
AFFORDABLE, multi-family housing done right!!! Lessons for HB 2001

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Draft To: Rep.PaulHolvey@oregonlegislature.gov, Representative Wilde

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Cc: Sen Prozanski <Sen.FloydProzanski@oregonlegislature.gov>, Leffel Brittany <brittany.leffel@oregonlegislature.gov>, Adamsick Claire <claire.adamsick@oregonlegislature.gov>, Senator Manning <Sen.JamesManning@oregonlegislature.gov>

Please add this to public hearing testimony in Opposition the SB 458.

In contrast to the ill-informed deregulatoryHB 2001 and various bills in the 2021 Legislature.

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From: Paul Conte <paul.t.conte@gmail.com>

Date: Sun, Mar 21, 2021 at 9:18 AM

Subject: AFFORDABLE, multi-family housing done right!!! Lessons for HB 2001

To: Mayor and Council <MayorAndCC@ci.eugene.or.us>

Cc: Eugene Planning Commission <epc@ci.eugene.or.us>

Councilors,

As you consider code amendments to implement HB 2001, keep this **Homes for Hood Project** in mind:
<https://homesforgood.org/about/real-estate-development/projects/1100-Charnelton>



Site Map



- C-2 Community Commercial Zoning
- Demolition of existing structure -- Old Musgrove Funeral Home (no longer in operation)
- Four-story building
- **45 studio apartments, approx. 360 sq. ft.**
- Six fully ADA-compliant units
- All 45 units will receive Project Based Voucher rental assistance
- Secure outdoor courtyard
- Limited off-street parking
- Community room with kitchen
- On-site laundry
- Secure bike storage in building

Here's what makes this a housing project "done right":

- This project is located in a perfect downtown location within a short walk of the LTD transit hub.
- All of the units are less than 400 square feet -- which significantly lowers cost.
- While the old Musgrove Funeral Home has been temporarily converted to 3 dwelling units, the net gain in affordable housing with this demolition and redevelopment is obviously huge.
- The location allows a substantial scale without significant negative impacts on the nearby established residential areas to the south and west.

How does this inform the optimal implementation of HB 2001?

- First note that market-driven "middle housing" is low-density and dispersed.
 - Market-driven = NOT affordable
 - Low-density doesn't "scale" to provide significant additional units
 - Dispersed undermines public transit; doesn't support residents with public transit; and worsens climate impacts
- With this project, Homes for Good, inarguably proves that a 360 s.f. dwelling, even with no separated bedroom, is reasonable. In fact, if you look at this project's building permit, it describes the studios as appropriate units for TWO people. While providing housing for individuals who are homeless will reasonably plan for only one individual per unit, the housing form is reasonable for two individuals.
- This project reflects a significant need for small rental units, which is consistent with census-based analysis of Eugene housing needs.

The "takeaways" for HB 2001 code amendments -- specifically for upzoning established, mostly built-out (nominally) "single-family" neighborhoods; where new so-called "middle housing" will be infill:

- Limit dwellings to no more than ONE BEDROOM
- Limit dwellings floor area to no more than 600 S.F.
- To the degree allowed by law, require NO NET LOSS in "affordable" rental units.
- To the degree allowed by law require and/or provide incentives for rents that are affordable to Low-Income households (no more than 80% of MFI, based on HUD occupancy standards).

All of the above are allowed under OAR and serve the only legitimate purpose of HB 2001's ill-conceived deregulatory dictates.

Note again that a different "middle housing" zone for "greenfield" development (on large, vacant areas) can be entirely different than for "infill" areas.

One final, critical point: This project is a really good example of redeveloping C-2 COMMERCIAL sites. All of the lots adjacent to the W. 6th and 7th Aves. couplet along which EmX runs are zoned either C-2 or S-C/C-2 and are within the MUPTE "West 11th; 6th/7th Trainsong Highway 99 Corridor" that could be activated. This project is compelling evidence that the Planning Division staff should be concentrating their efforts on a "ready to go" area for substantial, dense, affordable apartment development. Notably, the idiotic "middle housing" approach doesn't allow any of the plexes to qualify for MUPTE because MUPTE requires five units.

Thank you for your consideration.

Paul Conte

Earth Advantage Accreditations:

- * Sustainable Homes Professional
- * Accessory Dwelling Unit (ADU) Specialist