

From: [Joi and Geoffrey Riley](#)
To: [JWMTR Exhibits](#)
Subject: HB2001
Date: Monday, June 10, 2019 8:29:08 PM

Respected members,

I have served as a City of Talent Planning Commissioner or City Counselor most of the last 25 years.

I too fell in love with the concept of Missing Middle Housing a couple years ago and I still see it as a way to lever diverse infill into transit and employment oriented neighborhoods. And also as a relief to the snout house boredom of single family residential zones.

HB2001 turns this great old-new idea into a warhead pointed at the state.

Even with my many years of experience (and enthusiasm) with Oregon Land Use law the bill's requirement for infill development by cities in their UGB is mystifying. I called our regional DLCD staff person and he also had no idea how cities could develop unincorporated lands outside of their city limits. He proposed that someone above his pay grade was paying attention. I certainly hope so because the UGBs where I live are all in high danger wildfire zones and HB2001 also belays road and parking standards. Picture Oakland, California 1991. What it means is that 28 Oregon county planning departments and commissioners will be suddenly reviewing applications for urban development without any criteria for denial or approval; the bedrock of the justice of Oregon Land Use Planning.

And then there's the part that requires the Building Division staff to work with DLCD to change building codes which create obstacles to missing middle housing. The IUBC (International Uniform Building Code) is engineering and physics, so please allow me the understatement that those legislated changes may be catastrophic.

If the legislature wants to mess with Building Codes it could ask for materials that create the smallest footprint and buildings that create their own energy.

The most disheartening part of this misadventure is that creation of Missing Middle Housing in existing neighborhoods demonstrably increases housing costs while removing affordable rental. Increased Density = Increased Value.

Sustainable change happens incrementally. The only expedient solution to the heartbreaking level of homelessness and the housing burdened is to build affordable housing. Not many developers are in the business to add value to the human condition so maybe take all the money the state throws at consultants and studies and build some apartments.

Please do not support HB2001 in its current form. Send it back to the committee for lovely ideas and figure out how it can serve without hurting.

Sincerely,
Joi Riley
City of Talent Planning Commission