of the Committee,

Central Oregon LandWatch (“LandWatch”) is a conservation organization which for more than 35 years has protected Central Oregon’s beautiful forests and high desert, rivers and springs, fish and wildlife, and our vibrant communities. We work to conserve the region’s ecosystems, wildlife habitat, and working rural lands balanced with a responsible, sustainable approach to planning and fostering thriving communities.

**LandWatch opposes HB 2705.** This bill proposes to permit accessory dwelling units on rural lands.

LandWatch is a leading advocate for more affordable, workforce, and middle housing options. We support smart planning that provides for vibrant, high density, complete neighborhoods and creative housing solutions while preserving neighborhood character, including ADUs *inside* UGBs. We are opposed to the proliferation of rural ADUs *outside* UGBs, which contributes to sprawl and creates more problems than it solves.

Low density rural development, including rural ADUs, litters and damages the continuity of Oregon’s beautiful rural landscapes and farm and forestlands while doing little to alleviate shortages in the types of affordable and workforce housing options most critical today. Placing more ADUs on rural lands contributes to sprawl, increases the potential threat of wildfire impacts on housing, adds to cost burdens on tax dollars to extend infrastructure and services, and undermines Oregon’s efforts to contain climate change by increasing vehicle miles traveled, traffic congestion, and carbon emissions.

Thank you for this opportunity to comment and for your consideration of our position.

Respectfully,  
Moey Newbold  
Director of Urban Planning  
Central Oregon LandWatch

