

NLC testimony on HB 2001

April 7, 2019

To: Oregon House Committee on Human Services & Housing

Re: HB 2001

Chair Keny-Guyer and members of the committee,

Eugene's Neighborhood Leaders Council (NLC) is a civic organization composed of each of Eugene's twenty-three recognized neighborhood associations. While we appreciate the Legislature's efforts to address the housing crisis in our larger cities we are opposed to legislation that so significantly supersedes the work of local land use planning processes.

We see no evidence to demonstrate that this legislation will accomplish its purported goals. Furthermore, there seems to be no consideration given to:

- How pre-existing CC&Rs will effect the implementation of this bill
- Whether these housing types will be priced to provide affordable and/or workforce housing
- What financing constraints will impede development of Middle Housing
- Whether there should be an overall limit to the amount of R1 property converted to MH
- Minimum lot size for Middle Housing development
- Compatibility standards
- Potential impact to historic structures
- Use of resultant Middle Housing as short-term rentals
- Analysis of impact to existing housing stock

We ask that the committee attempt to answer these questions before advancing the legislation. We also suggest removing the award of attorney's fees to prevailing parties as this is already sufficiently addressed in statute.

The City of Eugene is in the middle of a public process to determine how and where Middle Housing can be successfully developed within our urban growth boundary. We ask that you not pre-empt this and other local efforts to address the housing crisis, but rather give local governing jurisdictions the flexibility to adjust zoning designations as they determine best.

Thank you for your consideration,

Pete Knox
David Monk
Co-Chairs NLC