

From: [Maria Hein](#)
To: [JWMTR Exhibits](#); [Sen Manning](#); [Rep Gomberg](#); [Sen Golden](#); [Sen Hansell](#); [Rep Evans](#); [Rep Leif](#); [Rep Post](#); [Rep Prusak](#); [Sen Frederick](#)
Subject: HB2001
Date: Friday, June 7, 2019 5:33:33 PM

Dear Members of the Committee:

I am writing today because I am opposed to HB2001 and concerned that you may not understand the full ramifications of this bill. First, and foremost, this is a STATE-WIDE bill. It will take away local control of zoning in your communities. I suggest you consider carefully how your constituents will feel about that.

I was raised in North Portland and have lived in inner Northeast Portland for the last 40 years. I have watched the gentrification and resulting displacement of most of my neighborhood and original neighbors. There is NOTHING in this bill that will protect neighborhoods from the type of disruption that has become endemic in our older neighborhoods and has been responsible for removing many older, smaller, relatively more affordable homes.

I serve on the Land Use and Transportation Committee of the Sabin neighborhood. We are notified of demolition permit applications and ADU permit applications. Not a single demolition in our neighborhood, during my tenure of over 7 years, has resulted in MORE affordable housing. In most cases demolitions resulted in one-for-one replacements of homes priced at well over twice the sales price of the former, more modest home. And most of the ADU built during this time have gone on to become short-term rentals such as AirBnBs. Nothing in this bill will keep that trend from continuing. Nothing in this bill truly addresses affordability and it particularly does not address our homeless crisis. I urge you to vote against moving this bill out of Committee. It is seriously flawed and largely a gift to moneyed developers and real estate investors.

This is a brief list of the impacts of this bill:

HB2001 will re-zone almost every neighborhood in Oregon.

- Cities larger than 25,000 population will be required to permit duplexes, triplexes, quadplexes, clusters of small houses, and rowhouses in every area currently zoned for single family houses.
- Towns with 10,000 to 25,000 population will be required to permit duplexes on every lot currently zoned for single family houses.

HB2001:

- Will eliminate single-family house neighborhoods statewide
- Will increase demolitions of smaller, less expensive houses
- Will redevelop neighborhoods with new, large, expensive infill duplexes and quadplexes
- Will displace vulnerable communities by pricing out lower-income families
- Will encourage developers to outbid families for houses
- Will take away local control of zoning, planning and development
- Will re-zone neighborhoods without allowing public input
- Will overburden local services and infrastructure including schools, sewers, parking and roads
- Will harm our environment by demolishing houses – the greenest house is the house that already exists! – and cutting down trees
- Will NOT mandate any affordability in new infill redevelopment
- Will NOT allow cities to plan for density or growth near transportation or services
- Will NOT result in affordable housing – new construction is more expensive than the existing houses it will replace
- Will NOT fund additional infrastructure needed for infill redevelopment
- Will NOT fund anti-displacement or affordable housing programs
- Is OPPOSED by the League of Oregon Cities, many individual cities and towns, planning organizations, and the great majority of Oregonians whose neighborhoods will be rezoned.

This is NOT the way to deal with our housing unaffordability crisis and it particularly fails to address homelessness. Numerous studies have shown that cities cannot build their way out of this problem and up-zoning only benefits the developer class and the wealthy. Please do not vote to move this bill to the floor of the Legislature for a vote in its present form.

Thank you for your consideration.

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A civilization flourishes when people plant trees under which they will never sit.
- Greek Proverb