

Dear Committee members,

I am chair of the Irvington land use committee, a member of the ICA board, and a longtime resident of the neighborhood. Please enter my testimony into the record of the Monday hearing, which I cannot attend because of recent cataract surgery and night time driving issues. A better schedule for the next hearing would be appreciated.

I oppose HB 2001, just as I was opposed to the 2017 legislation (HB 2007), also sponsored by the Speaker. I am attaching a longer statement in opposition but let me add a few arguments not heard in Salem. Please enter the attachment in the record, as well.

First, current Oregon law requires - and Portland has complied – that every city and other entity have at all times at least a 20 year supply of zoning capacity for all types of house. That already exists in Portland and my guess in every other city in Oregon. Additional capacity and density and height increases made as part of the Comp Plan approvals brought even more zoning capacity to Portland.

Second, existing Portland codes and with the passage of the compromise legislation in 2017 all other cities must authorize ADUs for all single family zones. In Portland, besides ADUs for every SF lot, all corners in single family zones, 4 per block, allow for duplexes. In addition, there is more than enough capacity in the multifamily zones, in Portland, R H, R 1, R 2, and R 2.5, to provide the middle housing needed to satisfy the 20 year requirement.

Third, so where is justification for more zoning capacity other than from the unfettered enthusiasm from investors and home builders? And where is the tie in with any standards of affordability?

Fourth, the committee's time would be better spent identifying the housing need and finding the right housing solutions. For those in the 0-30 % and the 30 to 60% median family income (MFI), the really low income folks, who need housing and supportive services, Portland, Multnomah county and Metro have all stepped up big time to meet the needs of these folks, and you can now see the new supportive units coming on line from entities like Central City Concern, Reach and others.

But in my opinion, the need continues for the folks in the 60-120% MFI, the teachers, home care workers, and others, and what has been proposed to help them. Certainly not RIP or HB 2001, which say nothing about affordability, other than platitudes, such as many new folks are moving here and we need more housing. Really-we need housing for those who are here now, those in the 60 to 120 MFI. Like the response to supportive housing, what is needed is some form of subsidy. These folks probably do not need supportive services, but they do need help. Some employers are helping with housing, and public entities can as well, along with the state. Rather than grant millions in state and federal tax credits to the already wealthy through the so called Opportunity Zones, why not figure out ways to get tax credits and other forms of subsidies to those who really need a hand right now.

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