

Exhibit C

Executive Summary:

We want to share our story as rural landowners with farm & forest deferrals trying to resolve a land use violation complaint involving a previously existing “ADU-like” structure, as well as the very positive experiences we have had as Airbnb hosts.

Background:

Mark Tesauro and Ray Friedmann moved to Oregon in 1999 when Mark changed employers in the microelectronics business. We adopted our daughter while living in Washington County in 2003 and were finally able to get married in that same year (at least in British Columbia, which had legalized same-sex marriage). Operating our family farmstead is Ray’s full-time occupation and a part-time, second occupation / hobby for Mark and our daughter (an 8th grade PPS student).

Our “DIY” attitudes and passion for quality food and wine inspired us to purchase and move to the 4.7 acre, Rural Residential property at 15245 NW Cornelius Pass Road in 2004 even when the existing structures and property had been long neglected and were in very poor condition. Our home inspector during the sale joked that we should go away for the weekend and leave the stove on! Repairs were made to the house and a new septic tank was permitted & installed in the year of sale. An existing apartment-like room in the shop building was also remodeled / repaired. We then rented the house from late 2004 to 2008 when our family moved to live and work in Dresden, Germany.

Returning in 2008 we started turning our property into a small farmstead. It was hard work, but we had lots of help from family and friends. An existing shed-barn was replaced, a greenhouse was added and invasive, non-native vegetation was removed using non-chemical methods so that 1.7 acres of land could eventually be placed in agricultural deferral. We removed non-native vegetation and truck loads of discarded rubbish from our 2 acres of forest land. The “apartment” space in the shop building was used as guest quarters for visiting family & friends – primarily for Ray’s father during his struggles with Alzheimer’s disease. We have provided longer-term respite care for him over several years, because he really enjoys helping with farm chores and projects to the extent that he is able.

Our family farmstead operation now includes an orchard, half-acre vineyard, 4 hive honey bee apiary, vegetable garden / greenhouse, and housing / pasture / runs for raising poultry, pigs and goats. Rainwater is collected from the roof of the shop building and pumped up to holding tanks for gravity fed drip irrigation of the vegetables and drinking water for the pigs. Our electricity comes from PGE’s renewable-only program and powers an electric farm utility vehicle. Organic certification is too costly, but we use organic methods and further enhance the wildlife habitat created by our agricultural open spaces and their important forest edge areas. Our farmstead supplies most of our family’s food and wine, with excess produce either sold or donated to the nearby Linnton food bank. Surplus eggs, honey, goats and grown hogs are sold for profit. In 2015 after 5 years of meeting the farm income test 1.7 acres were transferred from forest to farm deferral.

In May of 2015 we started renting our “apartment” space through Airbnb when it was vacant, and found that a small-scale, farm-stay B&B was very popular with tourists as well as (surprisingly) visitors from the metro area who wanted an affordable “staycation” break out in the beautiful Oregon countryside. Meeting and hosting so many wonderful people who appreciated what we were doing turned out to be a much more rewarding and fulfilling experience for us than we would have ever imagined. It seemed like an incredible win-win experience – even for Multnomah County (guest taxes collected were comparable to our property taxes).

In the Fall of 2015 after returning from a Vancouver Island trip we had a certified letter waiting for us with a land use complaint / violation threatening us with up to \$3500 of fines per day. We were both shocked and frightened – hiring a lawyer for some initial guidance, since fines that high would bankrupt our family. After great stress, anger, sadness and sleepless nights we entered into a voluntary compliance program, completed a pre-filing meeting and spent months completing what we think are all the requirements to get retroactive building permits issued. We filed our application packet on October 4th and hope that we can quickly resolve this matter, keep the property improvements under a different use, and put these darker days behind us.

Our Positive Airbnb Experience:

When we lived in Europe & traveled we fell in love with farm-stay B&B's and were excited to provide others the same, great & memorable experiences which we had enjoyed. What began as an idea to earn a little bit of money from rooms which were not being used became a very meaningful and fulfilling part of our lives, and of the many very satisfied guests which we hosted.

We were initially concerned about ill-behaved guests, but found that the host / guest review process and disclosure used by Airbnb kept folks on their best behavior. We had no problems with people following the “house rules” we defined. Our home and shop are in a forested hillside area and are not visible to our neighbors. Those neighbors who knew about our Airbnb reacted positively to it.

We did not depend on the income from Airbnb, but did put it to good use. Along with adding to our daughter's college fund, we were able to replace an older water heater with a super-efficient heat-pump unit, replace electric heating with an efficient ductless heat pump and add an industrial “light pipe” skylight to the shop to save even more electricity. Plans to fund a solar power installation with this income are now on hold.

Benefits we have experienced as Airbnb hosts:

Social Isolation: Living in a rural area can be socially isolating for those who stay “on the farm.” Interesting and diverse guests provide frequent, on-site, healthy social interaction - known to be critical to maintaining health and cognitive function as people age.

Rural Life Education: Demographics and democracy has meant that more and more rural policy is being decided by urban residents (an increasing majority in the state).

Farm-stay experiences are a critical outreach that educates urban residents about the value and unique challenges of rural life and agriculture. This will lead to better informed voting decisions that both preserve and protect rural areas.

Transportation: The vast majority of our guests made one car trip out and one car trip back during each day of their stay. Outbound & inbound trips were almost always after morning & evening peak traffic (these are vacationing people, after all). A few made 2 outbound and 2 inbound trips on some days (came back & went out for dinner). This travel is roughly equivalent to having a spouse or child decide to work off-site or participate in after-school activities, and is less impactful than the travel increase caused by having teen children become teen drivers.

Low-Impact Employment: Operating the Airbnb provided the equivalent income of a part-time job away from home. This was basically “trip-neutral” employment, because instead of commuting somewhere else, the “work” drove to and from our residence. An added benefit is that the car travel done by guests is nearly all outside rush hour times. Commuting would most-likely involve travel during rush hour times.

Additionally, our daughter was able to earn money during her summer break without car travel by helping to clean the apartment after guests departed, and occasionally earned tips for acting as a great farmstead tour guide.

Community Benefits for Urban Areas: Just as we enjoy occasional trips to the city, about 15% of our guests were folks from the Portland/Vancouver metro area who could enjoy an affordable country getaway only a short drive from home. Opportunities like this clearly enhance the larger urban/rural community.



Adam BARBER <adam.t.barber@multco.us>

ADU Issues

michael mckeel <gramckeel@hotmail.com>

Sun, Oct 16, 2016 at 9:57 PM

To: adam barber <adam.t.barber@multco.us>

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Adam,

Thank you for your willingness to add to the understanding of the values pro and con of ADU's in the rural areas of Multnomah County.

In testimony in the first hearing I tried to emphasize that, at present, I know ADU's are not allowed in the rural areas of Multnomah County. But I also testified that there are good and compelling reasons why a policy change both at the county and state levels should be considered. After all, I believe the question, considered fairly, would be to permit ADU's and I believe approval would be a godsend to many people and families. There is convincing evidence in many states that the addition of ADU's would not do the harm that some testimony spoke to in the last hearing.

As you know there is a deepening, dreadful crisis in housing in all of Multnomah County, and it exists in every single county on the west and east coasts. This crisis is equally malignant in both rural and urban areas. The urban areas have recognized that fact for several years and have welcomed the existence of ADU's when, years ago, they were prohibited and subject to citation. Now they are welcomed, encouraged and they work just very well. And ADU's serve not only as affordable housing, but as a social and family and multi generational way to live that is positive in every way.

But even so, every jurisdiction in this county,... all cities,... Metro and social service agencies work daily **only to lose ground** attempting to find solutions of housing affordability and housing choices. And this crisis brings us to the question at hand....do ADU's in rural areas actually cause significant harm to the principles of rural protection and preservation and function? Research and multiple case studies show that ADU's done with good planning, construction and design **do no harm**. Let me say that in another way, there is **no research**, none, that shows quantitative or effective harm if done through an effective permitting process. There is evidence that poorly designed, built, and poorly planned unpermitted ADU's can have some negative effects, but I propose that poorly done ADU's are what should absolutely be prohibited. Well done and regulated ADU's work and work well.

Case studies of San Francisco, California, show there are thousands of unpermitted ADU's in that city, and in every major city they exist as well. The City of San Francisco has accepted their existence not by code as much as simply tolerating their existence in the name of public good, as distasteful as that sounds.

And as I stated in my testimony, I have been a resident of Multnomah County and an elected official continuously for 34 years. I have yet to experience any negative effects of ADU's in all those years. None.

In my many years as an elected official I have seen many policies change to accommodate improvements that better served citizens and their needs as well as the protecting the environment. But these policies, acted on and changed by public officials should always be based on one thing **....the best evidence for public good**. I believe the evidence that was presented at the first hearing on ADU clarifications was not the best in two ways.

First, the hearing was for clarifications in the code. But those clarifications went further than current code and added restrictions that did not exist prior. These were not just clarifications, I believe they were intended to add more restrictions not to just clarify. Second, there seemed to be a certain displeasure by some people who testified toward those of us, including me and Senator Monnes Anderson, Metro Councilor Craddick and Gresham City Councilor David Widmark....that we should know codes for ADU's at the state and local level were off limits to their thinking and the thinking of county planning staff. I believe discussions for legislation really should be on the state legislature's agenda for this session as well as on the agenda of the policy makers of the Multnomah County Commission.

My main point is that any discussion of ADU's in the rural area should be looked at by planning staff in a fair and balanced manner. The

fact that many counties in many states allow them in rural areas should serve as

compelling evidence as to whether ADU's can work in the rural areas. Planning staffs and policy makers at any level should have an open mind and make accurate recommendations of the pros and the cons on any subject. The best evidence should never include bias, innuendo and misunderstanding as evidence...it is not evidence.

Many of us who have made a lifetime of community service find this subject to be one that urgently needs further study. The wonderful good that could be had with ADU's done well should compel Multnomah County to work to allow them. It is not the time to let professionals and citizens giving input with closed minds, suspect evidence and unsubstantiated bias fail to show the compassion and forward thinking we need. We have needed this discussion long ago, before this horrendous crisis for housing was visited on us. We should have seen it coming and we did not. What we must do now is to carefully solve the problem to improve peoples' lives and protect the resources as well . It can be done and should be done.

So thank you for your open mind and the willingness to serve people and not what many planners, policy makers and citizens now see as an irrational code written over 40 years ago with unsubstantiated evidence... but I believe with good intent. I appreciate the work done by planning and especially you, Adam. As you may know, for over 15 years I have been a design commissioner for the City of Gresham, hearing and acting on Type III land use applications. And as you know I have also been an planning applicant as well for my own projects for over forty years. I have always tried to do more than is required and to always hold to the highest standards. If at any time I could be of help in your process I would be glad to do so in any way . Again, Thanks.

Mike McKeel

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Hello, Mr. Barber, this is Mikhail Divinets (the strange looking guy in the neon vest you talked to after the meeting was over). After our conversation with you, I got the impression you are the Wise Steward, like one of supporters of the existing code called all the commissioners, even though I am not supporting your current position towards too many regulations without having real knowledge of what is going on. It had better be changed during the next legislation, and the sooner the better. I am going to try to explain why:

1. It is not suited for small farmers, it's hurting them. It is taking that little extra income they really need. Plus, we don't really have huge farms around anyway.

2. Instead of restrictions, let them do what they want under county's supervision, and after that make them pay for it by raising taxes.

3. Illegal ADU has more of a potential risk of burning down or causing a nuisance than a legal one built in compliance with a building code.

4. It would give people that own farms, but are not really interested in farming, more flexibility. They will have the opportunity to get rid of those properties if prices go up. And that's another little something for a crippled housing economy.

5. Farming needs to be promoted for future generations, and ADU's are a good tool for it. Let farmers rent those tiny homes for city families, let them do the advertising that you are supposed to. America is not as rich as before, so it's a great substitute for a Disney Land that many Americans can't afford anyway. And remember, all the income is taxable too.

One of the supporters mentioned his 200 pound ram is a dangerous animal that is worse than a lion! Let me tell you this: I grew up near the western border of Ukraine, and we had a herd of Indian Buffalo crossing our village every morning and evening during the summertime while going to and from mountain grasslands. Their milk was delicious! They looked big, black, and mean, but I've never heard of anyone that was hurt by those animals.

I know that some may say, "Then go back to your village!" I am a US citizen and I see this as a big privilege. Whatever your decision may be, I am going to respect it. I just thought I could share my experience and help make things better.

Also, I was one of those that was clapping during the hearing, and I apologize for that! At the time I thought that was the only way to express my opinion as I have a pretty weird accent, and because my work clothing was not very presentable. Thank you!

P. S. Almost forgot about my case: I bought a 2 acre lot on Chamberlain Road in Corbett, Oregon last year. Unfortunately, the county would not assign an address to our property. They are afraid that I will bring electricity and water, but why not? The law? Well, remember, someone's comment during the hearing: "Minority makes rules for the majority" I hope that this is not true ...

There is an old foundation from a house that burned down about a decade ago on my property, so why would I be restricted from building something in that area? It's extra revenue in higher tax, everyone wins in this case. After all, the meeting title in all the letters you sent out was "Code Amendments."

Thanks again, I really appreciate your work and I know for sure, whatever you do, it is for our good, as you probably know more about it than I do.

Sent from my BlackBerry 10 smartphone.

October 18, 2016

Multnomah County Planning Commission
Multnomah County
501 SE Hawthorne
Portland, Oregon 97214

RE: PC-2016-4940 – Accessory Structure Code

I live at 123 NE Littlepage Road in Corbett, Oregon. I am directly impacted by this proposed Accessory Structure Code amendment.

Section 36.005(2) Revised definitions significantly and substantively amends the zoning code to prohibit accessory structures from being used as a guesthouse or sleeping quarters.

The zoning code allows these uses now, this change would prohibit them.

The previous periodic review process never recommended a prohibition of guesthouses or sleeping quarters. These are not commercial structures or allowed to be used for commercial purposes.

These uses are common in counties throughout the State are not prohibited in resource zones by any State regulation.

The County's current process provides ample protection against those who violate the law by using a guesthouse or sleeping quarters for commercial purposes or as a second housing unit. Accessory structures with bathrooms and/or kitchens require review as accessory structures.

The applicant is required to covenant the land against creation of a second housing unit. This allows neighbors to take civil action as well as complaining to the County. Commercial uses are not legal in resource zones.

I own 12 acres and I have a right to provide for my family or guests in a guest house or sleeping quarter in an accessory structure. The accessory structure has no functional difference then if I were to expand my house. Smaller clustered structures integrate better into the environment.

Sincerely,



Peter Finley Fry

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10/23/2016

Dear Members of the Multnomah County Planning Commission:

The following written testimony is in direct response to the Accessory Structure Code Amendments under consideration in Multnomah County; though it is also part of a larger desire to share another story of farming in Multnomah County/Oregon. My hope in writing and sharing is pluralistic, but can cohesively fall under one main goal: to encourage you to find ways to create innovative and flexible land use codes and laws that are more inclusive of differing models of farming.

I will try to be somewhat brief, and to the point.

First, I would like to provide a narrative of our family farm on Sauvie Island. Second, I would like to share some of the concerns and struggles we face as small, organic farmers. Finally, I would like to plea that Multnomah County and the State of Oregon consider ways to support new models of farming (even those that may have been rejected in prior discussions), using a model we created as one example.

A narrative. Greg and I have always wanted to farm. Greg, a gardener and extreme do-it-yourselfer by way of culture and birthright (from SW England), and me, an idealist who loves being part of a healthy food economy. We both love nature and community, and we long to build a sustainable farm that would be Greg's primary profession as he was leaving his salaried position as a tea buyer for Tazo Tea to delve into farming fulltime. In June 2013, we purchased our five-acre MUA-20 farm plot using every single penny we had, even withdrawing heavily from our 401Ks. According to the U.S. Department of Agriculture, at 32 and 38, we were way below the national average age of 58.3 (see chart in citations; age has been trending upward for decades) for farmers in America today. And according to *Oregon State University's Center for Small Farms*, in Oregon, the average age is 60. I witnessed this same representation in person at the October 3rd hearing. With no budget for equipment, we started hand farming our barren plot, which had formerly been a sheep grazing pasture for decades. Without even a single shade tree or water source, we were in way over our heads.

Greg got busy farming: he rented a hand tiller, had the soil tested, vigorously amended the soil, created a dozen huge vegetable beds, and started to plant our first crops. He worked tirelessly from sun up to sun down. I got busy getting permits approved for us to build a small, eco-friendly home. We wanted something easy to maintain and affordable, since we knew all our resources and time would be taken by the farm. After working with Umpqua for nearly 9 months, our loan was declined because our 1100 square foot modern home was too small to be desirable should we die or go bankrupt. After appealing to the President of the bank and adding an additional 100 square feet (essentially a mudroom that now gets great use), we signed our mortgage loan and moved in five months later. I get a combination of utterly exhausted and a mild form of PTSD just recalling how much work and stress starting and operating our farm has been for us, from day one. Despite Oregon's Department of Environmental Quality releasing a damning report about the wastefulness

of large homes, banks still operate under a model of bigger is better (a larger American theme of material comfort and consumption).

Our home, built by Green Hammer in SE Portland, cost less to build than the price of our land. Another fact of farming today is that many families inherit the land they farm. Actually buying quality farmland, especially near a large market like a city, is cost prohibitive. The rising costs of farmable land is another huge hurdle for beginning, young farmers, and another central part of the death of farming in Oregon and the U.S.

Again, *OSU's Center for Small Farms report*, in September 2016, shared:

Fewer young people are entering the farming profession in Oregon.

- *24 percent of all Oregon farmers in 2012 were beginning farmers, down from 32 percent in 2002.*
- *15 percent of beginning farmers are under the age of 35. Nearly half of beginning farmers are 45 or older.*

Mark Bittman from the *New York Times* adds (June 10, 2015):

Just about everyone agrees that we need more farmers. Currently, nearly 30 percent are 65 or older, and fewer than 10 percent are under 35. The number of farmers is likely to fall further with continuing consolidation and technological innovation.

But displacement of farmers is neither desirable nor inevitable. We need to put more young people on smaller farms, the kinds that will grow nourishing food for people instead of food that sickens us or yields products intended for animals or cars.

The problem is land, which is often prohibitively expensive. Farmland near cities is prized by developers and the wealthy looking for vacation homes, hobby farms or secure investments. Many farmers have no choice but to rent land for a year or two before being asked to move and start all over, because the purchase of even the smallest plot is out of their reach.

Greg spent our first winter propagating crops in a small 7' x 12' attic room in our house, and in addition to my work as a professor at the University of Portland, I created our website to help market our farm's inaugural Community Supported Agriculture (CSA) season to friends and strangers alike. We capped enrollment at 15 shares. That first year on the farm we made approximately \$6500 from farm income. In the following three years we doubled our CSA enrollment to 30 city families, planted 45 native fruits trees and 75 native deciduous and conifer trees, grafted and planted 300 cider apple trees, collaborated with a local bee keeper to install 24 honey bee hives for honey and crop pollination, hayed our fields each season, built and hung over 30 bird and bat boxes for native nesting birds and bats, created a large three tier composting system to compost whatever we could, rescued unwanted city ducks, chickens, and rabbits, and hand built a hoophouse, among other projects. With help from a small home equity loan this summer, we completed our barn,

which will house our small produce stand, helping us more effectively sell directly to consumers, and provide a much needed dry space for Greg to work in the winter.

We love the farm we are building and the habitat for native species we have created in our work. We take care of our soil and we delight in the ever-growing number of birds, bees, snakes, and frogs that now call our formerly barren plot home, and we continue to be dedicated to organic, small scale farming as our primary goal.

Concerns/Struggles. Making a small farm profitable is hard work, and financially draining. There is so much work to be done and infrastructure to create: watering, irrigating, weeding, humane pest control, pruning, staking, fencing, repairing, mowing, treating sick animals, feeding/watering animals, etc. The list goes on and on. Greg works seven days a week most weeks and we still cannot afford health insurance for him. He is in excellent health, and we have chosen that as a calculated risk. Not surprisingly, many farmers in the United States are uninsured both for health and for crop failure.

According to Dylan Walsh, in his NYTimes article, *Big Risks for Uninsured Farmers* (2012):

The insurance burden that's put on these types of farmers is completely out of balance," said Jeffrey O'Hara, an agricultural economist for the scientists' group and the report's author. As a result, few small farms take out insurance plans, leaving them vulnerable to risks like extreme weather and hard-pressed to secure credit and loans.

It is also isolating, demanding work. Social isolation is a huge theme for farmers, and suicide is not uncommon:

Newsweek 2014 adds:

In the U.S. the rate of farmer suicides is just under two times that of the general population. In the U.K. one farmer a week commits suicide. In China, farmers are killing themselves daily to protest the government taking over their prime agricultural lands for urbanization. In France, a farmer dies by suicide every two days. Australia reports one farmer suicides every four days. India yearly reports more than 17,627 farmer suicides.

A 2012 study from Quebec, Canada, titled, "Social isolation among young farmers" found:

Our results show that nearly 60% of young farmers are at risk of social isolation...a critical mass of new knowledge on subjects that have received little attention from researchers so far, such as social isolation and the quality of social support in agriculture. Because social isolation undermines the future of farming, especially family farms, this diagnosis on the social reality of young people can improve the farmers' awareness of the situation, and can hopefully influence decision makers and enable them to develop better targeted actions.

Greg and I understand that now more than ever, viscerally. Before I starting living and running a farm, I strolled through farmer's markets blissfully unaware of the intense

amount of time and energy that went into the peaches I picked up and inspected for blemishes. It brings tears to my eyes now just reflecting on that disconnect.

The weather also matters hugely: too wet or too dry and our highest yielding crops can fail, leaving our family strapped for cash for a season. Or wasps have a banner year, and kill almost all of our honeybees, and we lose thousands of dollars from a failed honey harvest. Or we over water and weeds thrive, causing many crops to never fully thrive. Greg spends days in the rain and mud digging up root vegetables to find that mice and moles have chewed 50 percent of the crop. Or one of our fruit trees has a parasite, and we do not have the time to figure out how to treat it, so it dies. We spent hours and hours of our lives on that tree, and it just dies.

There is so much problem solving in farming. There is so much grief in farming. There is joy for us, but no one can prepare you for the frustration or sleeplessness or anxiety. You crave stability. You crave to again make contributions to your retirement savings. And you crave to get better at it all next season. Yet farming is elusive in that way; you always have hope that you can correct your mistakes next year. Next year it will get easier. Next year we will get ahead. Except at the close of our fourth year we are slowly starting to accept that it never gets easier, because the problems just change each year.

Our second year farming we made approximately 12 thousand dollars, gross. Our third year, we made approximately 18 thousand dollars, gross. Every year we have been here, we have grown in terms of farm income in significant ways, but not quite enough to support the farm's continued need for more infrastructure: better equipment, a bigger well pump, a tractor, more filtration so our crops are not covered in iron, fans, tables and seed trays for our hoophouse, etc. We have been in a constant state of trying to make ends meet, creatively and proactively. Greg reuses and repurposes everything, almost always finding a use for off cuts of wood, or tubing, or what not. Our first year on the farm a random conversation at a party resulted in a stranger donating a small, old pickup truck that has come to be our godsend. Greg scours craigslist for free: firewood, scrap pieces of metal to make tomato frames, potting soil, wiring to place around fledgling trees to protect from deer damage. We have been so resourceful.

Still, about one year after we started farming we decided we desperately needed a reliable secondary farm income to help us stabilize and grow, and we decided to rent one room on our property via Airbnb (similar to VRBO: Vacation Rental by Owner), a prospering sharing economy startup that has been praised for helping to support local, micro economies like ours. We only allowed two guests per night to stay.

Our lives as farmers changed overnight. Our room booked up quickly with city dwelling guests eager to be in nature, or international travelers looking to see rural Oregon. The extra income was a lifeline. We could breathe. We could start imagining how we might soon be able to get out of debt from buying our land or paying off existing student loans (or get couples' counseling or daycare for our two babies). In the two years we rented our room on the farm via Airbnb, we were able to accomplish a myriad of incredibly important goals, especially: supplement our primary farm income, pay off farm related debt and invest in higher quality farm equipment, and provide Greg with much needed social engagement

(loneliness is rampant in farming, and has enormous consequences for rural farmers, and rural people in general) in the form of eager and excited visitors. OSU's September 2016 report again affirmed that we are not alone in our struggles in Oregon: *Amassing down payments, acquiring credit, or securing adequate income during start-up may be more difficult for young people than older people entering the profession.*

Each set of Airbnb guests brought affirmation, awe, and support for our farming work – this is such an integral missing component of many farmers' interactions since they rarely meet with the end consumer face-to-face. In fact, the reason we are transitioning to a small-scale produce stand model is precisely because our delivery CSA lacked the contact Greg yearned for (and did not know was missing initially). Although Airbnb guest interactions were often relatively brief, often an hour maximum over the course of a two to three day average stay, they filled him with pride and a sense of accomplishment as guests remarked on his hard earned bounty and delighted in his produce or merely exchanged banter about soccer scores. It was a mutually beneficial relationship: guests financially supporting our farm via their stay/buying produce from us and providing social presence; and us often educating them about organic, small farming.

Plus, it had the much-added bonus of being low impact. Our guests averaged only one transportation trip per day, leaving in the morning and returning at night. They often brought us small gifts from the city and we sometimes gave them lifts with us when they were transportation-less. It felt nice to connect, and meet new people. We always felt guests left with a greater appreciation for rural farmland. And we started noticing a real trend: guests were seeking us *because* they wanted to learn about farming (and we thrilled in helping demystify and share the process). We felt on some level that this model acted, in a very tertiary sense, similarly to a zoo, in that people do not typically protect or respect what they do not know. So, us hosting visitors on our small farm is the equivalent to seeing a lion in a zoo: Ideally, one then wants to act to protect this thing through conservation efforts and the like.

Mark Bittman (NYTIMES):

Farming is — or should be — a social enterprise as much as a business, one that benefits all of us and uses the land conscientiously and ecologically. Thus in the long run we've got to expand our vision to include some kind of land redistribution that would give those who want to work the land for our mutual benefit the ability to do so.

Plea. Three months ago, the County ordered us to stop our Airbnb since the space we used for guests was located in an Accessory Structure (which was adjoined by a deck to our primary dwelling by eight feet of separation). Although our 320 square foot accessory structure had been professionally engineered, and permitted and inspected using residential standards by the City of Portland, it was an Accessory Structure, and thus, under the current code, was not a dwelling and never could be, even temporarily, for visiting family members, seasonal farm help, or Airbnb guests. Based on the current land use code in Multnomah County, they were right. Still, we are devastated by the destabilization this restriction has caused us (e.g., countless sleepless nights, anxiety, depression). Whilst we understand and appreciate so much of the necessary restrictions placed on Oregon Class I,

II, and III soils, we also feel that farming, by nature, is a vocation that requires innovation. Lots of sacrifice, of course, but farming definitely demands creative problem solving. Not a one size fits all solution. Not a tightening of the code carte blanche. Please, no more burdens placed on farmers.

Rather, and ideally, we think the land use code should consider new ways that farming can be supported, particularly for younger farmers who did not inherit land or equipment. The adage of “you can’t farm unless you inherit one” seems to be fairly true in our experience. Also, when I have discussed Airbnb as a secondary income source with rural neighbors, I am struck by the general support for it. And those that do not support it, generally cite fear of a ramping up of this model watering down rural farmland and creating traffic – or have a certain amount of fear of the unknown (perhaps stranger danger?). While I appreciate these valid concerns, I do not think they are based on the data: First, the overwhelming trend in the U.S. over the past hundred years, and now more than ever, has been migration to urban spaces, and away from rural spaces. I do not think allowing Accessory Structures to be used as dwellings, on a case-by-case basis, will greatly impact any population trends. Similarly, poverty in rural spaces is commonplace since folks are often cut out of certain sectors of the economy, such as building Accessory Dwelling Units for second incomes (common inside City limits). Second, our experience with our guests could not have been more pleasant and safe. In our two years of hosting guests, we never had a bad experience. Nothing was ever broken or damaged or stolen (from us or our neighbors). Even having two small children at home, we always felt comfortable with our guests, and in fact often felt our horizons expanded after a visit. People always treated our space as their own, taking great care to leave the space exactly as they found it. I truly think most of the local resistance can be debunked, or at least mitigated with more information. Most of what I heard at the Public Hearing, as it related to farmers renting an accessory structure did not reflect our experience at all.

Farming the land to provide healthy and fresh vegetables, fruit, and honey are our absolute primary goals, but we need support from lawmakers and state representatives. We found that using Airbnb as a secondary farm income worked extremely well for us. It was easy, joyful, and low impact on our neighbors and us – and maybe most salient - the rural area. We need state-level advocates and/or visionaries that can help young farmers like us survive, and prosper in new and dynamic ways. In the meantime, we are also working hard to survive: we collaborate with our neighbor on a blueberry u-pick and we help source vegetables from other small farms in our area to be sold to corporate kitchens, for example. We have been resourceful and innovative, because we have had to be. And we want land use code to help us carry the burden, not make it heavier (one small example of outdated code: at the time of our violation notice for our Airbnb, we were also cited for selling eggs. The current land use code for our property states we need a \$3400+ permit to sell our two dozen eggs each week. This is not innovative code that is supportive of farming).

In this specific case, we would love Multnomah County and Oregon state to consider how legally built and safe accessory structures might be effectively used for short-term dwellings as a secondary (and stable, non-weather dependent) income for small professional farmers. Not to create more traffic or to distract us from the land’s primary

goals of being farmed or to create crowds in our rural spaces, or to make the population more dense, but to, on a case by case basis, support one of the hardest and oldest and most volatile, yet crucial, professions on the planet: *farming*. Between raising two small children, my career at the university, and maintaining our farm, we do not have the time to do much else. This is our livelihood, and in many ways, the future of farming in Oregon: We want and need you to take it seriously.

Finally, I feel it pertinent that you may not be getting a balanced perspective of farming in the County/State since younger farmers just have less autonomous time to engage in public hearings and meetings.

Thank you for listening.

This is paramount to us, and we hope to provide you with a slightly more nuanced, balanced perspective on what small farmers need to survive.

Okay, this was not brief. I lost my Sunday to it, and you are likely bored to tears.

Sincerely,

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p.s .Citations are below. I did not properly format them; I ran out of time.

<http://centerforsmallfarms.oregonstate.edu/publications>

http://centerforsmallfarms.oregonstate.edu/sites/default/files/futurefarmland_brief_final.pdf

<http://www.nytimes.com/2015/06/10/opinion/lets-help-create-more-farmers.html? r=0>

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Average Age of Farm Operators, 2007 and 2012

Operator	2007 (years)	2012	% change
Principal	57.1	58.3	2.1*
Second	51.4	53.4	3.9*
Third	44.6	46.0	3.1*
All	54.9	56.3	2.6*

Source: USDA NASS, 2012 Census of Agriculture.

**Statistically significant change.*