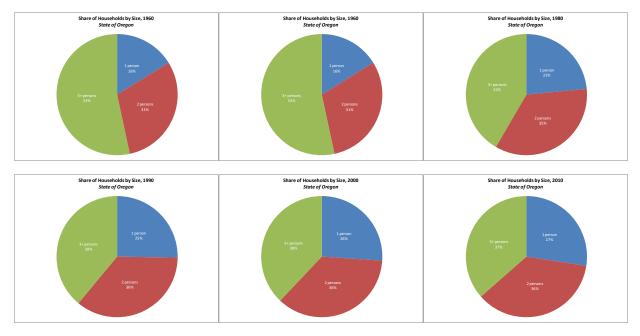
Kol Peterson
Testimony for the Oregon House Committee on Human Services & Housing
Public Hearing on HB 2001
February 9, 2019

Dear Oregon Legislators,

This is expert testimony in support of **HB 2001**.

Each decade since 1960, Oregon's population has shifted towards more one and two-person households, and away from larger 3+ person households. This demographic trend is due to many factors including: longer lifespans; adults are having fewer children if they choose to have them at all; and increasing numbers of adults that are opting not to be married.



The share of 3+ person Oregonian households has dropped from 53% to 37% between 1960 and 2010

Meanwhile, in the decades from 1920s-1970s, municipal governments increasingly instituted single-family residential zoning in the lands they controlled. Nowadays, many jurisdictions have half of their land indelibly locked into the stranglehold of single-family residential zoning, while only very small percentages of municipal land allow for any multifamily development.



Between 1927-2019, Portland has all but eviscerated its multifamily zoning (shown in blue), while its single-family zoning (shown in yellow), spread like wildfire over time.

As a result, there is an increasingly glaring mismatch between our demographic household demand for housing, and the cost and size of the homes that are available for purchase in Oregon. 2/3<sup>rds</sup> of the current Oregonian households are forced into renting or buying large housing units that have very high land acquisition costs, as single-family residential zoning requires that each housing unit must have a certain amount of land associated with it to comply with zoning laws. While this 1950s land use pattern may have made sense when nuclear families were the norm and single-family zoning wasn't as domineering, this zoning pattern no longer serves us well. Today, this legacy both fosters poverty and coerces us to buy large and expensive properties even if it is beyond our financial means.

ADUs are one simple way for homeowners to help address the market gap on their residential properties. And HB 2001 clarifies some key provisions of 2017's SB 1051 for ADUs, ensuring that ADUs are treated fairly as a housing type.

In addition to ADUs, a straight-forward, novel, and surprisingly simple policy approach to help rectify some of accidental inequities that occurred from these two contradictory trends, is to allow for more small housing units to be placed on parcels that are currently zoned as 'single-family residential' parcels.

In the 1970s, Oregon proved that it was a national leader in urban planning and land conversation initiatives. HB 2001 legislation once again puts Oregon on the frontier of land use planning, helping to spearhead a viable pathway forward for US states to help deal with climate change, address the housing crisis, and help to build a more robust economy that works for more Oregonians.

Sincerely,

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