

From: [Robert Bernstein](#)
To: [JWMTR Exhibits](#)
Subject: HB 2001
Date: Thursday, June 6, 2019 11:26:02 AM

House Bill 2001 is built on very shaky foundations. Kotek believes ending Single Family Zoning will make Housing affordable. The House Bill would end it Statewide in many cities. **Gone is local control or even just input.**

Doing away with single family zoning allows Developers, Homebuilders and Investors a more free rein to turn profits with still out of reach Duplexes, Tri plexes, Quads.

This movement began when Portland Neighborhoods simply wanted input regarding Infill design. It has strayed afar. Ex-Homebuilder's Association VP, former Mayor Hales, convened the Residential Infill Project and tilted it with Realtors, Association members and Homebuilders and others who could benefit from construction. The RIP proposal, similar to Kotek's, will next go to Council after **grave concerns over renter displacement** were voiced by Planning and Sustainability Commission members.

Build more and prices come down. Why believe that? Real estate is a Global investment tool. You and I may not have it, but there is a lot of wealth in the World. It is not just about numbers of units. In part, this is Capital looking for a return. So long as areas of Oregon and Portland are seen as having acceptable risks, decent returns, prices will stay high. The other part? There simply are a lot of affluent people wanting to live here. As that's where the profits are, builders build for them. Seattle still has upward pricing pressure after adding many thousands of units. These 'deep pockets', have and will, set the market rate. It's speculation. Wealth, demand and profit incentive. Not the simple supply and demand, that pushers of the Bill would have you believe.

The assumption is that by doing away with single family zones, allowing Duplexes, Triplexes and Quads on traditional single family lots, land costs can be split between the units, thereby making housing affordable. But we are left to rely on the Developer, Homebuilder, Owner(s) to not continue to peg prices to the highest bidder and to pass that savings on, at each step, finally to a renter or buyer. They could just keep the savings or pocket enough of it so that you get little or no bang for your Bill. Perhaps the price of lots will just go up. It's a Bill for the gullible.


Costs of this Bill ? Increased congestion, noise, fewer trees, loss of views, less sun access, privacy. Those things that make up a quality of life. There is strong concern that this Bill will displace renters. The Bill takes away your local control.

This is a **reckless experiment** on a huge scale. it preys on people's very real hunger for affordability, guarantees nothing and offers no safeguards. And very well may make matters worse.

Furthermore, not sure about other areas but Portland's growth rate has slowed dramatically recently. The bloom is off our Rose, because of reckless development...so why the rush?

Don't let what's happened in Portland happen in your town!

[Portland area's population growth is losing steam, census numbers show](#)



Portland area's population growth is losing steam, census numbers show

The U.S. Census Bureau estimates 2018 metro population growth was half that of 2016.

https://www.citylab.com/equity/2019/05/housing-supply-home-prices-economic-inequality-cities/588997/?utm_source=nl_link5_051019&utm_medium=social&utm_campaign=equity&utm_content=link5_051019&fbclid=IwAR2KdCTFX5Sk_K-hU4XzeGja8FA3tjR2rfHun1JlwGgcplrl4kK3hxBp9go



'Build More Housing' Is No Match for Inequality

Richard Florida

According to two scholars, the idea that an insufficient supply of housing is a main cause of cities' economic p...

Respectfully,

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Subject: HB 2001
Date: Thursday, June 6, 2019 11:23:35 AM

The Bill believes that by building duplexes, triplexes and quads, land costs per unit of housing will be lowered and passed down to renters and homebuyers...do you really believe that? What a joke. Like developers and speculators are going to forget about building for the most profit they can get by building for well heeled folks.

HB 2001 puts all of Oregon up for grabs and fills developers pockets while destroying local control, neighborhoods, views, privacy, trees, habitat..increasing noise and congestion.

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