



Testimony in Support of House Bill 2001
House Committee on Human Services and Housing

Speaker of the House Tina Kotek
February 11, 2019

Chair Keny-Guyer, members of the committee, thank you for the opportunity to testify in support of House Bill 2001.

The state's housing crisis has continued for far too long and demands a bold set of solutions from the Legislature this session. We must protect tenants in an unpredictable rental market. We must increase emergency housing assistance. We must publicly finance more affordable housing across Oregon. And we must smooth the way for more construction.

The Oregon Office of Economic Analysis has [calculated](#) that Oregon needs to build 30,000 new housing units per year to address the state's current housing deficit and to prepare for future population growth. To put this number in perspective, Oregon approved just over 20,000 housing permits in 2017, the height of permit approval since the Great Recession, and number of permit approvals dropped in 2018. With our communities growing and our ongoing commitment to maintaining our urban growth boundaries, we must consider common-sense approaches to increase housing choice and promote mixed-income neighborhoods.

Where we live shapes our future. When I moved back to Oregon after graduate school, I rented an apartment in a garden four-plex that was nestled in an established neighborhood in Portland, where single family homes sat next to duplexes and apartments. Living in this neighborhood opened opportunities for me, as it has for many Oregonians who have had access to more housing choices.

House Bill 2001 will increase these kinds of much-needed housing opportunities across the state. More than half of Oregon's households have one or two people. This means we need to increase the supply of affordable housing that accommodates these smaller households and ensure that everyone can find the right home for their family size. Re-legalizing "missing middle" housing choices in residential areas where they are currently banned will provide a wider variety of housing types and will make it easier for individuals and families to afford living in high opportunity areas.

House Bill 2001, as introduced, would:

- Require every city with a population over 10,000 and county over 15,000 to allow -- within their urban growth boundary -- the siting of duplexes, triplexes, quadplexes, and cottage clusters in areas that allow detached single-family housing.
- Give local jurisdictions until December 31, 2020, to design a code that's unique to their community to allow these housing types in single-family zones. The local jurisdiction could include reasonable regulations related to siting and design.
- Direct the Department of Land Conservation and Development (DLCD) to write a model middle housing code for jurisdictions that do not develop their own middle housing code by December 31, 2020. The model DLCD code would be applied in cases where a local jurisdiction did not adopt their own local provisions allowing middle housing types.
- Direct the Department of Consumer and Business Services through its Building Codes Division to make it easier to do internal conversions of existing single-family homes.
- Require local jurisdictions to defer (not waive) system development charges until the certificate of occupancy is issued in order to make it easier for property owners to develop middle housing.
- Clarify regulations around accessory dwelling units (ADUs). In 2017, we passed Senate Bill 1051 to allow ADUs in jurisdictions above a certain size. Many cities included elements in their code that are referred to as "poison pills" because they make it very unlikely that ADUs will be developed. This bill clarifies that local jurisdictions cannot require additional off-street parking or owner occupancy of the ADU or primary structure as a condition for approving an application for an ADU.

Allowing more housing options does not mean that every eligible lot will have four homes on it. The City of Portland has allowed duplexes on corner lots since the early 1990's, and less than five percent of eligible lots have a duplex on them today. If enacted, this bill would create a foundation for the diverse array of housing options we are missing in too many communities.

Let me be clear: This bill does not ban single-family homes. We need single-family homes AND more types of housing in our neighborhoods. This bill is about having more housing choices and building communities where individuals and families are not excluded because of their income.

I appreciate all the great work being done at the local level to address the housing crisis, and yet we all need to step up and do more. I support more planning resources to cities and counties to help get this done. We have so much more work to do, and this bill will facilitate that work as we work to solve the housing crisis.