



*Home of the Tualatin River National Wildlife Refuge*

## **RESOLUTION 2019-011**

### **OPPOSING THE ADOPTION OF HOUSE BILL 2001 IN THE 2019 LEGISLATIVE SESSION**

**WHEREAS**, the City of Sherwood recognizes and is deeply concerned about the national, state, and regional crisis of affordable housing for all; and

**WHEREAS**, the City of Sherwood strongly agrees that changes are needed to help provide more housing that is available and affordable to those most in need; and

**WHEREAS**, while Oregon House Bill 2001 attempts to address this problem, it will have unanticipated significant negative consequences if implemented as currently written; and

**WHEREAS**, the City is concerned that the bill, if passed, will result in the tear-down of existing homes and the obliteration of older neighborhoods that tend to provide more affordable housing; and

**WHEREAS**, as a result, the bill could have the opposite of its intended effect, namely the removal of affordable older homes and replacing them with market rate (or above market rate) rental units, thereby making home ownership more unattainable in communities like Sherwood; and

**WHEREAS**, school districts, including the Sherwood School District, have not planned and would have difficulty planning for the type of unpredictable growth that could occur if this bill were passed; and

**WHEREAS**, school planning has historically been based on zoned capacity, and new schools must be considered and funded years in advance; and

**WHEREAS**, Sherwood schools are currently significantly overcrowded and a bond was passed in 2016 to construct a new high school, which was designed to accommodate anticipated growth but will not accommodate the potential density increase that this bill would provide; and

**WHEREAS**, the District cannot bond for additional facility improvements for approximately 12 years due to limits on the amount of bonded debt allowed; and

**WHEREAS**, the bill would require that up to four additional dwelling units be permitted on any single family residential lot, regardless of the size of the lot or capacity of the infrastructure to accommodate it, which negates all of the historical planning and outreach done by communities since the passage and implementation of Senate Bill 100, and further negates the various completed Master Plans that are based on specific land use assumptions, and immediately requires local jurisdictions to update those plans to consider this potential fourfold increase in density and is in clear violation of the intent of Goal One; and

**WHEREAS**, the bill prohibits requiring that system development chargers (SDCs) be paid at the time of building permit issuance which is an unfunded mandate placing an unreasonable administrative burden on local governments to track, monitor, and enforce the payment of SDCs, and

**WHEREAS**, this would negatively affects a local jurisdiction's ability to provide growth-related improvements in a timely manner, impacting existing and future residents; and

**WHEREAS**, the bill's provision restricting owner occupancy requirements essentially has the effect of transforming residential neighborhoods into higher density neighborhoods and decreasing affordability in high demand areas where investors buy up inventory to create rental properties at rates not affordable to local population (college towns and vacation destinations) ; and

**WHEREAS**, the proposed bill is a heavy-handed, one size fits all, top-down approach from the state government that is a direct attack on home rule authority in Oregon, which effectively treats all cities of 10,000 residents or more in the same manner irrespective of geography, demographics, individualized community needs, and local decision-making; and

**WHEREAS**, the City believes strongly that, with coordination and collaboration, there are other, more effective ways to help address the housing crisis, and the Sherwood City Council is prepared to participate to help identify a more appropriate and effective solution.

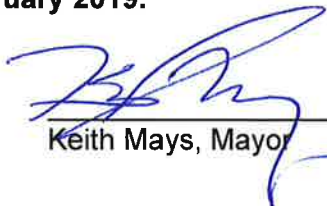
**NOW, THEREFORE, THE CITY OF SHERWOOD RESOLVES AS FOLLOWS:**

**Section 1.** The City of Sherwood Council hereby strongly opposes the adoption of House Bill 2001 in the Oregon 2019 Legislative Session.

**Section 2.** The Sherwood City Manager is directed to share this resolution expressing the City's opposition to House Bill 2001 with state representatives and anyone else who may have the ability to positively impact this bill and to address the concerns raised by the City.

**Section 3.** This Resolution shall be effective upon its approval and adoption.

**Duly passed by the City Council this 5th day of February 2019.**

  
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Keith Mays, Mayor

Attest:

  
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Sylvia Murphy, MMC, City Recorder