



**NORTHEAST COALITION  
OF NEIGHBORHOODS**

March 22, 2019

Dear Representatives Smith-Warner and Sanchez,

As a coalition of twelve neighborhoods that strongly supports affordable and diverse housing options, we are encouraged to learn about HB 2001 and urge you to support this bill. The Northeast Coalition of Neighborhoods has a history of supporting policies that promote affordable and middle income housing, and we recognize the urgent need for housing options beyond single family homes.

Simply put, the zoning of many cities has not kept up with the changing needs of Oregon. While household sizes are getting smaller, the costs of housing have outpaced incomes in most areas. We have seen the negative impact of a housing shortage in Northeast Portland where housing costs have skyrocketed and building of smaller and more affordable units has been limited by zoning. Longtime neighbors have been forced to relocate far from the communities and services they rely on. Among those disproportionately impacted are seniors and communities of color. Young people and families also suffer from limited options and the result of constrained housing options has been to reduce economic and cultural diversity.

The Portland Residential Infill Project is a step in the right direction and is opening up more areas to multi-family housing, but the project is limited to the Portland. Some cities are taking steps to expand housing options, notably Tigard and Bend, but the shortage of affordable and middle income housing is too urgent and widespread to wait for other cities to act on their own.

By eliminating the restrictions on multi-family zoning in communities and cities throughout the state, we can continue to build homes and increase density in existing neighborhoods. It is important to open our neighborhoods to different types of housing including duplexes, triplexes and accessory dwelling units, not only in Portland, but across the state.

We believe that communities across Oregon need multi-family housing options and affordable choices that HB 2001 would advance, so that more residents have the opportunity to enjoy the benefits of living near parks, schools, employment and social services. It is time for the Oregon legislature to create equity in housing policy across the state and establish zoning that meets the housing needs of all Oregonians.

HB 2001 is a step in the right direction and we urge you to support this legislation.

Sincerely,

A handwritten signature in black ink that reads "Mariah Dula". The signature is written in a cursive, flowing style.

Mariah Dula  
President of the Board  
Northeast Coalition of Neighborhoods

[www.necoalition.org](http://www.necoalition.org)

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