

Speaker Kotek's amendment to HB2001 does nothing to improve the bill. Although the intent is good, this type of housing densification legislation undermines the fundamental goals of Senate Bill 100 requiring planning processes at the local level *with meaningful citizen engagement*.

HB2001, like Portland's Residential Infill Project (RIP), flies in the face of thoughtful land use planning principles by imposing a one-size-fits-all solution to add density in the name of creating 'missing middle' housing options.

HB 2001 removes the right of local governments and communities to determine what zoning and development is appropriate in each local area. This violates the state's Planning Goal 1, which states: "To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process."

HB 2001 eliminates single family house neighborhoods, allowing developers to build multiplex dwellings or dense developments of more than four houses per lot, with no off-street parking, *everywhere*.

HB2001 will increase demolitions and higher housing prices. There have been several studies showing that upzones drive up housing prices, as lower-priced housing is replaced with new luxury housing. This, in turn, leads to vulnerable communities getting displaced as they are "priced out" by redevelopment.

HB2001 is not good for our environment. Building demolitions amount to a staggering amount of embodied energy that is thrown away. Increased demolitions will generate toxic dust and further degrade our neighborhoods.

HB2001 goes too far. Should quadplex dwellings and other dense development be allowed in *some* areas? Of course. But, local voters, communities, and their local elected representatives should decide where more density is desirable - based on a thoughtful planning process.

Allowing for greater density at all costs and with a single stroke would be misguided and result in significant, long-term consequences to the future health and livability of our cities. Coming up with solutions to our affordable housing crisis is a worthy goal, however, this bill is not the answer.

Sincerely,

Brooke Best