

From: [Libby Deal](#)
To: [JWMTR Exhibits](#); [Sen Manning](#); [Rep Gomberg](#); [Sen Golden](#); [Sen Hansell](#); [Rep Evans](#); [Rep Leif](#); [Rep Post](#); [Rep Prusak](#); [Rep Sanchez](#); [Sen Frederick](#)
Subject: OPPOSE HB 2001 as amended- official testimony
Date: Monday, June 10, 2019 9:38:17 AM

Dear Legislators,

I strongly urge you to **OPPOSE HB 2001**. Please don't apply House Speaker Kotek's well heeled and misguided approach that is Portland's Residential Infill Project (RIP) across the entire state.

This bill completely disenfranchises local governments, local experts and local populations who should be making the zoning decisions that affect their communities. **HB 2001 does not consider the details of different communities and their specific infrastructures, needs, and desires.**

Furthermore, **Eliminating single family zoning**- which is what HB 2001 does- **will not increase the stock of affordable housing, it will reduce it** by encouraging the demolition of what is currently affordable and replacing it with newer, more expensive units. Blanket up-zoning has repeatedly been shown to increase housing costs and displace vulnerable communities. Like economics, housing does not "trickle down." HB2001 is merely a give-away for developers and corporate landlords, hence why these groups are bankrolling the special interest groups that are rabidly lobbying for it.

Additionally, single family housing and neighborhoods remain what most Oregonians want. Would your constituents want their city to look like Portland? And despite what Representative Kotek touts, RIP is wildly unpopular in Portland which is why its supporters are now attempting to ram it through at the state level. There is no "housing crisis" there is an affordability crisis. HB 2001 will only make it worse.

This bill may have started with good intentions, but it is ill-informed, misguided and way too top-down. **Please reject this one-size-fits-all ploy by those who stand to profit and let communities decide how to best deal with their land use and housing issues.**

Sincerely,
Elizabeth Deal, RN
King Neighborhood, NE Portland resident

From: [Libby Deal](#)
To: [JWMTR Exhibits](#); [Sen Manning](#); [Rep Gomberg](#); [Sen Golden](#); [Sen Hansell](#); [Rep Evans](#); [Rep Leif](#); [Rep Post](#); [Rep Prusak](#); [Rep Sanchez](#); [Sen Frederick](#); [Rep Kotek](#)
Subject: HB2001- Amendment 22 a step in the right direction (yay!)
Date: Wednesday, June 12, 2019 12:26:29 PM

Dear Legislators,

Yesterday, I appeared before the Joint Committee on Ways and Means opposing HB2001. I have just learned about amendment 22 which, if I understand it correctly, would limit the bill to housing at 80% MFI. That would be great! 60% MFI would be even better, but this is a step in the right direction. It would actually make this bill an affordable housing bill instead of a real estate bill.

While I still firmly believe that the State should leave land use to local governments who understand the nuances of their communities, I'm glad that this amendment has been introduced.

I hope I have been clear in my written and oral testimony that I do not fear losing single-family zoning and I am not against increased density or increased housing options IF THEY ARE AFFORDABLE. I am against making it easier for developers to continue to outbid families trying to buy homes (and access wealth) so they build new units that most Oregonian's can't afford. Without amendment 22, HB 2001 will only increase the commodification of housing, increasing prices and opening Oregon up to more corporate and foreign investors than we already have.

Please continue to look at the details of this bill and consider the unintended consequences. Amendment 22 is a step in the right direction.

Thank you,
Elizabeth Deal, RN (the very pregnant woman who testified)

PS- I know you are all very busy, but here some pieces of evidence that I mentioned in my testimony.

1) This a quick, entertaining 7 min [video](#) by The Young Turks about the housing crisis in LA. It's not specifically about Oregon, but can give you a preview of what could happen if we allow things like HB2001 to pass without mandates for affordability.

2) Yonah Freemark's (a "big name" in urban planning) MIT [research](#) about how upzoning in Chicago increased prices of existing units.

3) This is an interview with Michael Storper an economics professor at UCLA and London School of Economics from *The Planning Report* a publication about urban planning, growth, design, and public infrastructure investment. It's long but worth the read. [Blanket Upzoning—A Blunt Instrument—Won't Solve the Affordable Housing Crisis](#)

On Mon, Jun 10, 2019 at 9:38 AM Libby Deal <libbydeal@gmail.com> wrote:

Dear Legislators,

I strongly urge you to **OPPOSE HB 2001**. Please don't apply House Speaker Kotek's well heeled and misguided approach that is Portland's Residential Infill Project (RIP) across the entire state.

This bill completely disenfranchises local governments, local experts and local populations who should be making the zoning decisions that affect their communities. **HB 2001 does not consider the details of different communities and their specific infrastructures, needs, and desires.**

Furthermore, **Eliminating single family zoning**- which is what HB 2001 does- **will not increase the stock of affordable housing, it will reduce it** by encouraging the demolition of what is currently affordable and replacing it with newer, more expensive units. Blanket up-zoning has repeatedly been shown to increase housing costs and displace vulnerable communities. Like economics, housing does not "trickle down." HB2001 is merely a give-away for developers and corporate landlords, hence why these groups are bankrolling the special interest groups that are rabidly lobbying for it.

Additionally, single family housing and neighborhoods remain what most Oregonians want. Would your constituents want their city to look like Portland? And despite what Representative Kotek touts, RIP is wildly unpopular in Portland which is why its supporters are now attempting to ram it through at the state level. There is no "housing crisis" there is an affordability crisis. HB 2001 will only make it worse.

This bill may have started with good intentions, but it is ill-informed, misguided and way too top-down. **Please reject this one-size-fits-all ploy by those who stand to profit and let communities decide how to best deal with their land use and housing issues.**

Sincerely,
Elizabeth Deal, RN
King Neighborhood, NE Portland resident