

Saturday, June 8, 2019

To: Joint Committee on Ways and Means,  
Subcommittee on Transportation and Economic  
Development

From: Jeff Cole

4343 SE Madison St., Portland, OR 97215

Re: HB 2001

While I support efforts to promote ADUs (Accessory Dwelling Units) on Single Family Lots in Oregon, **I oppose HB2001 as an overreaching bill** with the potential to lead to **destructive redevelopment** in vibrant neighborhoods across Oregon.

First, let's consider under Oregon's land use laws every urban area already has to set aside a 20 year supply of buildable land for a variety of housing needs. In Portland, the latest Comprehensive Plan has substantial excess capacity for anticipated growth over the coming decades.

By contrast, HB2001 rides roughshod over careful, contextual planning with a one size fits all philosophy.

That's at odds with the typical precision of Oregon's successful land use laws. For instance, farmland is classified under six specific soil types that help define its value. Yet, for housing in complex urban areas, HB2001 eradicates the ability of local planning departments to manage single family urban fabric.

Justification for HB2001 is phrased in terms of "Opportunity Zones" and "A Housing Emergency" that seeks to paint the need for this legislation as dire. Yet the real roots of our housing crisis lie not in zoning, but in underlying factors like student debt loads and poor wage growth that puts housing out of reach.

The real winners of HB2001 likely will be Venture Capitalists and Developers who serve on the boards of newly created "Citizen" groups that promote zoning changes based on the unproven assertion they will solve certain social or environmental problems.

I write this not because it will impact my block, which already has the zoning HB 2001 mandates. Just completed across the street from me is a new attached duplex. Now for sale: almost \$1 million dollars each side. The modest home that was demolished to make way for this cost \$350,000.

While proponents of "Middle Housing" laud examples of charming duplexes built a century ago we see what gets built today has no relation to such lyrical pastimes.

Meanwhile, the new ADUs in my neighborhood are modest structures that integrate well with the existing urban fabric. ADUs preserve the embedded energy of their primary original structure built of old growth Oregon timber while gently increasing density.

Please join me in opposing HB2001 while we continue to find ways to support more ADUs as a balanced path to provide new housing opportunities while respecting existing neighborhoods.

