

**From:** [Daniel Bachhuber](#)  
**To:** [JWMTR Exhibits](#)  
**Cc:** [Rep Gomberg](#); [Rep Prusak](#); [Sen Wagner](#); [Sen Manning](#)  
**Subject:** Testimony in support of HB 2001  
**Date:** Monday, June 10, 2019 6:46:21 PM

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Hi,

I'd like to voice my support of HB 2001, which will re-legalize missing middle housing. In many neighborhoods, I think current homeowners benefit from "regulatory capture". Practically, this means that exclusionary zoning is maintained to the detriment of everyone else. HB 2001 is a significant, sorely needed step towards making the housing market more dynamic, and introducing more housing options.

In the last ten years, many Oregon towns and cities have proven themselves incapable of adequately responding to the housing crisis. For instance, Tualatin, where I've lived for much of my life, only did the bare minimum to comply with SB 1051 (legalizing ADUs). Because Tualatin did not adopt OLDC's guidance to remove parking minimums, less than 44% of houses are eligible to build ADUs without the costly addition of a third driveway slot. And yet, even then, Tualatin made housing policy changes because of new state requirements, when it was extremely unlikely to do so on its own.

More recently, Tualatin has finally begun a Housing Needs Analysis (see comment about inadequate response above). One of the preliminary findings is that 56% of renters (and 37% of all residents) are cost-burdened, spending more than 30% of their income on housing. Another finding is that Tualatin isn't currently zoned correctly to meet Goal 10 requirements and Metro's 2040 growth projections. The Tualatin 2040 project, of which I am a committee member, will proceed a lot more smoothly if we have new landmark legislation in our policy toolset — HB 2001.

Thank you for your time and service,

Daniel Bachhuber  
Tualatin, Oregon

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