

House Committee on Human Services and Housing
Oregon State Capitol
900 Court Street NE
Room 453
Salem, Oregon, 97301
Email: hhs.exhibits@oregonlegislature.gov

Re: Opposition to HB 2001

SB 100 is the foundation of the great land use planning we have in the state of Oregon. It formulated our Land Use Goals and is the basis of all land use laws and planning in Oregon. Each jurisdiction is required to have a comprehensive plan which is required to comply with the goals and have a 20 year housing supply. SB 100 requires that legislative changes to land use laws be consistent with Oregon's Land Use Goals. The legislative process of adopting HB 2001 needs to be consistent with provisions of Goal 1 of OAR 660-015-0000(1) (Goal 1) that requires **citizens** to have a role in all phases of the planning process. HB 2001 is also over riding our great Oregon great land use planning that is based on SB 100. The adoption of HB 2001 will leave citizens out of the process of the land use planning process of their neighborhoods. HB 2001 should not be approved in its current form.

Below is an email sent out by the Multnomah Neighborhood Association (MNA) outlining the inconsistencies with the City of Portland redefining the zones of 96 % of the single family zoned properties to allow for up to 4 units. There are also details and links to the Objection and Appeal of the Middle Housing Policy 5.6 of Portland's 2035 Comprehensive Plan filed by the MNA. The Middle Housing Appeal is currently at the Oregon Court of Appeals. This appeal is been widely supported by citizens and neighborhood associations throughout the city of Portland. HB 2001 and Portland's Residential Infill Projects are similar in that both redefine single family zoned properties to have up to 4 units without review of each individual property to see if the change is consistent with Oregon's Land Use Goals. The housing choices already exist and the economic analysis shows that unaffordable rent for these proposed micro units will average \$1,823 per month.

Please add this to the record of HB 2001

James F Peterson
Multnomah
Land Use Chair

2502 SW Multnomah Blvd.
Portland, OR 97219

Sent from [Outlook](#)

From: Middle Housing Appeal <MiddleHousingAppeal@gmail.com>

Sent: Sunday, January 6, 2019 9:08 PM

To: customwoodworking@msn.com

Subject: Misguided Transformation

[View this email in your browser](#)

Misguided

Transformation

Will Lead to a Lower Quality of Life

96% SINGLE FAMILY ZONED

properties proposed to be transformed to have

MULTI-FAMILY DENSITY

The Residential Infill Project is implementing the Middle Housing Policy, bypassing Periodic Review. It is using the zoning code to redefine over 96% of the SINGLE FAMILY properties (R5&7) to Multi-Family with up to 4 units without parking requirements. This additional capacity of new housing units is in addition to the existing 20-year housing supply of the 2035 Comp Plan.

At issue is whether the Comp Plan regulates housing or if Single Family residential housing can be eliminated from the housing supply in the zoning code.

RIP will lead to a lower quality of life:

- Creates 24,333 mostly micro-rental units within existing neighborhoods
- Promote rentals over owner-occupied units
- Average rents near to market rate for new apartments
- Average rents unaffordable at \$1,823/month
- Nothing to prevent these micro-units from becoming vacation rentals
- Increases demolitions by 8%
- Density in R5 zones increases from 8.71 units to 45.85 units per acre
- Significant loss of residential tree canopy
- No parking required
- Increases congestion
- Development not focused in transit corridors



Portland already ranks 30th in time spent looking for parking out of 1,064 cities in 38 countries. By not requiring parking spaces for new units, RIP will only make this worse.

[Read Parking Report](#)

Portland was rated the 4th worst urban heat island in the US:

- Summers average 4.8 degrees warmer than in nearby rural areas
- Peak temperatures are up to 19 degrees hotter than in nearby rural areas

58% of Portland's tree canopy is in the residential zones. RIP's increase in the number of allowable units from the current 8.71 per acre in R5 zones up to 45.85 per acre will result in a significant loss of the tree canopy and will make the situation worse.

[Read about Portland as a Heat Island](#)

We Need Your Help to reset the process so that the required citizen involvement can occur on the Middle Housing Policy that is zoning out single family neighborhoods without a factual basis.

[Please Donate Online to Help Fund the Appeal](#)

RIP was promoted as a solution to the affordable housing crisis

Yet the claim of affordability is unsubstantiated.

Portland Sustainability Commission member Andre Baugh said that even though the predicted rents were lower, they still are predicted to average \$1,823 per unit, which is **more than lower income households can afford**.

RIP Project Manager Morgan Tracy said the recommendations were **never intended to create affordable housing** as defined by HUD or home ownership opportunities, but to increase the availability and variety of housing in the city.

RIP was promoted to add housing choices

Yet the existing zoning code already allows for all housing types.

The 2008 BPS Toolkit is a blueprint of how ADUs, Duplexes, Row Houses, Clusters, & Multiplexes can be developed today without eliminating Single Family zoning as a

housing choice.

[Click to Read the Toolkit](#)

No market analysis was provided to show that there is a market demand or need for these smaller expensive units. The only study that has been done for Portland is the 2014 Metro Survey showing that 80% of the respondents wanted to live in single-family detached houses.

The Multnomah Neighborhood Association (MNA) has engaged Land Use Attorney Michael Gelardi of the law firm Hershner Hunter to appeal the Middle Housing Policy at the Oregon Court of Appeals. The appeal applies citywide.

APPEAL NEWS

The MNA petitioned the Court to consider documents showing that the City has implemented the Middle Housing Policy of the 2035 Comprehensive Plan through the Residential Infill Project.

The City and the LCDC have attempted to prevent the Court from considering this information.

(Please Read MNA Reply)

[Click to Read the MNA Reply](#)

[Read the Appeal Details](#)

If successful, the Appeal will likely result in the MHP being remanded to the City for further proceedings.

PLEASE DONATE

To Help Fund the Appeal

Donations are 501(c)3 tax deductible

[Donate Online](#)

Or write a check payable to: **SWNI**

In the Memo line: **Multnomah Land Use Fund**

Mail it to or drop it off at:

Southwest Neighborhoods, Inc.

Multnomah Arts Center, Room #5

7688 SW Capitol Hwy, Portland, OR 97219

LEGISLATIVE NEWS

The 2019 Oregon Legislature is expected to consider abolishing most single-family zoning.

[Read Proposed Legislative Changes](#)

The League of Oregon Cities (LOC) opposes any bill that undermines local authority in the planning process. It does not accept state-level policies which mandate local zoning decisions.

[Read LOC's Opposition to Zoning Mandate](#)

Please Support the Appeal with a tax-deductible Donation

Copyright © 2019 Middle Housing Appeal, All rights reserved.
You are receiving this email because you opted in via our website.

Our mailing address is:

Middle Housing Appeal
Multnomah Arts Center
SW Capitol Hwy
Portland, Or 97219

[Add us to your address book](#)

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#).

