

**From:** [Dinah Adkins](#)  
**To:** [Dinah Adkins](#)  
**Subject:** DO NOT vote in favor of HB2001  
**Date:** Saturday, June 8, 2019 1:58:52 PM

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Dear Legislators:

House Bill 2001 (Tina Kotek), the state-wide Residential Infill Project, is currently in the Oregon Legislature's Joint Ways and Means Committee, Transportation and Economic Development Subcommittee, of which you are a member.

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.

You may have been told by the bill's sponsors that it will solve our affordable housing shortage, and you'll be pressured to quickly vote "yea" and move on to the next bill. In fact, the sponsors want you to ignore generations of thoughtful planning and zoning efforts and regulations, including the "city beautiful" and other movements that have resulted in preserving greenspaces and historic structures, mitigating incongruous and poorly-designed developments, protecting tree canopies, and preserving single-family dwellings that represent the dream of most Americans.

Additionally, HB2001 supporters have no hard evidence that this bill will result in alleviating homelessness or promote building of affordable housing. In fact, the bill will result in mass tear-downs of less-expensive, "starter" homes, and their replacement by multi-tenant housing managed by real estate investment trusts (REITS) owned by individuals and groups who live outside our state and who don't care about our neighborhoods.

Don't jump at a so-called solution to Oregon's need for additional housing without investigating all options, including those that are evidence based.

The truth is that 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 family home buyers
- 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 the new infill redevelopment
  - Will NOT allow cities to plan density or growth near transportation or services
  - Will NOT result in affordable housing because new construction is more expensive than the less expensive houses it will replace
  - Will NOT fund additional infrastructure required for infill redevelopment
  - Will NOT fund anti-displacement or affordable housing programs
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- 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.

Please consider carefully and vote against the ill-informed and poorly-designed HB2001.

Sincerely,

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