

Honorable Senators,

It would be seriously unreasonable to expect well-informed testimony on the -3 Amendment's major rewrite of this bill.

You must provide for another hearing or at least keep the record open.

I've reviewed the rewrite. It is nowhere near as bad as the original, but the approach is still utterly flawed. Seriously, I have technical and practical experience in how to implement zoning code for small lots with a single small dwelling, and SB 458 both allows and requires doing this through a nonsensical "backdoor" of developing new so-called "middle housing."

It's very simple, really: Require cities to meet a certain performance standard for allowing small lots for a single dwelling with functional, but not unreasonably burdensome criteria.

I would be more than happy to help you get that right.

As a reminder, in 2009, I led the neighborhood community-driven process to develop the Jefferson-Westside Special Area Zone, which allows creation of new small lots (2,500 s.f.) even if they have access only from a substandard alley. Such lots can have one dwelling up to 3 bedrooms. The size could be even smaller for studios and one bedroom dwellings. We just wanted to keep it simple and flexible.

There's no magic to this -- just expertise and experience, which the whoever wrote this bill clearly lacks.

Please defer action until you have a competently written bill. You will lose no supporters and convert many of us who know a flawed product when we see it.

Thank you,

Paul Conte