

From: [Margaret Davis](#)
To: [HHS Exhibits](#)
Cc: [Rep KenyGuyer](#); [Rep Noble](#); [Rep Sanchez](#); [Rep Helt](#); [Rep Meek](#); [Rep Mitchell](#); [Rep Schouten](#); [Rep Williams](#); [Rep Zika](#); [FenderSosa Amie](#); [Buell Adam](#)
Subject: HB2001: I oppose HB 2001
Date: Sunday, February 10, 2019 6:00:40 PM

Greetings everyone, and thank you for the opportunity to chime in on this bill.

HB 2001 takes away local control and dispenses with decades of careful land-use planning, which has helped create some great communities across our state, and fostered local pride. HB 2001 proposes to erase these successes.

Please postpone this hearing or schedule another to give more opportunity for public comment; don't shove such a far-reaching bill through on a snow day!

A draconian move like HB2001 doesn't take into account the value of existing, viable affordable housing. In Portland, I've seen thousands of units taken to the landfill to erect more expensive housing that contributes little to the community while delivering outsize impacts. Not once will you find new housing offered for cheaper than what was demolished to make way for it.

The cheapest greenest home is the one already standing. With zero protections for such housing in HB2001, the measure reveals itself as a developer-driven tool backed by high-powered investors (Clyde Holland, Washington state's #1 Trumper and billionaire developer astroturfs local groups such as Portland for Everyone, Up with Growth, and 1000 Friends to further his business plan of "trophy communities with a high barrier-to-entry"—per his company's website). Yuck.

That's not Portland.

Portland (and Oregon) have been known for creative homegrown responses to problems. We've also led the way in sustainability. The block I used to live on had a range of housing that catered to a wide range of people, lower incomes, and immigrant backgrounds. Now, through nine demolitions, all those households are gone, replaced by expensive housing that few can afford and vacation rentals.

If HB2001 moves forward at all, it should only apply to historic vacant land. Why sacrifice what's great about our city for sterile profit centers and environmental degradation? That "profit" may prove elusive; Portland has 16,000 vacant units right now (Oregon Business Magazine, also see Craigslist), with thousands more under construction. The market is peaking (and speaking) for low-quality, high-margin construction. There's no need to demolish a thing if we need more surplus. Commercially designed neighborhoods can rise on the plentiful vacant land we have; planners say Portland has 2x what we need within the UGB to meet density projections until 2035. Win-win.

HB2001 would lead to irreversible loss of affordable housing, risks to public health and safety (through dispersal of hazmat during demolitions), and higher prices for all as rezoning is shown to have that effect. I haven't forgotten Speaker Kotek's over-reach with HB2007 and hope she can find more compassionate allies and community-driven projects than the teardown crowd.

Thank you! Please consider the impacts and ultimately who is served by the bill. Affordable housing comes via local investment, not from teardown developers who helped create the housing crisis in the first place.

Margaret Davis

PO Box 12383
Portland, OR 97212

--

Margaret Davis
Ma Nao Books

manaobooks.com