



Rural Real Estate
Revolution
SB88a

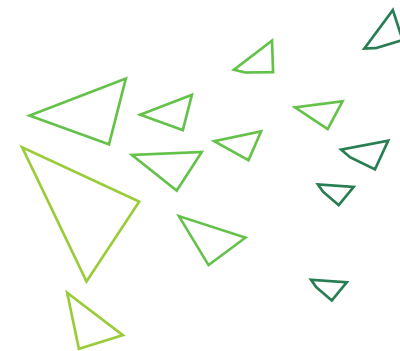


Rural residential ADU's and you



Scott Bruslind

Linn County Commissioner Position 3
Candidate



Inject economic vitality into Linn County's rural residential real estate

Adding a 900 sq.ft. dwelling within 100 feet of the main house would provide multiple opportunities for home owners- existing and prospective. Real Estate Professionals will play a key role in asset management.

Let's take a look

The Problem



Aging rural demographics

Average age of farmers and ranchers in Oregon has just passed 60.



Urban migration to jobs and opportunities

Young people leave rural areas for the prospect of more and better opportunities, but find high costs for housing.



Start up Equity Squeeze

Costs of land, housing and start up investments for rural businesses are daunting.



Ag experience and fickle markets

Successful operators need time to make mistakes and markets need time to develop.



Land Use Policy

Urban Growth Boundaries can expand, but what about other options?

The Solution: SB88a (amended)



Rural Residential Accessory Dwelling Unit

State passes Senate Bill 88a with amendments to ensure active County oversight. Real Estate Professionals take the lead in owner assessments and development.



County Conditional Use Oversight

County issues ADU-Conditional Use Permits and supports land owners with resources. Actively promotes/expedites the program for tax roll improvement.



OSU Extension Program

Program developed to cultivate young caregivers who are aspiring ag entrepreneurs.



The History



Rental Housing permitted for Farm Workers

Very limited authorization for farm worker housing. Fell into disfavor with investigations.



2019: Association of Counties weighs in on housing affordability

Senate Bill 88 is initiated and amended as 88a, passes out of committee.



2020, no-show

SB88a ready for a vote, but the Senate does not complete the short session.

SB88a Case Study for Linn County

Linn County could coordinate a test case/pilot study for conditional use permitting of rural residential ADU's.

Lobby to work with Legislature to create a County task force and pilot project: 2021 full session

- Coordinate with Real Estate Professionals to identify candidate landowners.
- County staff develops a coordinated team- Assessor, Planning & Building, Health Services, liaise with OSU Extension.



Real Estate Asset Base for Linn County

\$16B

Market Value

Linn County Market Value:
Real Estate
2019 Assessor's Summary

\$9.6B

Assessed Value

Linn County Assessed
Value: Real Estate
2019 Assessor's Summary

\$1B

Assessed Value
Increase
Projected addition to
Assessed Value: Real
Estate (ADU's)

Growth Strategy

How will we scale in the future

Step 101

Dec., 2020

- Linn County Commission works through AOC to revise SB88a, puts Pilot Program through AOC Special Projects Committee.
- Linn County Real Estate Professionals create a rural residential working group, defines best practices.

Step 102

Feb., 2021

- AOC gets SB88b on working agenda for Senate Committee.
- Linn County Commissioners create County Staff team to develop integrated plan for Pilot Study: conditional use permitting, county departmental support.

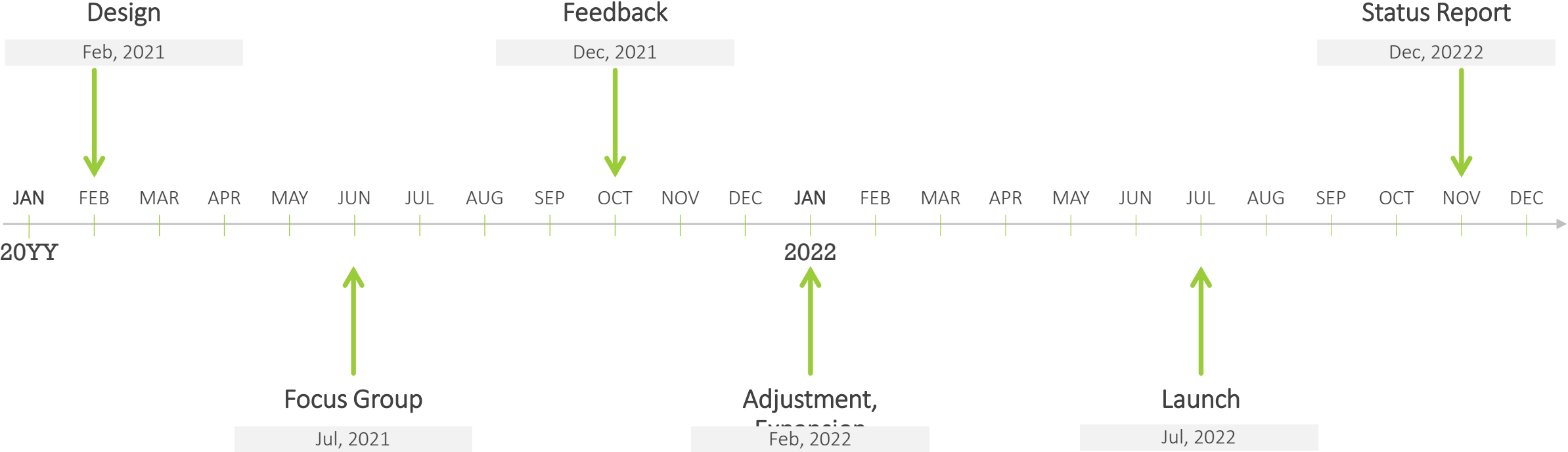
Step 103

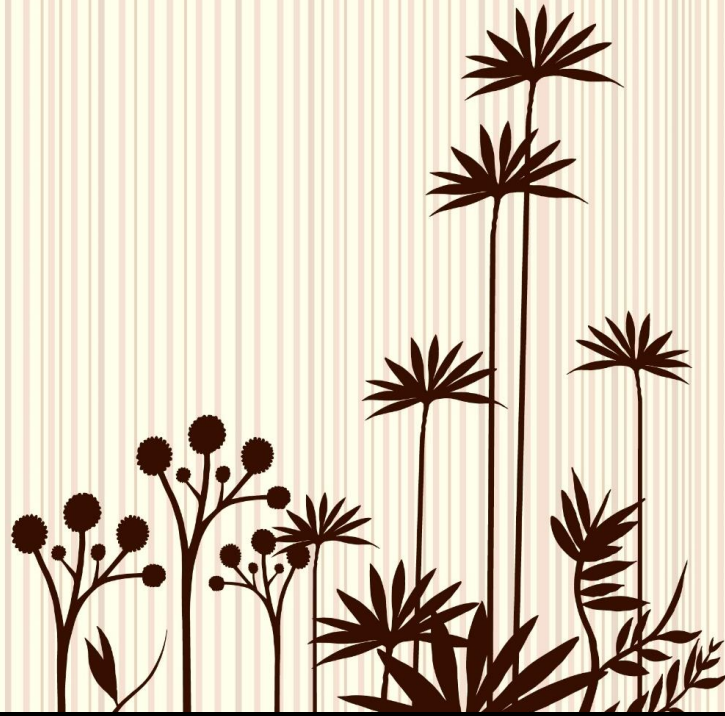
Jun., 2021

- Bill moves out of Legislature allowing for Pilot Study.
- Linn County opens Pilot Program and solicits applications through Professional Realtor platforms.

Timeline

Our two-year action plan





Summary


At Your Service


- Rural Residential Accessory Dwelling Units have the potential to drive prosperity and happiness in rural Oregon in 3 significant ways:
 1. Income producing property provides cash-flow to existing rural residential lots. Seniors can cover tax bills longer into retirement.
 2. Rental dwellings provide first step opportunities for Young Farmers and ease transitions in this critical sector.
 3. Rental dwellings provide the means for caregivers to live on-site, allowing seniors to age-in-place.If suitable, the senior(s) can swap places with rent-to-own caregivers and retire to smaller, more manageable quarters.

Thank You



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