

From: [B N](#)
To: [JWMTR Exhibits](#)
Subject: HB2001
Date: Tuesday, June 11, 2019 5:18:12 PM

Joint Committee on Ways and Means
Subcommittee on Transportation and Economic Development

Oregon has been a model for land use planning. The process involved citizens and local governments the ability to adjust zoning and development that could accommodate and foster our communities. While some decisions weren't perfect, they allowed local participation to plan for our futures without the undue influence of big-money players.

I hear this bill touted as a solution to a housing shortage that has eroded affordability, but please look at where we've relaxed existing density rules and see what resulted. The developers and builders pushing forward this agenda are NOT going to build affordable housing -- they know there's no payoff there. Nor will they be suitable for family living. It will be more of the Williams/Vancouver/MLK/Mississippi vortex that caters to short-term, single, upper-middle to upper end renters with no or minimal commitment to their communities. These developments are not affordable to families. This is no way to build a future. It is no way to build communities.

Instead the speculative investment by non-residents will skew our city core, exclude families, middle- and lower-middle renters. Our city core communities will once again be scattered with no where to go.

The resulting housing has no parking, so where do our seniors and families who need to transport children to daycare go? The density mandate will eviscerate the remaining historical heritage, so our distinctive histories will be homogenized to look and feel like any town USA. You will no no restrictions on speculative investment, renters will be at the mercy of corporate profits and home ownership will decline.

We don't need this legislation. Our comprehensive plans already mandate 20 years of all types of housing.

Ill-considered, thoughtless planning eviscerated North and Northeast Portland once before. Don't make it worse! PLEASE vote against this bill.

Please add my protest to the record.

Thank you!
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