



LWV Corvallis

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To: Housing and Community Development Advisory Board
From: Laura Lahm-Evenson, President, League of Women Voters of Corvallis
Re: Recommendations for changes to Land Development Code specific to ADUs

The League of Women Voters of the U.S. has advocated for housing as a basic human need since the 1960's. In line with this position, the League of Women Voters of Corvallis urges the City of Corvallis to support the development of low-income housing in our community.

As recommended by the Housing Development Task Force, changes to the Land Development Code on Accessory Dwelling Units (ADUs) would provide one immediate tool to increase the supply of achievable housing in Corvallis. While current code allows the development of ADUs, it is overly restrictive and therefore not being utilized to satisfy the demands of a growing and diverse community.

The League of Women Voters of Corvallis supports the following regarding ADUs:

Allow multiple ADUs on a single lot. ADUs can provide higher density and still maintain the flavor and integrity of our neighborhoods.

Remove architectural restrictions on ADUs. Just as the architecture of individual residences may vary in any neighborhood, varying architecture in ADUs can add aesthetic interest to the neighborhood and (in many cases) can be more pleasing than the original residence. Current code propagates bad architecture as well as good.

Remove lot-size restrictions for ADUs on zoned residential lots. Lot size restrictions in the current code are unnecessary.

Eliminate additional setbacks. ADUs that meet lot setbacks of the zone should not be subject to additional setbacks and limits.

Eliminate unnecessary restrictions. ADUs should not be subject to restrictions on the placement of windows, doors, or walkways.

Allow the "Tiny Home." Tiny Homes that meet state building code requirements and which sit on permanent foundations should be acceptable as ADUs.

Remove the owner-occupancy requirement. The owner-occupancy requirement is a disincentive to build an ADU. It makes properties difficult to appraise for income-based valuation and difficult to finance. Deed restrictions make the sale of property difficult and thus lower value for the property. When an ADU is present, the owner is locked in: they cannot move out and rent the home, which would free up needed housing.

We urge the Housing and Community Development Advisory Board and city staff to revise the Land Development Code for ADUs as one step in the solution to the housing crisis in our community.