

Testimony in Opposition

HB2001 and Amendments

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As a land use committee co-chair for my SW Portland neighborhood association, I am working with residents across the city to advocate for increased housing consistent with the 2035 Comprehensive Plan. Hours of staff and resident time went in to creating a plan that will accommodate for population growth and needed housing in a manner that is consistent with environment, infrastructure, public transit, topography and neighborhood character. “The 2035 Comprehensive Plan is built on the 2012 Portland Plan, the Climate Action Plan and Portland’s 1980 Comprehensive Plan, which was Portland’s first Comprehensive Plan developed under the statewide land use planning system. The new Plan continues the commitment to linking land use and transportation decisions.”

The 2035 Plan is a set of principles that will guide development – not mandate hard and fast rules. By incorporating language that requires “middle housing” on “each lot”, HB 2001 bypasses Portland’s plan that has not even begun to be fully operationalized.

Each city in Oregon has specific conditions that must be a part of planning. And residents are a part of that planning. HB 2001 would pre-empt local decision making and eliminate the opportunity for residents to participate in decisions that significantly affect them and their biggest investment and cost which is their owned or rented living location. It denies rights.

Many cities in Oregon are confronting growth, housing demand and rising prices. Those factors underscore efforts to allow various housing choices although there is no clear data supporting affordability in the face of growing demand even with increased density.

Currently Portland allows the following:

Single Family house: all zones unless property is redeveloped in R1 and higher density zones.

Minimum lot size is 3500 SF for R5 for example.

Single family attached: all zones unless property is redeveloped in R1 and higher density zones.

Minimum lot size is 3500 SF for R5 for example.

ADU: all single-family low-density zones

Duplex side by side: all corners in all single-family low-density zones and in R2.5 and higher density zones as long as they meet minimum density standards. Minimum lot size is nominally 2500 SF but redefined to be

Duplex up-down: all corners in all single family low density zones and in R2.5 and higher density zones

Skinny houses (25-foot-wide): all R5 zones where the lot has been empty and there is an existing underlying lot line

Narrow lot houses (36 wide): all R5 zones and where there is an existing underlying lot line

Three-plex: Requires lot size 3000 SF per unit in R3, 2000 SF per unit in R2, and 1000 SF per unit in R1. Higher with amenity bonuses.

Four-plex: Requires lot size 3000 SF per unit in R3, 2000 SF per unit in R2, and 1000 SF per unit in R1. Higher with amenity bonuses.

Group living: up to 15 - higher with conditional use.

Thus, there are already options for housing in Portland.

Nothing in the amendments to HB 2001 so far has corrected the underlying problem with the bill. It denies local residents the right to participate in planning for their environment and imposes a one size fits all mandate on many cities.