

From: [Gery Schirado](#)
To: [JWMTR Exhibits](#)
Subject: HB 2001-16
Date: Tuesday, June 11, 2019 10:57:00 AM
Attachments: [Community Profile.doc](#)
[Zoning map.pdf](#)

Dear Co-Chair Manning, Co-Chair Gomberg, and Members of the Committee:

As Mayor of the City of Durham, Oregon, I am submitting this letter not against HB 2001-16-A but against the amended sections 2 (2), (3), and (4) (A).

In its current form this bill contains language that directs cities in Oregon with populations greater than 10,000 to “permit the development of all middle housing types in areas that are zoned for residential use and allow for detached single-family dwellings.”

There are, however, four cities in the entire state with populations below 10,000 that are specifically **targeted** to meet the same criteria for housing types as the larger cities. These four cities share one common denominator. They are, as the amendment states, a “city within a metropolitan service district.” As you all know, there is only one metropolitan service district in the state, Metro. Those four cities that are targeted are Wood Village, Fairview, King City and Durham.

The amendment states in section (3) “Except as provided in subsection (4) of this section, each city with a population greater than 10,000 and less than 25,000 outside of a metropolitan service district shall permit the development of a duplex on each lot, in an area zoned for residential use, that allows for the development of a detached single-family dwelling...” Subsection (4) states that “This section does not apply to cities with a population of 1,000 or fewer.” There are only three cities in Metro that meet that exception. They are Johnson City, Rivergrove and Maywood Park.

Clearly some rationale was used to justify a distinction for Metro cities in scripting this amendment. Additionally, there must have been some rationalized basis for determining the seven singled out cities from over 240 cities in the state. Of those seven cities, why were three exempted from the consequences of HB 2001? What was that rationale? Why 1,000? Why not 2,000 or 5,000? Why make any exceptions at all? There is no explanation.

Durham is a landlocked city of 1,880. Durham has 770 household units of which 435 are already in multi-family units of which most are low income. We have over 50 units which are duplex dwellings. The majority of the remaining balance are single-family homes on reduced lots in planned unit developments which mostly date back to the 1970’s. We are confined to

265 acres over a quarter of which is parkland and/or in the 100-year flood plain. **We have only one street in and out of town.** Yet, HB2001-16A says we have to swim in the same size pond as Portland but Johnson City does not.

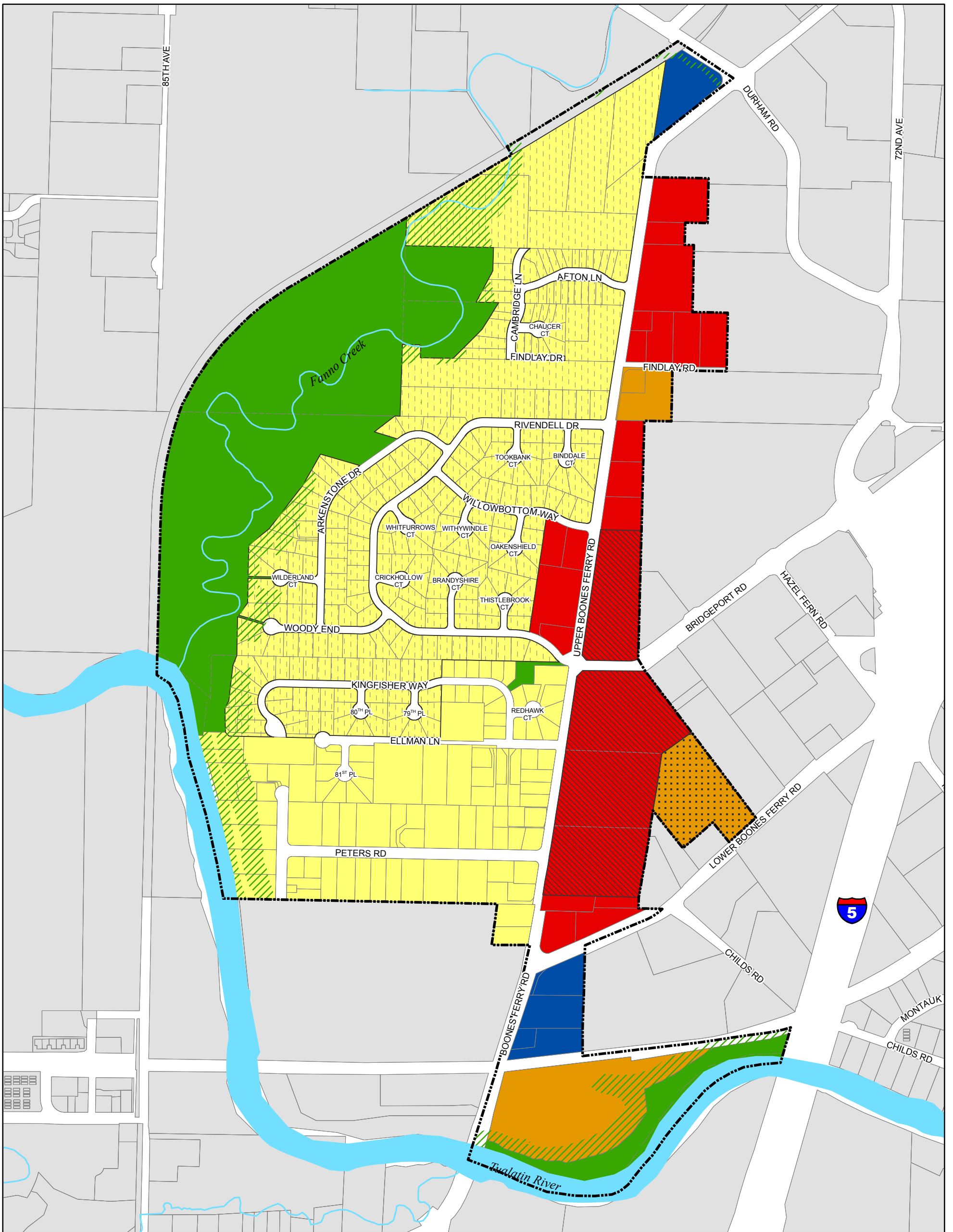
Durham has historically done its part to provide housing for all, but this bill as amended would punish us **specifically** for having done so. Durham is asking you to strike from this bill the language in section “2” that says, “within a Metropolitan Service District”, or expand subsection (4) from 1,000 to 5,000, or exclude all cities in the state from any exemption. If all the cities in Oregon had done as much as Durham to provide a wide menu of housing options this bill would not be necessary.

I have attached teh zoning map for Durham and housing information for the City for your information.

Thank you for your consideration.


Gery Schirado

Mayor, City of Durham



City of Durham

Zoning Map

- | | | | |
|--|-----------------------------------|---|--|
|  | Single-Dwelling Residential (SDR) |  | Business Park Overlay (BPO) |
|  | Multi-Dwelling Residential (MDR) |  | Density Bonus for Planned Residential Development (DB-PRD) |
|  | Industrial Park (IP) |  | Multi-Dwelling Design Overlay (MDDO) |
|  | Office Park (OP) |  | Natural Resources Overlay (NRO) |
|  | Natural Resources (NR) |  | City Boundary |

This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the City of Durham assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is". Plotted 8/13/2009.



1 inch = 500 feet
 0 250 500 1,000 Feet

17160 SW Upper Boones Ferry Rd
www.durham-oregon.us

City of Durham
Community Profile

503-639-6851
Fax 503-598-8595

Year	1966
Population	1880
Total Square Miles	.41 (265 acres)
Tax Rates	Permanent property tax rate: \$0.4927 per \$1,000 assessed value for City operations \$1.35 per \$1,000 assessed value for bonded debt
Total Assessed Value	\$163,005,804
Per Capita Income	\$39,134
Median Family Income	\$88,625
Housing Units	770 total
Multi-family	435 housing units
Afton Commons	44 housing units
Kingsgate	163 housing units
Heron Grove	60 housing units
UBFR	20 housing units
Peters Road	25 housing units
Ellman/81 st	24 housing units
% of housing units built since 1980	82%
Percent of population	
0-18	24%
18-64	65.6%
65+	10%
Veterans	1%
Median age	45
Average household size	2.7 people per household
Individuals at or below the poverty rate	19%
Total Number of Children enrolled in school	265
Nursery	12
K-8	139
9-12	70
12+	44
Parks	50.4 total acres
Durham City Park	45.7 acres
Heron Grove Park	0.41 acres
Tualatin Greenway	4.2 acres
Kingsgate Office Park Open Space	3.6 acres
Paved Trails	3 miles
Tree Cover	44.1%
Floodplain including Fanno Creek	63.2 acres
Slopes greater than 20%	2.2 acres

City of Durham is a small community of 1,880 people located between Tigard and Tualatin. Nestled among tall Douglas firs, the City is uniquely located within walking distance of Bridgeport Village and quick access to Interstate 5. Residents who were concerned that the area would become industrialized incorporated Durham in 1966. Currently, the City has no retail zoning and consists primarily of residential and office park zones with smaller zones for multi-family housing and light industrial use.

Named for Alonzo Durham, who owned and operated a saw and flourmill on Fanno Creek from 1866-98, the City has historic ties to Lake Oswego. Trees are valued in Durham. The Pilkington Nursery originally planted many of the big trees in the area in the early 1900's. Durham City Park is located adjacent to Fanno Creek providing 3 miles of paved trails linking to Tualatin Park and Cook Park.