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Sent: Monday, August 20, 2018 12:54 PM
To: Kevin Liburdy; Dustin Nilsen
Subject: testimony for Westside Plan hearing August 20

Planning Commissioners, Kevin and Dustin--

I wanted to share the attached powerpoint which Mary Kyle McCurdy, Policy Director for 1000 Friends of Oregon, gave on housing and zoning in Hood River. In her presentation, Mary Kyle provides the context for your decisions on housing and zoning: you must make decisions that advance Oregon and Hood River's adopted Goal 10. Both require local governments to create conditions that support the diversity of housing types and prices needed by residents:

Oregon Goal 10:

"To provide for the housing needs of citizens of the state. ... plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density."

Hood River Goal 10:

"To provide a variety of opportunities to meet the housing needs of the residents of Hood River at all income levels."

From Hood River's HNA, we know that there is an existing deficit of housing that is affordable for households making between \$35,000-100,000/year (HNA page B-46), we know there is barely enough land zoned for multi-family housing and we know that demographics are shifting so that there is a larger number of very small households (1/3 of Hood River households are **one** person households!), and that our population is aging (by 2035, 28% of Hood River's population will be over 60).

When you think about the proposed zoning changes to the Westside we encourage you to address the existing deficits that have been identified (the need for cheaper options and more land for multi-family housings) and the projected demographic changes in our population. One or two person households and seniors may want and need very different housing than a traditional detached single family home on a large lot. A variety of housing types can be woven into neighborhoods in ways that preserve and enhance the character of the neighborhood while adding opportunities for young people starting out in life and our elders to age in place.

One way to think of the proposed zoning changes is that they will make the Westside less suburban and more like Hood River's beloved older neighborhoods, like the area near May Street School or Cascade and Columbia west of downtown. These distinctive older neighborhoods are generally built on a grid of 50 x 100 foot lots (as opposed to the 7,000 square foot minimum of much of the Westside) and they are interspersed with a variety of housing types. While single family homes are most common, you will also find duplexes, townhouses, ADUs, apartment buildings, and large older homes that have been converted into several units.

This will be a long process with lots of public input to consider. We thank you for your service and tackling complicated decisions.

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