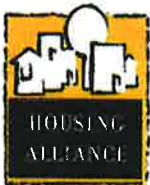


1000 friends of Oregon

# YES on HB 2001B, with -21 Amendment HOUSING FOR ALL OREGONIANS

From the desk of  
Rep Julie Fahey



Your child's second grade teacher. Empty nesters who want to stay in their neighborhood but don't need quite as much space. Young families that can't afford a detached, single-family home. A widower who wants to stay in the neighborhood where he knows his way around. Your grocery store clerk who wants to live near where they work. Oregonians at every income level, age and family size need middle housing.

## MIDDLE HOUSING OFFERS MORE AFFORDABLE OPTIONS.

HB 2001 Requires all cities over 10,000 in population to allow duplexes on all residential lots on which single family homes are allowed. Cities over 25,000 and Metro jurisdictions must also allow triplexes, 4-plexes and townhomes in areas where single family homes are allowed.

Middle housing helps meet the needs of more Oregonians with different family sizes and incomes. HB 2001 includes duplexes, triplexes, quadplexes, townhomes and cottage clusters.

Local jurisdictions may adopt regulations related to reasonable siting & design, and to comply with local protective measures adopted to comply with other statewide planning goals.

Local jurisdictions may receive an extension of time for a specific area if infrastructure improvements (pipes, roads, etc...) are needed.

These smaller housing options are in big demand in cities across Oregon, yet they are not legal to build in most residential neighborhoods.

## We need middle housing now.

Most Oregon households consist of 1-2 people, yet today, most of our residential land is zoned for detached, single-family homes. This simply does not meet the home size or price most Oregonians need, want, and can afford. Most people need something between a 4-bedroom house on a large lot and a studio on the 6th floor of a high rise.

Until the mid-1900s, middle housing was legal and common throughout most Oregon cities. Many single-family housing zones were created as a form of redlining, a practice used to keep people of color out of the most desirable neighborhoods.



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HB 2001 helps break down the economic and racial separations institutionalized in the development patterns of many of our towns and cities, by legalizing what was previously allowed in most neighborhoods, bringing housing in walkable neighborhoods for all Oregonians.

**“If a community were to allow for more units to be built on a given parcel of land, then better affordability can be achieved, and future growth more efficiently accommodated.”** – Josh Lehner, Economist, Oregon Office of Economic Analysis in Reconsidering Single Family Zoning (2018)

**FREQUENTLY ASKED QUESTIONS:**

**Will middle housing cause more homes to be torn down?**

No. HB 2001 directs the state building code agency to develop regulations that allow for existing homes to be kept and more easily converted into multi-plexes. The reason some Oregon neighborhoods are seeing teardowns now is because we do not have enough of this type of high-demand housing.

**Have any Oregon cities allowed middle housing in most of their residential neighborhoods?**

A few cities have taken steps in this direction, including Tigard, Bend, and Madras. But most have not, and therefore are failing to meet the housing needs of current and future residents. The “housing crisis” has gone on for almost a decade. It’s time for every community to get on board.

**Does allowing middle housing increase housing affordability?**

Yes, middle housing is less expensive than detached single family housing of the same age because the cost of land can be divided across more units. The Office of Economic Analysis provided data on the cost of middle housing compared to detached single family housing in Oregon and found that it is less expensive.

**Does HB 2001B harm neighborhood character?**

Local governments will be able to regulate the siting and design of middle housing to ensure that new homes are compatible with the neighborhood. Nothing in the bill prohibits local jurisdictions from requiring middle housing to be a similar size as existing single-family homes.