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February 10, 2019

House Committee on Human Services and Housing
Oregon State Capitol
900 Court Street NE, Room 453
Salem, Oregon, 97301

Re: Opposition to HB 2001

I am opposed to HB 2001 (the "Bill"). The Bill denies the right of citizens and local governments to determine what zoning and development is appropriate in each local area. Zoning and development should be decided at the local community level.

This Bill is NOT a solution to the affordability crisis; rather, it is a windfall for the developers. The City of Portland has found that rezoning all single-family lots to allow for quadraplexes does NOT promote home ownership but merely enriches the rental building owners. The Bill will result in mostly micro-rental units with unaffordable market-rate rents which will escalate over time. Rather than affordable housing, the Bill will result in speculative redevelopment accompanied by increased demolitions of the most-affordable existing housing and more displacements of the most-vulnerable residents.

The Bill is objectionable for the following reasons: Increases demolitions of affordable housing, creates unaffordable housing, promotes rentals over home ownership, no infrastructure requirements, bypasses Oregon's Land Use Goals, eliminates Single-Family Zoning, no market analysis performed, decreased fire safety in multi-units, lack of parking requirements, no transportation planning, no restrictions on vacation rentals, no protection for historic resources, and it destroys environmental protections.

No one needs or wants this Bill. Comprehensive Plans are in place to achieve a 20-year housing supply of all housing types, including detached single-family housing. Single-family housing should not be zoned out by State mandate.

I am requesting that the February 11, 2019 hearing be postponed for weather-related reasons and another hearing be scheduled when the public will be able to participate.

Please add this to the Record.

Thank you,

Gehl P. Babinec

Cc: Members of the House Committee on Human Services and Housing