

From: [Eben Fodor](#)
To: [HHS Exhibits](#)
Cc: [Rep KenyGuver](#)
Subject: HB2001: Please Kill This Radical Bill
Date: Friday, February 8, 2019 4:44:41 PM
Attachments: [Upzoning Effects in Chicago MIT 1-29-19.pdf](#)

Dear House Committee On Human Services and Housing,

As a professional planner who has 27 year experience working in Oregon, I find HB2001 to loaded with problems and lacking in solutions.

The idea that the Legislature should force all Oregon cities to rezone their residential neighborhoods is an extremely radical notion with potentially no benefit for housing affordability and lots of negative impacts on neighborhoods and cities.

I have attached a new study showing that upzonings, like that proposed in HB2001, are ineffective in promoting either housing affordability or supply. The findings: “... **the short-term, local-level impacts of upzoning are higher property prices but no additional new housing construction.**” So not only does it worsen affordability, but it doesn’t increase housing supply in the near term (5-year interval studied).

Furthermore, I would like raise some specific concerns:

- HB2001 is essentially an “anti-planning” bill. Not only does it violate Statewide Goal 1 requirement for public involvement (in local planning), it completely undermines Statewide Goal 2 requiring comprehensive and coordinated planning. It mandates increased density without any planning or funding for the additional facilities and services that are necessary (roads, parks, sewers, schools, etc.). This one bill would essentially gut basic and fundamental elements of planning in Oregon.
- The classic “missing” middle housing (MMH) concept that is being promoted in this bill results in tiny, higher-end rental units (apartments) that are generally expensive and not desirable for those needing some personal space, storage space, or any vehicle parking. There is nothing to stop these units from being horribly ugly and incompatible with existing residential neighborhoods.
- The case for MMH is built on rhetoric with an appalling lack of factual evidence. There is no evidence it will produce housing that is more affordable than existing housing. There is no evidence it will produce affordable housing needed for low-income residents. There is no evidence that there is a demand for more MMH than is already being built. There are no surveys showing MMH demand is unmet. Instead a survey shows 80% of Portland Metro Area residents want to live in single family homes.
- MMH generates mostly tiny studio, one-, and two-bedroom units that don’t accommodate families with children. In Lane County, 70% of renters with children

are below 80% area median income (AMI). MMH fails to serve this critical demographic.

- Most of the unmet housing demand in Oregon is for single-family homes. Buyers still want large SF homes with yards and off-street parking (2-car garages). Just ask a realtor. They are not looking for housing with no garage and no driveway.
- The much-promoted MMH model has no offstreet parking, and relies instead on parking on the street in front of other people's houses. How does this reconcile with current parking/travel behavior and record new car sales reported for 2018 (mostly SUVs)? Consider that there is about one car per adult on average in the U.S.
- A four-plex housing unit with no onsite parking will generate a need for 4 to 10 vehicle parking spaces. If there is space for one or two vehicles on the street in front of the unit, then where do the other 2 to 9 vehicles go? How many quadplexes can go on one block before there is no parking anywhere nearby? What sort of parking permit systems will be required to fix this mess? Who will want to live there?

While it's true that destroying Oregon's neighborhoods will make them less desirable, and ultimately more affordable, this is not a legitimate path for the Legislature to pursue.

I find HB2001 to be an alarming waste of the Legislature's time, as well as that of the public who have to take time off to respond to this colossal mess. Please focus on real solutions. I am always available to meet, call, or email with Legislators who have a genuine interests in promoting housing affordability.

Thank you for your consideration,
Eben Fodor

Eben Fodor
Fodor & Associates LLC
Eugene, OR
541-345-8246
www.fodorandassociates.com

