

HB 2001 Information Sheet

Impactful HB 2001 Dictates

- Eugene must amend its zoning code for the following zones in the JWN that have been largely built-out with single-family, detached houses plus some accessory dwelling units (ADUs) and duplexes.
 - **R-1 Low-Density Residential Zone** (east and west of the Lane County Fairgrounds)
 - **S-J Jefferson-Westside Special Area Zone** (medium density, all housing types)
 - **S-C Chambers Special Area Zone** (medium density, all housing types)
 - **Note:** *HB 2001 applies to all R-1 areas throughout the city – except areas with restrictive CC&Rs.*
- Eugene’s amended R-1 code must allow:
 - A **duplex** on every lot, no matter how small or lacking of code-compliant vehicle access
 - **Triplexes** and **fourplexes** (in up-down or side-by-side form), as well as “**cottage clusters**”
 - A **second detached dwelling** (with no owner-occupancy)
 - HB 2001 appears to allow the City to adopt some **siting and design criteria** for all the dictated housing types, except any code that would prohibit a duplex while allowing a single-family dwelling.

Partial list of HB 2001 negative impacts

- Degrading the livability and stability of neighborhoods
- Increasing housing cost for low-income households
- Causing displacement of residents in neighborhoods of color and poorer neighborhoods
- Investment funds replacing local home owners
- Throwing local infrastructure and services into chaos
- Worsening climate change
- Impeding government investment in public mass transit
- Increasing sprawl to Junction City, Creswell, Pleasant Hill and other commuter towns

Links to partial list of credible research and analysis (Active links available at trusttheneighbors.org/hb2001)

- trusttheneighbors.files.wordpress.com/2019/08/eugencitizensguidetohb2001.pdf
- https://montgomeryplanning.org/wp-content/uploads/2018/09/MissingMiddleHousingStudy_9-2018.pdf
- <https://www.jchs.harvard.edu/state-nations-housing-2018>
- <https://48hills.org/2019/01/yimby-narrative-wrong/>
- <https://www.planningreport.com/2019/03/15/blanket-upzoning-blunt-instrument-wont-solve-affordable-housing-crisis>
- <https://www.citylab.com/life/2019/01/zoning-reform-house-costs-urban-development-gentrification/581677/>
- <https://www.citylab.com/equity/2019/10/most-livable-cities-vienna-social-housing-transit-mobility/600922/>
- <http://livableportland.org/2019/10/18/lse-researchers-conclude-build-baby-build-is-no-answer/>
- <https://www.nytimes.com/interactive/2019/04/27/upshot/diversity-housing-maps-raleigh-gentrification.html>
- <https://www.citylab.com/life/2019/10/single-family-house-rental-recession-homeowner-management/599371/>
- <https://www.planningreport.com/2019/06/17/minneapolis-planning-commissions-alissa-luepke-pier>
- <https://www.politico.com/agenda/story/2019/07/24/gentrification-credit-discrimination-000937>
- <https://www.marketwatch.com/story/turns-out-millennials-love-cars-just-like-everybody-else-2019-05-17?mod=opinion>
- <https://www.nytimes.com/2019/07/09/climate/washington-dc-floods.html>

HB 2001 Information Sheet

Remember JWN's past under R-2 zoning

- **1948:** R-2 Two-Family Residential District. Duplexes and ADUs allowed. Apartments allowed abutting a commercial district.
- **1962:** R-2 Limited Multi-Family District. Apartments allowed. Max density 14.5 dwelling units per net acre (du/na).
- **1982:** R-2 Density increased to 19.3 du/na.
- **2000:** R-2 Medium-Density Residential District: **28 du/na.**
 - *The presentation's 4-plexes & triplex examples were created under this R-2 zoning.*
- **2009:** R-2 max height **over 40'** & interior setbacks only **5'**.
- **2010:** **S-JW** Jefferson-Westside Special Area Zone replaces R-2 zone.

The City Council may reimpose R-2 standards

- Local individuals and organizations are working hard to replace R-1 and S-JW zoning criteria with extreme standards comparable to the R-2 Zone. This would again allow out-of-scale, incompatible infill development.
- Much **higher density**, much **larger structures** & much more **intensive development**.
- For example: WECAN supported an appeal to LUBA to overturn S-JW development regulations. (LUBA *rejected* that baseless challenge.)
- WECAN and Better Housing Together (BHT) supported the most extreme provisions of HB 2001 (e.g., Eugene can no longer require that an owner to live on the same property as an ADU in the R-1 zone).
See: <https://olis.leg.state.or.us/liz/2019R1/Downloads/CommitteeMeetingDocument/158699>
<https://olis.leg.state.or.us/liz/2019R1/Downloads/CommitteeMeetingDocument/158175>
- So ... if you want to see the kinds of development in your area of the JWN that were, *and still are*, allowed under the R-2 zone ... *Don't get engaged!* Otherwise, see the following suggestions ...

Where to find links to credible data, research and analysis from a wide range of experts

- trusttheneighbors.org/hb2001

How to take effective action

- Engage with your neighbors to learn more, share opinions and plan coordinated actions.
 - Key Date: Evening of December 11: In-depth seminar on HB 2001 and protecting neighborhood livability.
- Garner support through votes by the JWN membership on supportive motions.
 - Key Date: February 11, 2020 JWN General Meeting – Entire meeting for discussion and votes on HB 2001
- E-mail the Mayor and City Council. Speak at the "Public Forum" at the beginning of City Council meetings.
 - MayorAndCC@ci.eugene.or.us Council meetings: November 18 & 25, December 9, January 13, 21, 27
- Submit comments to Oregon Department of Land Use and Conservation.
 - See details at: trusttheneighbors.org/hb2001
- Contact your State Representative and Senator to urge amending the statutes to fix the HB 2001 problems.
 - <https://www.oregonlegislature.gov/house/Pages/RepresentativesAll.aspx>
 - <https://www.oregonlegislature.gov/senate/pages/senatorsall.aspx>
- VOTE! in Eugene primary election for a Ward 1 City Councilor who opposes HB 2001 and supports neighborhoods, including supporting the Jefferson-Westside Special Area Zone.
- For question or further discussion, e-mail paul.t.conte@gmail.com