



Southwest Neighborhoods, Inc.

7688 SW Capitol Highway, Portland, OR 97219 (503) 823-4592

www.swni.org

January 28, 2019

Speaker of the House
Oregon Legislature
900 Court St NE
Salem, Oregon 97301

Re: HB 2001

Dear Speaker Kotek,

Portland has a very good neighborhood system made up of 94 neighborhood organizations and 7 coalition districts. In Southwest Portland, the neighbors are represented by a 17 neighborhood coalition association, SWNI, not unlike the one in your neighborhood in the Northeast. The SWNI coalition has been following the Residential Infill Project in Portland from its inception, which we believe may be the basis for your bill HB 2001. Our coalition voted last year to oppose the specific proposals of the Residential Infill Project that went to hearing before the Planning and Sustainability Commission in May 2018. They opposed, among other things, the upzoning of 60% of the neighborhoods, which would effectively destroy single dwelling residential neighborhoods.

We understand there is a housing shortage and that more housing is needed. But your bill would spread the destruction of single dwelling neighborhoods across the state by making duplexes, triplexes and cottage clusters legal, by right, on all residential lots. We support density in city centers and on corridors, which can accommodate the growth, not low-density neighborhoods except on corners where they have been legal for a long time. Portland Metro put out a report in 2014 that surveyed many people, 80% of which said they wanted to live in low-density housing. So the demand for "middle housing" as your bill defines it is not there except for low or middle-income rental housing.

There are many reasons to oppose HB 2001. The SWNI coalition of neighborhoods thought this so important that they voted to send you a letter advising you that they oppose the bill and its intent.

One of the most important reasons why we cannot support this bill is because it denies local residents the opportunity to fully participate in local decision making about land use issues including growth, the environment, safety and the impact on neighborhoods in which they have invested and live. As you may be aware there is a lack of infrastructure-sewer, water, street maintenance, power-to support the density you propose.

Your bill is not consistent with the directions of the 2035 Comprehensive Plan. The Comprehensive Plan has not begun to be implemented and your bill would preempt the local process instead of letting local councils and citizens determine what they need. Please note that the Southwest Coalition represents thousands of people who participate in the neighborhood process and are civically engaged.

Respectfully submitted,

Leslie Hammond
President, SWNI Coalition

Cc:
Representative Jennifer Williamson
Representative Margaret Doherty
Mayor Ted Wheeler