



# City of Stayton

## *Department of Planning and Development*

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Chair Keny-Guyer, Vice Chair Noble, Vice Chair Sanchez, Members of the House Human Service and Housing Committee:

Oregon's land use planning system, enacted forty years ago requires local governments to undertake an integrated comprehensive approach planning for housing, natural resource protection, economic development and public services and facilities, recognizing that each of these is dependent on the other.

We are required to look into the future 20 years and assure that we providing adequate opportunities for the growth that can be projected during that time, taking into account nineteen statewide planning goals as well as the local goals and policies developed by the community.

These planning documents are called comprehensive plans because they are truly comprehensive in scope, recognizing the interrelated nature of providing public services and facilities, protecting natural resources, housing, economic development, recreation and potential natural hazards. They are not individual plans for each of these subjects, but complex documents that reflect that decisions made to promote business development will have an impact on the housing resources, public utility facilities, and transportation systems of the community. Similarly, our comprehensive planning documents reflect that investments in public utility or transportation facilities will have an impact on our communities' ability to create jobs and provide adequate housing.

The major concern I raise with HB 2001 is that the approach proposed in this bill separates the discussion about housing needs, which are real and which many communities across the state are attempting to address, outside of the comprehensive planning process and looks at the issue without addressing how decisions regarding housing and residential growth interrelate with all of the other issues that are addressed in our comprehensive plans.

Under current state law, cities and counties are required by statute to involve the public in the preparation of our comprehensive plans and land use regulations. The preparation of these plans reflects the values that the public and another concern with HB 2001 is that every time the Legislature predetermines the results of the planning process, it further removes the public from the process.

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If the Committee is concerned that the adequate housing is not being provided by Oregon's communities, then look at the requirements for housing needs analyses, at the density targets for urban communities and require communities to make decision to accommodate more housing with the context of the comprehensive plan. This will assure that planning for housing is integrated with the plans for public facilities such as utilities and transportation.

Finally, Section 6 of the bill would mandate the system development charges for certain housing not be paid until issuance of an occupancy permit. This requirement would set up different administrative procedures depending on the housing type. In Stayton, our experience is that new housing units are frequently lived in prior to issuance of the certificate of occupancy. Postponing payment of SDCs until occupancy may save some interest payments by the builder for a few months, but will have little impact on the overall cost of development of a new housing unit, considering all of the other costs involved.