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Cc: [Sen Johnson](#); [Sen Steiner Hayward](#); [Rep Rayfield](#); [Rep Gomberg](#); [Rep Smith G](#); [Sen Beyer](#); [Sen Frederick](#); [Sen Girod](#); [Sen Hansell](#); [Sen Heard](#); [Sen Manning](#); [Sen Roblan](#); [Sen Thomsen](#); [Sen Wagner](#); [Rep Holvey](#); [Rep McLain](#); [Rep McLane](#); [Rep Nosse](#); [Rep Piluso](#); [Rep Stark](#)
Subject: Opposition to HB 2001A
Date: Tuesday, June 11, 2019 9:49:44 PM

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

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Re: Opposition to HB 2001A

HB 2001A undermines Oregon's visionary land use planning. It removes the right of citizens 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 Portland's 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.

Please add this to the Record.

Thank you,

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