

The Story of HB 2001

How Oregon passed statewide (re)legalization of
Middle Housing

Madeline Kovacs, Sightline Institute

MN Federal Reserve Bank

October 3, 2019

HB 2001:

≡ WILLAMETTE WEEK



Oregon House Passes Bill to End the Exclusive Use of Single-Family Zoning in Cities

House Bill 2001 to allow duplexes into single-family neighborhoods.



An inner Portland neighborhood (Walker Stockly)

Under HB 2001, cities must allow:

Up to fourplexes in **all neighborhoods** for cities 25k+ and throughout Portland metro (2.5m)

Duplexes on **every lot** in cities 10k+

Why Oregon passed HB 2001:

1. Forty years of statewide Land Use
2. Portland's Residential Infill project: Three years of organizing and messaging
3. Legislative precedents (especially in 2017)
4. Leadership from the affordable housing community

1. Forty years of statewide Land Use

RE-LEGALIZING FOURPLEXES IS THE UNFINISHED BUSINESS OF TOM MCCALL

For decades, Oregon has used state law to battle economic segregation. Fair-housing experts say HB 2001 is the next step.



2. Residential Infill lessons from Portland

Save the dates for:

We're Not Doomed Yet!

A three-part speaker series with housing lessons for Portland

Portland is feeling growing pains and will continue to. Luckily, compared to many other places, Portland still has room to consider HOW we want to evolve. We are at a critical moment in our history: The decisions we make this year will impact housing availability and affordability for a generation to come. As we grow, Portland can learn many lessons from larger metro areas: from successes, from failures, from willingness to embrace political challenges creatively. Hindsight can be 20/20, and our peers in bigger cities have it.

This speaker series is bringing experts in housing policy, planning, and advocacy to Portland, to share their expertise and advice on how our region can better meet ALL resident's housing needs. Join AARP Oregon, 1000 Friends of Oregon, and Sightline Institute in welcoming experts from Vancouver BC, New York, Minneapolis, and more, for a dynamic three-part conversation, looking back and looking forward:

**MARCH
07**

Lessons from the Bay Area & Vancouver, BC
**BUILDING ENOUGH
HOUSING**

**MARCH
14**

Lessons from Minneapolis, Seattle, & our own backyards
**REPEALING
EXCLUSIONARY ZONING**

**MARCH
21**

Lessons from New York & national affordable housing coalitions
**SUBSIDIZING HOUSING
EFFECTIVELY**

Location

5.30pm

EcoTrust

721 NW 9th Ave

Social Hour

8.00pm

Bridgeport Brewing

1313 NW Marshall St.



MORE INFORMATION: portlandforeveryone.org/events

eventbrite



This event has ended.



**AUG
10**

Re-Legalizing Portland: Presentation & Happy Hour

by Madeline Kovacs [Follow](#)



ne
t 10,



3. 2017 Legislative Precedents

HB 2004 – Would have banned no-cause evictions and lifted the statewide ban on rent control (**did not pass**)

→ *Set the stage for SB 608, which did pass in 2019*

HB 2007 – Would have legalized duplexes in residential areas within UGBs, reformed Historic District criteria and procedures, and expedited review for affordable housing among other provisions (**did not pass**) -> became

SB 1051 – Legalized ADUs in all single-detached neighborhoods, allowed religious institutions to develop affordable housing, and strengthened requirements for local jurisdictions to plan for the full range of housing needs, among other provisions (**passed**)

→ *Set the stage for HB 2001 in 2019*

4. Leadership from Affordable Housing



Ore Housing Alliance @Voices4ORHomes · Jun 20

More than 3/4ths of the land in Portland is zoned only for single family homes. Check out this story from @UpshotNYT which maps the single family zoning in major cities across the US:



Cities Start to Question an American Ideal: A Rising concerns about housing affordability, change are causing cities nationwide to re-e: [nytimes.com](https://www.nytimes.com)

🗨️ ↻ 2 ❤️ 4



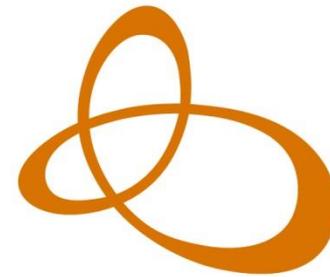
Habitat for Humanity @habitatpdxmetro · Jul 3

"@habitatpdxmetro builds mostly where duplexes and triplexes are legal. It's the only way to make the numbers work to build housing affordable to people who whose income is \$30,000 or \$40,000 a year" - @habitatsteve via @laurelwamsley @NPR



Oregon Legislature Votes To Essentially Ban Single-Family Zoning
The bill makes duplexes allowable in cities over 10,000 people, and quadplexes legal in the Portland metro area. It's part of a growing chan... [npr.org](https://www.npr.org)

🗨️ ↻ 9 ❤️ 24



Sightline

INSTITUTE