

# HOUSE COMMITTEE ON HUMAN SERVICES AND HOUSING

February 11, 2019  
01:00 PM

Hearing Room 50

**MEMBERS PRESENT:** Rep. Alissa Keny-Guyer, Chair  
Rep. Ron Noble, Vice-Chair  
Rep. Tawna Sanchez, Vice-Chair  
Rep. Cheri Helt  
Rep. Mark Meek  
Rep. Tiffany Mitchell  
Rep. Sheri Schouten  
Rep. Anna Williams  
Rep. Jack Zika

**STAFF PRESENT:** Amie Fender-Sosa, LPRO Analyst  
Adam Buell, Committee Assistant

**EXHIBITS:** Exhibits from this meeting are available [here](#)

**MEASURES/ISSUES:** HB 2336 – Public Hearing  
Informational Meeting  
Middle Housing  
HB 2001 – Public Hearing

---

00:00:07 Meeting Called to Order  
00:00:08 Chair Keny-Guyer

00:00:40 [HB 2336 - Public Hearing](#)  
00:00:41 Chair Keny-Guyer  
00:01:01 Amie Fender-Sosa, LPRO Analyst  
00:01:16 EXHIBITS 1-3: Rep. Duane Stark, House District 4  
00:06:12 Rep. Jack Zika, House District 53  
00:07:06 Sen. Tim Knopp, Senate District 27  
00:10:37 EXHIBIT 4: Doug Riggs, Central Oregon Cities Organization  
00:15:55 EXHIBIT 5: George Endicott, Mayor, City of Redmond  
00:20:40 Erik Kancler, City of Bend  
00:22:32 John Roberts, Deputy City Manager, City of Redmond  
00:23:46 EXHIBIT 6: Phil Henderson, Chair, Board of Commissioners, Deschutes  
County  
00:25:32 Shaun Jillions, Oregon Association of Realtors  
00:25:54 Jodi Hack, Oregon Home Builders Association  
00:26:24 Erin Doyle, Intergovernmental Relations Associate, League of Oregon  
Cities

**00:27:29** Rep. Cheri Helt, House District 54  
**00:30:43** EXHIBIT 7: witness registration  
**00:30:44** The following is submitted for the record without public testimony:  
EXHIBIT 8: Katy Brooks, Chief Executive Officer, Bend Chamber of  
Commerce

**00:30:47** **Middle Housing - Informational Meeting**  
**00:30:48** Chair Keny-Guyer  
**00:31:14** EXHIBIT 9: Marisa Zapata, Land Use Professor, Portland State University  
**00:45:22** EXHIBIT 10: Michael Wilkerson, Project Director, ECONorthwest  
**00:55:56** Rep. Zika

**00:57:02** **HB 2001 - Public Hearing**  
**00:57:03** Chair Keny-Guyer  
**00:57:14** EXHIBIT 11: Rep. Tina Kotek, House District 44; Speaker of the House  
**01:02:50** Deborah Kafoury, Chair, Multnomah County Commission  
**01:09:40** Rep. Meek  
**01:10:32** Rep. Helt  
**01:14:48** EXHIBIT 12: Mark Gamba, Mayor, City of Milwaukie  
**01:16:44** Erik Kancler, City of Bend  
**01:19:10** EXHIBITS 13-14: Eric Chambers, Government Relations Director, City of  
Gresham  
**01:20:15** Vice-Chair Noble  
**01:25:25** EXHIBITS 15-18: Madeline Kovacs, Senior Outreach Associate, Sightline  
Institute  
**01:27:37** Diane Linn, Executive Director, Proud Ground  
**01:29:49** EXHIBITS 19-20: Eli Spevak, developer and general contractor, Portland;  
Owner, Orange Splot LLC  
**01:32:09** Carolina Castañeda del Rio, Chief Operating Officer, Hacienda  
Community Development Corporation  
**01:34:53** EXHIBIT 21: Tim Rosener, President, City Council, City of Sherwood  
**01:37:34** EXHIBIT 22: Erin Doyle, Intergovernmental Relations Associate, League  
of Oregon Cities  
**01:40:39** Andy Smith, Government Relations Manager, City of Hillsboro  
**01:42:04** Laura Kelly, Planning Project Manager, City of Hillsboro  
**01:44:46** Miranda Bateschell, Planning Manager, City of Wilsonville  
**01:46:55** EXHIBIT 23: Dan Fleishman, Planning and Development Director, City of  
Stayton; Oregon City Planning Directors Association  
**01:49:18** Meeting Recessed  
**01:49:28** Meeting Reconvened  
**01:51:30** EXHIBIT 24: Rep. Pam Marsh, House District 5  
**01:54:56** Gwenn Baldwin, Executive Director, Oregon Smart Growth  
**01:56:49** Elise Brown, Habitat for Humanity  
**01:58:58** Jodi Hack, Oregon Home Builders Association  
**02:01:33** EXHIBIT 25: Terry Parker, resident, Portland

**02:03:37** EXHIBITS 26-27: James Peterson, resident, Portland; Land Use Chair, Multnomah Neighborhood Association

**02:05:44** EXHIBIT 28: Mark Landauer, Special Districts Association of Oregon

**02:14:32** EXHIBIT 29: Alison McIntosh, Oregon Housing Alliance

**02:16:42** EXHIBITS 30-31: Mary Kyle McCurdy, Deputy Director, 1000 Friends of Oregon

**02:18:52** Henry Kraemer, resident and homeowner, Portland

**02:21:26** Shaun Jillions, Oregon Association of Realtors

**02:23:49** Dave Hunnicutt, Oregon Property Owners Association

**02:26:10** EXHIBITS 32-34: Carol McCarthy, resident, Corvallis

**02:28:38** EXHIBITS 35-36: John Liu, resident, Portland

**02:32:17** Rep. Mitchell

**02:34:54** EXHIBIT 37: witness registration

**02:34:55** The following is submitted for the record without public testimony:  
EXHIBIT 38: Walt Hellman, Board President, The Edwards Meadows Homeowners Association, Hillsboro  
EXHIBIT 39: Al Johnson, resident, Bend  
EXHIBIT 40: Alan Meyer, resident, Eugene; Professor Emeritus, College of Business, University of Oregon  
EXHIBIT 41: Alan Kessler, resident, Portland  
EXHIBIT 42: Anne Nesse, Director, Sustainable Economies NW  
EXHIBIT 43: Athul Acharya, homeowner, Portland; resident, San Francisco, California  
EXHIBIT 44: Barbara Nagle, resident, Portland  
EXHIBIT 45: Bernadine Bonn, resident, Portland  
EXHIBIT 46: Beth Warner, resident, Portland  
EXHIBIT 47: Beverly Holman, affiliation unknown  
EXHIBITS 48-51: Bill Aspegren, resident, Eugene  
EXHIBIT 52: Brad Baker, resident, Portland  
EXHIBIT 53: Brad Larrabee, resident, Portland  
EXHIBIT 54: Brandon Brezic, resident, Portland  
EXHIBIT 55: Brandon Narramore, resident, Portland  
EXHIBIT 56: Brett Allen, resident, Portland  
EXHIBIT 57: Brett Yost, resident, Bend  
EXHIBIT 58: Brittany Quick-Warner, President and Chief Executive Officer, Eugene Area Chamber of Commerce  
EXHIBIT 59: Brooke Best, resident, Portland  
EXHIBIT 60: Bruce Newton, resident, Portland  
EXHIBIT 61: Carol Kast, resident, Portland  
EXHIBIT 62: Carol, affiliation unknown  
EXHIBIT 63: Carol Poliak, resident, Portland  
EXHIBIT 64: Carolyn Jacobs, resident, Eugene  
EXHIBIT 65: Celeste Meiffren-Swango, State Director, Environment Oregon  
EXHIBIT 66: Chris Eykamp, resident, Portland  
EXHIBIT 67: Chris Mommsen, resident, Portland

EXHIBIT 68: Chris Page, affiliation unknown  
EXHIBIT 69: Christine Yun, resident, Portland  
EXHIBIT 70: Clinton Spencer, City Planner, City of Hermiston  
EXHIBIT 71: Constance Beaumont, resident, Portland  
EXHIBIT 72: Constance Harvey, resident, Portland  
EXHIBIT 73: D. Cousineau, affiliation unknown  
EXHIBIT 74: Dale Gordon, resident, Portland  
EXHIBIT 75: Dale Lockridge, affiliation unknown  
EXHIBIT 76: Dan Fischer, resident, Portland  
EXHIBIT 77: Dana Carstensen, affiliation unknown  
EXHIBIT 78: Daniel Bachhuber, resident, Tualatin  
EXHIBIT 79: Daniel Dieckhaus, resident, Portland  
EXHIBIT 80: Darryl Fowler, resident, Portland  
EXHIBIT 81: David Stein and Robyn Stein, residents, Portland  
EXHIBITS 82-83: David Binnig, resident, Portland  
EXHIBIT 84: David Dowell, resident, Portland  
EXHIBITS 85-86: David Krogh, retired planner; American Institute of Certified Planners  
EXHIBIT 87: David Welton, resident, Bend  
EXHIBIT 88: Dawn Treanor, affiliation unknown  
EXHIBIT 89: Dean Gisvold, resident, Portland; Senior Partner, McEwen Gisvold LLP  
EXHIBIT 90: Deborah Imse, Executive Director, Multifamily NW  
EXHIBIT 91: Dennis Hebert, resident, Eugene  
EXHIBIT 92: Derek Blum, resident, Portland  
EXHIBIT 93: Diane and Larry Dann, affiliation unknown  
EXHIBIT 94: Diane Foster, resident, Portland  
EXHIBIT 95: Dinah Adkins, President Emerita, National Business Incubation Association  
EXHIBIT 96: Donald Winn, resident, Portland  
EXHIBIT 97: Doug Klotz, resident, Portland  
EXHIBIT 98: Topaz Faulkner, resident, Portland  
EXHIBIT 99: Dylan Lamar, resident, Portland and Eugene; architect, Cultivate  
EXHIBITS 100-101: Eben Fodor, planner, Fodor and Associates LLC, Eugene  
EXHIBIT 102: Ed Gorman, resident, Portland  
EXHIBIT 103: Edward Doyle, resident, Portland  
EXHIBIT 104: Edward Dundon, President, The Dundon Company LLC  
EXHIBIT 105: Eleanor Ponomareff, Councilor, Position 5, City of Talent  
EXHIBIT 106: Eliza Kashinsky, Walkable Eugene Citizens Advisory Network  
EXHIBIT 107: Elizabeth Deal, resident, Portland  
EXHIBIT 108: Emilie Portell, resident, Portland  
EXHIBIT 109: Emily Guise, resident, Portland  
EXHIBIT 110: Eric Roost, resident, Portland

EXHIBIT 111: Esther Harlow, resident, Portland  
EXHIBIT 112: Frances DeRook, resident, Portland  
EXHIBIT 113: Freda Sherburne, resident, Portland  
EXHIBIT 114: Gabriel Aron, affiliation unknown  
EXHIBIT 115: Gail Hoffnagle, resident, Portland  
EXHIBIT 116: Gail Webb, resident, Portland  
EXHIBIT 117: Garlynn Woodsong, resident, Portland  
EXHIBIT 118: Gary Miniszewski, resident, Portland  
EXHIBIT 119: Gehl P. Babinec, resident, Portland  
EXHIBIT 120: Genevieve McMillen, resident, Portland  
EXHIBIT 121: Tony Tapay, resident, Portland  
EXHIBIT 122: Gerald Heade, resident, Portland  
EXHIBIT 123: Gerson Robboy, resident, Portland  
EXHIBIT 124: Greta Hartman, resident, Portland  
EXHIBITS 125-127: Heidi Nickerson Levy, affiliation unknown  
EXHIBIT 128: Helen Buzenberg, resident, Eugene  
EXHIBIT 129: Helen Feeny, resident, Portland  
EXHIBIT 130: Helene Farnen, resident, Portland  
EXHIBIT 131: Holly Balcom, resident, Portland  
EXHIBIT 132: Iain MacKenzie, resident, Portland  
EXHIBIT 133: Inge Fryklund, resident, Bend  
EXHIBIT 134: Isha Leinow, resident, Portland  
EXHIBIT 135: Jacob Brostaff, Land Use Chair, Mt. Scott-Arleta  
Neighborhood Association, Portland  
EXHIBIT 136: Jacquie Walton, resident, Portland  
EXHIBIT 137: James and Kathryn Mattimore, residents, Portland  
EXHIBIT 138: James Gorter, resident, Portland  
EXHIBIT 139: James Grant, resident, Portland  
EXHIBIT 140: Jan Cassetta, resident, Portland  
EXHIBIT 141: Jana Grayson McBride, resident, Portland  
EXHIBIT 142: Janet Baker, resident, Portland  
EXHIBIT 143: Jason Clark, City Councilor, Seat 6, City of Talent  
EXHIBIT 144: Jeanne Henry, resident, Portland  
EXHIBIT 145: Jennifer Gomersall, resident, Portland  
EXHIBIT 146: Jenny Lee, Advocacy Director, Building Power for  
Communities of Color  
EXHIBIT 147: Jim Barta, Planner, American Institute of Certified Planners  
EXHIBIT 148: Jim Edelson, resident, Portland  
EXHIBIT 149: Jim Gardner, resident, Portland  
EXHIBIT 150: Jim Wygant, resident, Portland  
EXHIBIT 151: Joanna Niedermeyer, resident, Portland  
EXHIBIT 152: Joe Dudman, resident  
EXHIBIT 153: Joe Saraceno, Board Member, Rose City Park  
Neighborhood Association  
EXHIBIT 154: Joe Zehnder, Interim Director, Bureau of Planning and  
Sustainability, City of Portland

EXHIBIT 155: Joel Cary, Water Resource Division Manager, Tualatin Valley Water District  
EXHIBIT 156: Joel Madsen, Executive Director, Mid-Columbia Housing Authority  
EXHIBIT 157: John Cameron, affiliation unknown  
EXHIBIT 158: John Kim, resident, Portland  
EXHIBIT 159: John LaBrasca, resident, Portland  
EXHIBIT 160: John Sandie, resident, Portland  
EXHIBITS 161-162: Jonathan Bartholomew, Director, Government Relations, AARP Oregon  
EXHIBIT 163: Josh Suter, resident, Portland  
EXHIBIT 164: Judi Cameron and Ron Cameron, residents, Eugene  
EXHIBIT 165: Justin Bednar, affiliation unknown  
EXHIBIT 166: Jynx Houston, resident, Portland  
EXHIBIT 167: Kaarin Knudson, Co-founder and Project Lead, Better Housing Together Steering Committee  
EXHIBIT 168: Karen Kelley, Chair; Mike Grimm, Vice-Chair; Joel Cary, Secretary/Treasurer, Oregon Water Utility Council  
EXHIBIT 169: Karin Waller, resident, Portland  
EXHIBIT 170: Katherine Showalter, resident, Portland  
EXHIBIT 171: Kathleen Concannon, resident, Portland  
EXHIBIT 172: Katie Wilson, resident, Bend  
EXHIBIT 173: Kelly Kenoyer, resident, Salem  
EXHIBIT 174: Kelly Tadlock, affiliation unknown  
EXHIBIT 175: Kevin Johnson, affiliation unknown  
EXHIBIT 176: Kimasue Garrison, affiliation unknown  
EXHIBIT 177: Kipp Hammon, affiliation unknown  
EXHIBIT 178: Kirk Ranzetta, affiliation unknown  
EXHIBIT 179: Kirsten Tilleman, President, Board of Directors; Damian Syrnyk, Chair, Legislative and Policy Affairs Committee, Oregon Chapter, American Planning Association  
EXHIBITS 180-181: Kol Peterson, Owner, Accessory Dwelling Strategies  
EXHIBIT 182: Kristin Suter, resident, Portland  
EXHIBIT 183: Lana Younglove, resident, Portland  
EXHIBIT 184: Laura and Robert Illig, residents, Eugene  
EXHIBIT 185: Leon Porter, resident, Portland  
EXHIBIT 186: M. Leslie Carveth, member, Ashcreek Neighborhood Association  
EXHIBIT 187: Leslie Centner, resident, Portland  
EXHIBIT 188: Tony Jordan, resident, Portland  
EXHIBITS 189-190: Leslie Hammond, President, Southwest Neighborhoods Inc.  
EXHIBITS 191-192: Linda Nettekoven, resident, Portland  
EXHIBIT 193: Lisa Eddleman, resident, Laurelhurst  
EXHIBIT 194: Loren Lutzenhiser, Emeritus Professor, Urban Studies & Planning; Senior Fellow, Institute for Sustainable Solutions, Portland State

University

- EXHIBIT 195: Lori Delman, resident, Laurelhurst  
EXHIBIT 196: Louise Gray, resident, Portland  
EXHIBIT 197: Lucas Gray, Associate, American Institute of Architects,  
Propel Studio  
EXHIBIT 198: Luke Kanies, resident, Portland; founder and board  
member, Puppet  
EXHIBIT 199: Luke Norman, resident, Portland  
EXHIBIT 200: Madeline McKee, affiliation unknown  
EXHIBIT 201: Margaret Davis, resident, Portland  
EXHIBIT 202: Lauren Willis, Program and Exhibit Developer, Museum of  
Natural and Cultural History, University of Oregon  
EXHIBIT 203: Margaret Herrington, resident, Portland  
EXHIBIT 204: Margaret Sucec, resident, Portland  
EXHIBIT 205: Margie James, resident, Eugene  
EXHIBIT 206: Maria Thi Mai, Chair, Multnomah Neighborhood Association  
EXHIBIT 207: Marilyn Worrix, resident, McMinnville  
EXHIBIT 208: Mark Davis, resident, McMinnville  
EXHIBIT 209: Mark McCollister, resident, Portland  
EXHIBIT 210: Mary Anne Spradlin, affiliation unknown  
EXHIBIT 211: Mary Nelson, resident  
EXHIBIT 212: Mary Smith, resident, Eugene  
EXHIBIT 213: Mat Millenbach, resident, Portland  
EXHIBIT 214: Maui Meyer, owner, Copper West Real Estate  
EXHIBIT 215: Meg Merrick, resident, Portland  
EXHIBIT 216: Michael DeBlasi, resident, Keizer  
EXHIBIT 217: Michael Hashizume, resident  
EXHIBIT 218: Michael Molinaro, resident, Portland  
EXHIBIT 219: Michael Russo, resident, Eugene  
EXHIBIT 220: Mary Vogel, Congress for the New Urbanism Accredited,  
PlanGreen  
EXHIBIT 220: Michael Shea, resident, Portland  
EXHIBIT 221: Tony Greiner, resident, Portland  
EXHIBIT 222: Michael Strain, resident, Eugene  
EXHIBIT 223: Michele Smith, resident, Eugene  
EXHIBIT 224: Michelle Glass, Director, Rogue Action Center  
EXHIBIT 225: Miriana Clark, resident, Portland  
EXHIBIT 226: Nancy Meyer, resident, Eugene  
EXHIBIT 227: Nancy Oberschmidt, resident, Portland  
EXHIBIT 228: Nancy Thomas, resident, Portland  
EXHIBIT 229: Natalia Bronner, resident, Portland  
EXHIBIT 230: Nicholas Hoffnagle, affiliation unknown  
EXHIBIT 231: Nick Sauvie, Executive Director, ROSE Community  
Development  
EXHIBIT 232: Nick Snead, President, Oregon City Planning Directors  
Association

EXHIBIT 233: Pam Wooddell, resident, Eugene  
EXHIBITS 234-235: Pamela Miller, resident, Eugene  
EXHIBIT 236: Patrick Sheehan, former Representative, Happy Valley;  
Realtor, Better Homes and Gardens Real Estate  
EXHIBIT 237: Paul Blackburn, Mayor, City of Hood River  
EXHIBITS 238-246: Paul Conte, resident, Eugene  
EXHIBIT 247: Paul Frazier, resident, Portland  
EXHIBIT 248: Peggy Lynch, Natural Resources Coordinator; Norman  
Turrill, President, League of Women Voters of Oregon  
EXHIBIT 249: Penelope Luckenbaugh, resident, Portland  
EXHIBIT 250: Peter Keyes, affiliation unknown  
EXHIBIT 251: Peter Livingston, resident, Portland  
EXHIBIT 252: Rachel Papkin, resident, Portland  
EXHIBIT 253: Rachel Shelly, landlord, Prairie Winds of Junction City, LLC  
EXHIBIT 254: Richa Poudyal, Advocacy Director, The Street Trust  
EXHIBIT 255: Rick Rogers, resident, Newberg  
EXHIBIT 256: Rob Mumford, resident, Portland  
EXHIBITS 257-258: Robby Hammond, City Manager, City of Hillsboro  
EXHIBIT 259: Robert Hunter, resident, Portland  
EXHIBIT 260: Tom Happy, Vice Chair, Jefferson Westside Neighbors,  
Eugene  
EXHIBIT 261: Robert and Donna Kellum, residents, Portland  
EXHIBIT 262: Robert Kellum, resident, Portland  
EXHIBIT 263: Rod Merrick, Merrick Architecture Planning, Portland  
EXHIBIT 264: Ron Bevirt, Co-Chair, Southwest Hills Neighborhood  
Association, Eugene  
EXHIBIT 265: Ron Cascisa, resident  
EXHIBIT 266: Sam Stuckey, resident, Portland  
EXHIBIT 267: Saskia Comess, resident, Portland  
EXHIBIT 268: Shannon Vilhauer, Executive Director, Habitat for Humanity  
of Oregon  
EXHIBIT 269: Sharon Konopa, Mayor, City of Albany  
EXHIBIT 270: Sid Friedman, resident, Yamhill  
EXHIBIT 271: Stacey Atwell, resident, Portland  
EXHIBIT 272: Stan Hoffman, resident, Portland  
EXHIBIT 273: Todd Miller, resident, Portland  
EXHIBIT 274: Stephen Judkins, resident, Portland  
EXHIBIT 275: Steve Klein, resident, Clackamas County  
EXHIBIT 276: Steven McBride, resident, Portland  
EXHIBIT 277: Susan Gisvold, resident, Portland  
EXHIBIT 278: Susan King, resident, Portland  
EXHIBIT 279: Susan Turner, resident, Portland and Hood River  
EXHIBIT 280: Suzanne Meckel, resident, Lake Oswego  
EXHIBIT 281: Sydney Hart, resident, Portland  
EXHIBITS 282-284: Tamara DeRidder, Chair, Rose City Park  
Neighborhood Association



EXHIBIT 285: Tami Rebman, affiliation unknown  
EXHIBITS 286-287: Ted Coopman, Chair, Executive Board, Jefferson  
Westside Neighbors, Eugene  
EXHIBITS 288-289: Teresa McGrath and Nat Kim, residents, Portland  
EXHIBIT 290: Todd Boyle, resident, Eugene  
EXHIBIT 291: Tim Davis, resident, Portland  
EXHIBIT 292: Tim Knapp, Mayor, City of Wilsonville  
Meeting Adjourned

**02:35:00**