

From: [Doug K](#)
To: [Sen Taylor](#)
Cc: [JWMTR Exhibits](#); [Rep Gomberg](#); [Sen Golden](#); [Sen Hansell](#); [Rep Evans](#); [Rep Leif](#); [Rep Post](#); [Rep Prusak](#); [Sen Johnson](#); [Sen Steiner Hayward](#); [Rep Rayfield](#); [Sen Winters](#); [Rep Smith G](#); [Sen Beyer](#); [Sen Frederick](#); [Sen.FredGirod@state.or.us](#); [Sen Heard](#); [Sen Manning](#); [Sen Roblan](#); [Sen Thomsen](#); [Sen Wagner](#); [Rep Holvey](#); [Rep McLain](#); [Rep McLane](#); [Rep Nosse](#); [Rep Piluso](#); [Rep Stark](#)
Subject: Climate Change and HB2001
Date: Friday, June 7, 2019 10:28:07 PM

6-7-19

To Senator Kathleen Taylor

Dear Senator Taylor:

I was pleased to read your quote on OPB yesterday: “Climate change is the issue of our time we have been working here in Oregon year after year to try to develop and start a program,” said Taylor, referring to roughly a decade of effort that has gone into establishing a carbon pricing program in Oregon. “I would like to think we understand that this is a serious situation and that we need to start working on this right away.”

I would hope that you remember that carbon emissions from motor vehicles constitute 40% of Multnomah County's total emissions, and that reducing auto travel is also a necessity in fighting climate change. Allowing more homes to be built near transit must be a part of this. We now only allow multifamily in Portland right on transit streets. To achieve our climate goals, we need increased density for several blocks away as well. HB 2001 is a key way to achieve this. Yes, it removes the prohibition on Duplexes everywhere in single-family zones, but it is likely that the units that get built will be closer to transit. Since Portland already allows one ADU per lot, a duplex is not much of a change. Cities have a choice of where they want to allow 3 or 4 units, keeping that local control.

The [linked Sightline Institute](#) article details the carbon reduction that Duplexes to fourplexes can help achieve for cities.

Please support HB 2001 at the Ways and Means Committee and in the Senate.

Thank you.

Doug Klotz

1908 SE 35th Pl.

Portland, OR 97214

https://www.sightline.org/2019/06/07/a-duplex-a-triplex-and-a-fourplex-can-cut-a-blocks-carbon-impact-20/?utm_source=Sightline%20Institute&utm_medium=web-email&utm_campaign=Sightline%20News%20Selections

From: [Doug K](#)
To: [JWMTR Exhibits](#)
Cc: [Sen Manning](#); [Rep Gomberg](#); [Sen Taylor](#)
Subject: Support HB2001A !
Date: Monday, June 10, 2019 3:14:30 PM

To:
Co-Chairs Senator James Manning and Representative David Gomberg, and
members of the
Joint Ways and Means Transportation and Economic Development Sub-Committee.

I urge you to pass HB 2001A out of the committee to a floor vote.

This bill will provide more housing throughout the state that more people can afford. Repealing the "exclusionary zoning" in larger cities will re-legalize duplexes, triplexes and fourplexes. This will shift market-rate construction in low-density areas away from luxury McMansions and toward middle housing that's affordable to the middle class from day one.

Legalizing this missing-middle housing makes every dollar of funding for below-market housing go further. That's why it's backed by nonprofit developers like Habitat for Humanity, PCRI and Hacienda CDC, to name a few.

Legalizing middle housing in our neighborhoods makes it far easier for Oregonians to voluntarily cut their carbon emissions. It's a perfect complement to statewide carbon pricing, which I also support.

Thank you for your consideration of this ground-breaking bill that is important to so many Oregonians.

Thank you.

Doug Klotz
1908 SE 35th Place
Portland, OR 97214
dougurb@gmail.com

From: [Doug K](#)
To: [Sen Manning](#); [Rep Gomberg](#); [JWMTR Exhibits](#); [Rep Leif](#); [Sen Golden](#); [Rep Post](#); [Sen Hansell](#); [Rep Evans](#); [Rep Prusak](#)
Subject: Fwd: Support HB2001, oppose amendment -22
Date: Tuesday, June 11, 2019 6:56:49 PM

Co-Chairs Manning and Gomberg, and members of the Joint Ways and Means Subcommittee on Transportation and Economic Development:

Thank you for the opportunity to testify in support of HB2001A at the Committee Meeting today. Your committee has done a fine job of working on the bill and including appropriate amendments, the A16 amendments..

I was surprised to learn today about a new amendment, **-22**. This appears to be an attempt to severely limit the application of this bill. Yes, requiring that all units created must be affordable to those making 80% of Median Family Income sounds like a good idea. But in reality, it will mean that no market rate development using these provisions will happen. Only buildings done by subsidized nonprofits will be able to meet this affordability standard. The non-profit developers will probably attempt some of these projects, but they have a limited capacity and limited funding availability, and could get the greatest return on these funds by building in the less expensive neighborhoods.

This means that this middle housing will ONLY happen in lower-income neighborhoods, and will deny people the opportunity to live in middle income neighborhoods by buying or renting in one of two to four smaller homes built on a larger lot. Ironically, there would still be no affordability requirement for a single new house in these more expensive neighborhoods, only for multiple units. So that's what will continue to be built, replacing those older houses with a single new, bigger house.

I urge you to consider how this amendment would affect the goal of the bill, and whether it is a realistic hope or would in practice remove most of the utility of this important bill. I would urge that you reject this last-minute amendment.

Thank you

Doug Klotz
1908 SE 35th Pl.
Portland, OR 97214