



June 10, 2019

Joint Committee on Ways and Means  
Subcommittee on Transportation and Economic Development  
Oregon State Capitol  
900 Court Street NE, Room H-178  
Salem, Oregon, 97301

Email: [jwmtr.exhibits@oregonlegislature.gov](mailto:jwmtr.exhibits@oregonlegislature.gov)

## **Re: Opposition to HB 2001A**

On behalf of the Irvington Community Association, I am writing to state our opposition to HB2001A. The unintended consequences of this bill are far greater than any perceived benefit.

The Irvington Community Association represents the largest historic district in Oregon, located in Northeast Portland. We are not only a neighborhood of single family homes but a neighborhood of multi-family dwellings, apartments, townhomes, low income HUD housing, ADU's, churches and businesses. We are proud of the character and diversity of Irvington.

HB 2001A undermines Oregon's visionary land use planning. It removes the right of citizens, neighborhoods 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 housing affordability crisis without a supporting economic analysis. To the contrary, an analysis commissioned by the City of Portland showed that rezoning all single-family lots to allow for duplexes, triplexes, quadraplexes, and townhouses will promote market-rate 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.** By the analysis, this

type of rezoning will result in the displacement of low-income residents with no path of return. This will disproportionately impact minorities.

Objections to HB 2001A include:

- Bypasses Oregon's Land Use Goals
- Eliminates Single-Family Neighborhoods
- 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
- Promotes rentals over home ownership
- Increases demolitions of affordable housing
- **Creates unaffordable housing**
- **Displaces minorities worse than redlining**

**Oregon does not need HB 2001A.** Comprehensive Plans are already required to have a 20-year housing supply of all housing types, including detached single-family housing. Single-family neighborhoods should not be zoned out by State mandate.

The predicted unintentional consequences of this bill are far too negative to jeopardize Oregon's historic land use planning system. Please vote against it.

Thank you and please add this to the Record.

Regards,

A handwritten signature in black ink, appearing to read "Robert Dobrich", with a long horizontal flourish extending to the right.

Robert Dobrich  
President  
Irvington Community Association