

From: [Constance Beaumont](#)
To: [JWMTR Exhibits](#)
Subject: Opposition to HB 2001 (Attention: Eric: This replaces version sent yesterday)
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Opposition to HB 2001

I write to express my opposition to House Bill 2001. Here's why:

- HB 2001 **raises false hopes**: It purports to increase our affordable housing supply, but fails to assure such an outcome. Instead, HB 2001 is more likely to intensify a lamentably rampant practice: The targeting by developers of smaller, more affordable homes for demolition and replacement with larger, more expensive houses.
- HB 2001 does **not mandate affordability**. The bill should be defeated, but if it is not, the legislature should at least amend it to **require that new units** resulting from the proposed up-zoning **be affordable** to households whose incomes are below 30% (or 60%) of the Median Area Income for 30-to-60 years. In the absence of such a requirement, HB 2001 would simply treat developers and investors to a bonanza without helping households in need.
- HB 2001 imposes a **one-size-fits-all approach** on communities throughout the state. There is widespread agreement that we need more affordable housing, but there are ways to provide it without stimulating land speculation and incentivizing demolition. In effect, HB 2001 precludes more creative, more effective, and less environmentally destructive approaches to today's housing problems.
- HB 2001 **undermines Oregon's Planning Goal 1**: "To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process." The proposal diminishes citizen input into local housing policies and curtails the ability of local governments to determine where higher density is best located in order to achieve other important goals – e.g., a reduction in greenhouse gases (by focusing and prioritizing density along transit lines), preservation of tree canopies and other community assets, etc.

Despite HB 2001's potential to disrupt neighborhoods throughout the state, the proposal has received woefully inadequate coverage from TV and newspapers. As a result, many Oregonians are completely unaware of the bill's existence, much less of its implications.

In short, HB 2001 is a poorly thought-through proposal that could trigger widespread damage to residential neighborhoods while failing to achieve its affordable housing goals. I urge you to vote against HB 2001.

Thank you for your consideration of these views.

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