

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

Email: hhs.exhibits@oregonlegislature.gov

Re: Opposition to HB 2001

SB 100 is the foundation of the great land use planning we have in the state of Oregon. It formulated our Land Use Goals and is the basis of all land use laws and planning in Oregon. Each jurisdiction is required to have a comprehensive plan which is required to comply with the goals and have a 20 year housing supply. SB 100 requires that legislative changes to land use laws be consistent with Oregon's Land Use Goals. The legislative process of adopting HB 2001 needs to be consistent with provisions of Goal 1 of OAR 660-015-0000(1) (Goal 1) that requires **citizens** to have a role in all phases of the planning process. HB 2001 is also over riding our great Oregon great land use planning that is based on SB 100. The adoption of HB 2001 will leave citizens out of the process of the land use planning process of their neighborhoods.

[Single family homes should not be zoned out with a state mandate of HB 2001](#)

HB 2001 undermines Oregon's visionary land use planning. It removes the right of citizens and local governments to determine what zoning and development is appropriate in each local area. Local voters and their elected representatives should decide where more density is desirable, based on a thoughtful planning process that takes affordability, traffic, transit, infrastructure, environmental conditions, and social justice into account.

This bill is being promoted as a solution to the affordability crisis without a factual basis. An analysis commissioned by the City of Portland showed that rezoning all single-family lots to allow for quadraplexes will promote rentals over home ownership. The new units are predicted to be mostly micro-rental units with unaffordable average market-rate rents of \$1,823/month. Rather than affordable housing, Oregon will see speculative redevelopment accompanied by increased demolitions of the most-affordable existing housing and more displacements of the most-vulnerable residents.

Objections to HB 2001 include:

- Bypasses Oregon's Land Use Goals
- Eliminates Single-Family Zoning
- No market analysis performed
- No parking requirements
- No infrastructure requirements
- No transportation planning
- Environmental protections overridden
- Significant loss of residential tree canopy
- No protection for historic resources
- No restrictions on vacation rentals
- Decreased fire safety in multi-units
- Legal fees for denied applicants
- Promotes rentals over home ownership
- Increases demolitions of affordable housing
- Creates unaffordable housing

Oregon does not need HB 2001. Comprehensive Plans are already required to have 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.

Please add this to the Record.

Thank you,

James F Peterson

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