

Subject: Unregulated Growth -- Opposition to HB 2001

House Committee on Human Services and Housing
Oregon State Capitol
900 Court Street NE
Room 453
Salem, Oregon, 97301
Email: hhs.exhibits@oregonlegislature.gov

Re: Opposition to HB 2001

SB 100 is the foundation of the great land use planning we have in the state of Oregon. It formulated our Land Use Goals and is the basis of all land use laws and planning in Oregon. Each jurisdiction is required to have a comprehensive plan which is required to comply with the goals and have a 20 year housing supply. SB 100 requires that legislative changes to land use laws be consistent with Oregon's Land Use Goals. The legislative process of adopting HB 2001 needs to be consistent with provisions of Goal 1 of OAR 660-015-0000(1) (Goal 1) that requires **citizens** to have a role in all phases of the planning process. HB 2001 is also over riding our great Oregon great land use planning that is based on SB 100. The adoption of HB 2001 will leave citizens out of the process of the land use planning process of their neighborhoods. HB 2001 should not be approved in its current form.

Below is an email sent out by the Multnomah Neighborhood Association (MNA) outlining the inconsistencies with the City of Portland redefining the zones of 96 % of the single family zoned properties to allow up to 4 units and the rules governing comprehensive plans. There are also details and links to the Objection and Appeal of the Middle Housing Policy 5.6 of Portland's 2035 Comprehensive Plan filed by the MNA. The Middle Housing Appeal is currently at the Oregon Court of Appeals. This appeal is been widely supported by citizens and neighborhood associations throughout the city of Portland. HB 2001 and Portland's Residential Infill Projects are similar in that both redefine single family zoned properties to have up to 4 units without review of each individual property to see if the change is consistent with Oregon's Land Use Goals.

Please add this to the record of HB 2001

James F Peterson
Multnomah
Land Use Chair

2502 SW Multnomah Blvd.
Portland, OR 97219

Sent from [Outlook](#)

From: Middle Housing Appeal <MiddleHousingAppeal@gmail.com>

Sent: Saturday, December 29, 2018 8:59 PM

To: customwoodworking@msn.com

Subject: Unregulated Growth

[View this email in your browser](#)

Unregulated Growth

Leads to a Lower Quality of Life

Oregon's land use planning is based on Governor Tom McCall's SB 100 and guided by Oregon Land Use Goals.

SB 100 requires cities to have Comprehensive Plans to regulate growth. All Comp Plans are required to go through Periodic Review and are acknowledged by DLCD when they comply with Oregon Land use laws and Goals. Comp Plans are required to have a 20-year housing supply of all housing types with adequate facilities, infrastructure and transportation plans to support the housing supply.

The City of Portland's 2035 Comprehensive Plan has gone through Periodic Review and DLCD has approved their 20-year housing supply plan. DLCD acknowledgement of Portland's Comp Plan is contingent on the Middle Housing Appeal at the Oregon Court of Appeals.

Please Donate Online to Help Fund the Appeal

At issue is whether the Comp Plan regulates housing or if Single Family residential housing can be eliminated from the housing supply in the zoning code.

Tom McCall



"The interest of Oregon must be protected ...from grasping wastrels of the land."

The Residential Infill Project promotes

UNREGULATED GROWTH

The Residential Infill Project is implementing the Middle Housing Policy, bypassing Periodic Review. It is using the zoning code to redefine over 96% of the SINGLE FAMILY properties (R5&7) to Multifamily with up to 4 units without parking requirements. This additional capacity of new housing units is in addition to the 20-year housing supply of the 2035 Comp Plan.

RIP was promoted to add housing choices

Yet the existing zoning code already allows for all housing types.

The 2008 BPS Toolkit is a blueprint of how ADUs, Duplexes, Row Houses, Clusters, & Multiplexes can be developed today without eliminating Single Family zoning as a housing choice.

The Infill Design Toolkit: Medium-Density Residential Development



A Guide to Integrating Infill Development
into Portland's Neighborhoods

December 2008

[Click to Read the Toolkit](#)

RIP was promoted as a solution to the affordable housing crisis

Yet the claim of affordability is unsubstantiated.

Portland Sustainability Commission member Andre Baugh said that even though the predicted rents were lower, they still are predicted to average \$1,823 per unit, which is **more than lower income households can afford**.

RIP Project Manager Morgan Tracy said the recommendations were **never intended to create affordable housing** as defined by HUD or home ownership opportunities, but to increase the availability and variety of housing in the city.

The Multnomah Neighborhood Association (MNA) has engaged Land Use Attorney Michael Gelardi of the law firm Hershner Hunter to appeal the Middle Housing Policy at the Oregon Court of Appeals. The appeal applies citywide.

APPEAL NEWS

The MNA petitioned the Court to consider documents showing that the City has implemented the Middle Housing Policy of the 2035 Comprehensive Plan through the Residential Infill Project.

The City and the LCDC have attempted to prevent the Court from considering this information.

[\(Please Read MNA Reply\)](#)

[Click to Read the MNA Reply](#)

We Need Your Help to reset the process so that the required citizen involvement can occur on the policy that is zoning out single family neighborhoods without a factual basis.

[Read the Appeal Details](#)

If successful, the Appeal will likely result in the MHP being remanded to the City for further proceedings.

PLEASE DONATE

To Help Fund the Appeal

Donations are 501(c)3 tax deductible

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Or write a check payable to: **SWNI**

In the Memo line: **Multnomah Land Use Fund**

Mail it to or drop it off at:

Southwest Neighborhoods, Inc.

Multnomah Arts Center, Room #5

7688 SW Capitol Hwy, Portland, OR 97219

LEGISLATIVE NEWS

The 2019 Oregon Legislature is expected to consider abolishing most single-family zoning.

[Read Proposed Legislative Changes](#)

The League of Oregon Cities (LOC) opposes any bill that undermines local authority in the planning process. It does not accept state-level policies which mandate local zoning decisions.

[Read LOC's Opposition to Zoning Mandate](#)

[Please Support the Appeal with a year-end tax-deductible Donation.](#)

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