

**From:** [Jacquie Walton](#)  
**To:** [JWMTR Exhibits](#); [Sen Manning](#); [Rep Gomberg](#); [Sen Golden](#); [Sen Hansell](#); [Rep Evans](#); [Rep Leif](#); [Rep Post](#); [Rep Prusak](#)  
**Subject:** I oppose HB2001  
**Date:** Wednesday, June 5, 2019 4:44:33 PM

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## **HB2001 will re-zone almost every neighborhood in Oregon.**

- **Cities larger than 25,000 population will be required to permit duplexes, triplexes, fourplexes, clusters of small houses, and row houses in every area currently zoned for single family houses.**
- **Towns with 10,000 to 25,000 population will be required to permit duplexes on every lot currently zoned for single family houses.**

HB2001:

- Will **eliminate single-family house neighborhoods** statewide
- Will **increase demolitions** of smaller, less expensive houses
- Will **redevelop neighborhoods with new, large, expensive infill** duplexes and fourplexes
- Will **displace vulnerable communities** by pricing out lower-income families
- Will encourage **developers to outbid families for houses**
- Will **take away local control** of zoning, planning and development
- Will **re-zone neighborhoods without allowing public input**
- Will **overburden local services and infrastructure** including schools, sewers, parking and roads
- Will **harm our environment** by demolishing houses – the greenest house is the house that already exists! – and cutting down trees
  
- Will **NOT mandate any affordability** in new infill redevelopment
- Will **NOT allow cities to plan for density or growth** near transportation or services
- Will **NOT result in affordable housing** – new construction is more expensive than the existing houses it will replace
- Will **NOT fund additional infrastructure** needed for infill redevelopment
- Will **NOT fund anti-displacement or affordable housing** programs
- Is **OPPOSED** by **the League of Oregon Cities, many individual cities and towns, planning organizations, and the great majority of Oregonians whose neighborhoods will be rezoned.**

**From:** [Jacquie Walton](#)  
**To:** [JWMTR Exhibits](#)  
**Subject:** Opposition to HB 2001A  
**Date:** Wednesday, June 12, 2019 8:01:35 AM

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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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Sent from my iPad