

Represented: Rethinking single-family zoning

By **SAMANTHA MATSUMOTO and DAVE MILLER**
Oregon Public Broadcasting

somewhere on the spectrum between single-family homes and larger apartment complexes.

Over the last month, we've talked to numerous people about House Bill 2001 to hear their thoughts on whether this is the right solution for Oregon's housing crunch.

The Professor

Lisa Bates is an associate professor of urban studies and planning at Portland State University. She said historically zoning has acted as a way to keep neighborhoods economically and racially segregated.

"The origins and the purposes of exclusionary single-family zoning have often been not only classist but very explicitly racist," Bates said.

She thinks it's a problem that so much of the land in Oregon cities is zoned for single-family use. It affects the state's housing supply, she said, and it gives owners of single-family homes more power to determine what housing is available for everyone else.

"Duplexes and quadruplexes, those are useful and important parts of a housing market," Bates said. "As we have a conversation about the housing affordability crisis in Oregon, and a lack of sup-



OPB Photo/File

House Bill 2001 would increase density in single-family neighborhoods in the Portland metro area and every other city in the state with a population above 25,000.

ply of housing in Oregon, we have to look back to exclusionary single-family zoning as a large part of the reason of why we have that shortfall."

The Realtor

Portland realtor Laura Wood is skeptical that this bill will fix anything. Her clients range from first-time home buyers to empty nesters who are downsizing. And in general, she said, they aren't interested in duplexes or triplexes.

Instead, most of her clients want single-family houses. Her clients, especially millennials who are moving to Portland, are looking for neighborhoods where they know their neighbors, where

money is," she said. "That's the problem."

The Affordable-Housing Developer

Steve Messinetti, the CEO of Habitat for Humanity Portland/Metro East, agrees with Wood that developers would build luxury duplexes in some neighborhoods if House Bill 2001 passes.

But he also believes that the bill would make it easier for nonprofit and affordable-housing developers, like Habitat for Humanity, to build more affordable housing. In the metro area, Habitat for Humanity mainly builds middle housing because it can house more people on one lot. That allows Habitat to maximize housing units for the cost of the land, Messinetti said.

But, Habitat is limited by how Portland is zoned, according to Messinetti. Generally, the city is zoned for large multifamily buildings that exceed the minimum number of units Habitat for Humanity can afford to build or it's zoned for single-family homes on lots that are too expensive to make it worth building a home for just one family.

"Frankly, the biggest challenge is that there's not a lot of property zoned for (middle housing)," he said.

Messinetti believes that House Bill 2001 would help fix the housing affordability problem in Oregon.

"Something's gotta give and something bold needs to be done," he said. "And I think this is a step in the right direction."

The Mid-Sized City Mayor

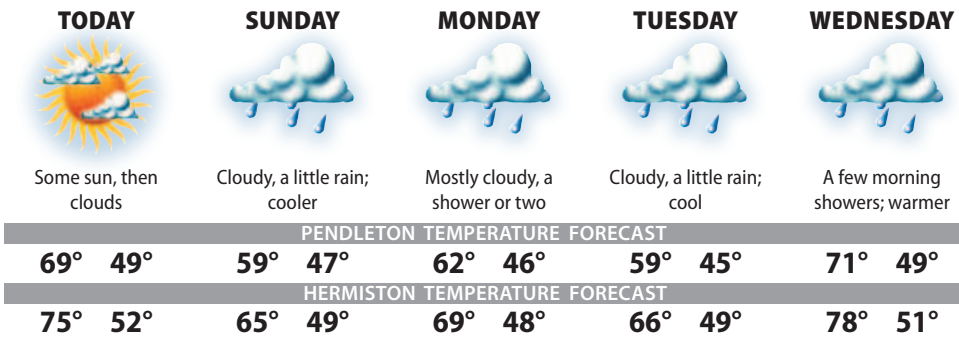
Cities outside the Portland metro area have different concerns.

Albany Mayor Sharon Konopa thinks that the state shouldn't tell cities how to make zoning decisions. House Bill 2001 is trying to force a Portland solution for the housing crunch onto smaller cities like hers, she said.

"We're the ones that know what would be a good fit for our community," she said. "And we spend years trying to be able to plan for our community and looking long range."

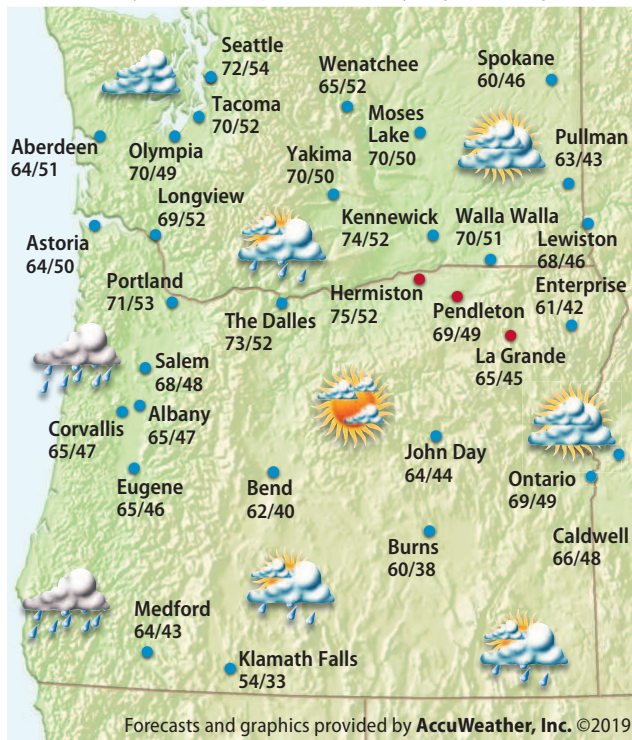
Konopa said she is supportive of rental and mixed-use housing, but she wants it to be in the areas that are already zoned for it. If House Bill 2001 passes, she thinks it would erode away Albany's single-family neighborhoods, and that homebuyers' investments in their houses will suffer if the neighborhoods change.

Forecast for Pendleton Area



OREGON FORECAST

Shown is today's weather. Temperatures are today's highs and tonight's lows.



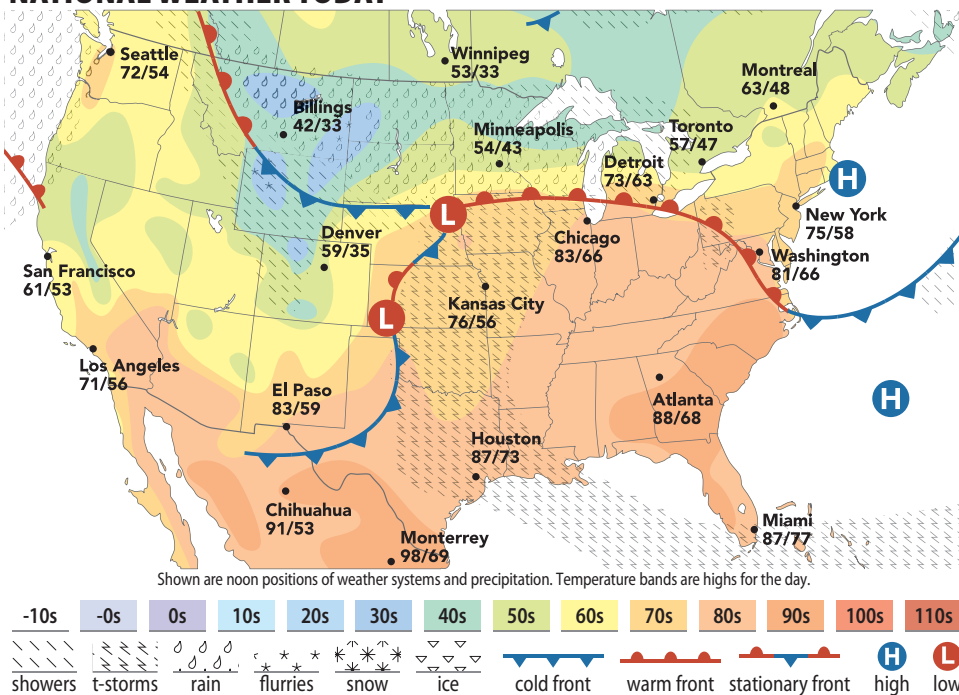
ALMANAC

PENDLETON through 3 p.m. yest.		
TEMP.	HIGH	LOW
Yesterday	61°	49°
Normals	71°	47°
Records	97° (2008)	33° (1917)
PRECIPITATION		
24 hours ending 3 p.m.	0.35"	
Month to date	0.71"	
Normal month to date	0.66"	
Year to date	8.47"	
Last year to date	6.02"	
Normal year to date	5.77"	
HERMISTON through 3 p.m. yest.		
TEMP.	HIGH	LOW
Yesterday	70°	52°
Normals	73°	47°
Records	95° (2008)	34° (1943)
PRECIPITATION		
24 hours ending 3 p.m.	0.19"	
Month to date	0.29"	
Normal month to date	0.62"	
Year to date	4.17"	
Last year to date	4.96"	
Normal year to date	4.61"	
WINDS (in mph)		
Boardman	W 6-12	Sun. W 8-16
Pendleton	NNW 4-8	SW 8-16
SUN AND MOON		
Sunrise today	5:21 a.m.	
Sunset tonight	8:23 p.m.	
Moonrise today	8:21 p.m.	
Moonset today	5:36 a.m.	
Full	Last	New
May 18	May 26	June 3
		June 9

NATIONAL EXTREMES

Yesterday's National Extremes: (for the 48 contiguous states)
High 99° in Presidio, Texas Low 26° in Grand Forks, N.D.

NATIONAL WEATHER TODAY



Wolf's comeback in U.S. triggers debate



AP Photo/File

A federal proposal to take the gray wolf off the endangered species list has divided states in the West, and has even exposed conflicting views among top officials in Oregon.

By **ANDREW SELSKY**
Associated Press

SALEM — The gray wolf is on track for a remarkable comeback after being almost exterminated in the contiguous United States, but a Trump administration proposal to take the iconic symbol of the wild off the endangered species list has exposed divisions among states.

California says it opposes delisting the wolf, while Washington state said it agrees. The federal proposal

also exposed a rift among top officials in Oregon — one of several states where wolves have established breeding packs after wandering across state lines.

The debate highlights clashing interests and differing philosophies, with ranchers fearing more livestock will fall prey to wolves and conservationists worrying that wider hunting of the predators might be around the corner. Hunting and trapping wolves is already allowed in Montana and Idaho.

CORRECTION

A story headlined "Communities pitch in to clean up Community Park" that appeared in the East Oregonian on Friday, May 10, on page A1 incorrectly identified Kimee Haguewood. Haguewood is a teacher at the Pilot Rock High School and a realtor at Keller Williams Realty.

St. Anthony Provider Spotlight



Michael J. Brunzman, M.D.
is now accepting new patients.

Obstetrics and Gynecology

Education: Wright State University School of Medicine

Board Certification: Board Certified American Board of Obstetrics & Gynecology

Insurance Accepted: Most major insurances, Medicare, Medicaid

Special Services: Obstetrics and Gynecology

CHI St. Anthony Hospital
3001 St. Anthony Way
Pendleton, OR 97801

Call for your appointment today
541.966.0535
FOR MORE INFORMATION VISIT WWW.SAHPENDLETON.ORG

EAST OREGONIAN

— Founded Oct. 16, 1875 —

211 S.E. Byers Ave., Pendleton 541-276-2211
333 E. Main St., Hermiston 541-567-6211
Office hours: Monday through Friday, 8 a.m. to 5 p.m.
Closed major holidays

EastOregonian.com

To subscribe, call 1-800-522-0255
or go online to EastOregonian.com
and click on 'Subscribe'

East Oregonian (USPS 164-980) is published daily except Sunday,
Monday and postal holidays, by the EO Media Group, 211 S.E. Byers
Ave. Pendleton, OR 97801. Periodicals postage paid at Pendleton, OR.
Postmaster: send address changes to
East Oregonian, 211 S.E. Byers Ave. Pendleton, OR 97801.
Copyright © 2019, EO Media Group

Subscriber services:
For mail delivery, online access, vacation stops
or delivery concerns call 1-800-522-0255 ext. 1

SUBSCRIPTION RATES

	Local home delivery	Savings (cover price)
EZPay	\$13/month	60 percent
52 weeks	\$173.67	41 percent
26 weeks	\$91.86	38 percent
13 weeks	\$47.77	36 percent

*EZ Pay = one-year rate with a monthly credit
or debit card/check charge

Single copy price:
\$1.50 Tuesday through Saturday

Circulation Manager:
Bonny Tuller, 541-966-0828

ADVERTISING
Regional Publisher and Revenue Director:
• Christopher Rush
541-278-2669 • crush@eomediagroup.com

Advertising Services:
• Angela Treadwell
541-966-0827 • atreadwell@eastoregonian.com
• Grace Bubar
541-276-2214 • gbubar@eastoregonian.com

Multimedia Consultants:
• Jeanne Jewett
541-564-4531 • jjewett@eastoregonian.com
• Audra Workman
541-564-4538 • aworkman@eastoregonian.com

Business Office Coordinator
• Dayle Stinson
541-278-2670 • dstinson@eastoregonian.com

Classified & Legal Advertising
1-800-962-2819 or 541-278-2678
classifieds@eastoregonian.com or legals@eastoregonian.com

NEWS
• To submit news tips and press releases:
call 541-966-0818 or email news@eastoregonian.com
• To submit community events, calendar items and Your EO News:
email community@eastoregonian.com or call Tammy Malgesini
at 541-564-4539 or Renee Struthers at 541-966-0818.
• To submit engagements, weddings and anniversaries:
email rstuthers@eastoregonian.com or visit eastoregonian.com/community/announcements
• To submit sports or outdoors information or tips:
541-966-0838 • sports@eastoregonian.com

Business Office Manager:
541-966-0822

COMMERCIAL PRINTING
Production manager: Mike Jensen
541-215-0824 • mjensen@eastoregonian.com