

Dear Human Services and Housing Committee Members,

Portland and Oregon are well noted for the preservation of single family neighborhoods. It is one reason why people want to move here. When people purchase a home in specific neighborhood, they are investing into the atmosphere, appeal and amenities of that particular neighborhood. HB2001 which eliminates single family home zoning is a total injustice towards homeowners of any ethnicity or income level who have made long-term investments in their homes. The injustice is particularly true for senior citizen homeowners who are expecting to age in place.

HB2001 threatens the ambiance of existing single family home neighborhoods by potentially destroying them with the promise of more home demolitions to make room for triplexes and quadplexes. The bigger structures will remove large mature trees that store carbon, replace attached green yards, create more urban heat island development and otherwise make the urban living environment less eco and family friendly.

Without off-street parking requirements accompanying this so-called new middle housing, streets will become car storage lots with no parking available for visitors and no room for trash and recycle pickup containers. Disallowing off-street parking requirements will cause tranquil neighborhoods to become alike to the parking deficient mess on many Northwest Portland residential streets where demand exceeds the number of parking spaces. Housing costs will be increased if paid parking permits are required. Will households with electric cars have to run extension cords across the sidewalks or down the block for overnight home charging?

Single family homes in inner-city neighborhoods, especially in Portland, are already in short supply. As if on steroids, HB2001 will accelerate the demolition of the most affordable single family homes which in turn will increase the price tag for all single family homes. HB2001 will reduce the opportunity to accumulate wealth through the purchase of a home by shifting more housing stock from owner-occupied to rentals predominantly affecting first time home buyers of all ethnicities. This lack of opportunity will also have an infliction on the children of young families who might not have a safe attached yard to play in. It should be noted that children raised in owner occupied homes score an average of 7 to 9 percent higher on math and reading tests and are less likely to drop out of school than children that live in renter occupied homes. Seniors wanting to downsize will likely have difficulty finding a less expensive home. The new refill construction allowed in HB2001 will not make rental housing more affordable. To truly reduce housing costs for renters and homeowners alike, a reduction in residential property taxes is necessary.

The destruction of in-city/established single family home neighborhoods could also cause the gentrification of middle and working class families fleeing to the suburbs where home demolitions are less likely and where property taxes are less costly. A migration to the suburbs will create an even greater need to expand highway and road systems triggered by longer work-related commutes.

HB2001 inappropriately declares an emergency passage is necessary for the immediate preservation of public peace, health and safety. In reality, HB2001 inharmoniously puts out a "for sale" sign offering up single family home neighborhoods to developers for the highest bid. It opens the door to the kind of neighborhood destruction that is taking place in Vancouver, B.C. where one in every four single family homes being sold is demolished. The removal of large mature trees and loss of open space yards to add density is not the preservation of public health and safety.

Some people say opposing HB2001 is NYMBY talk, but in actuality such talk is about protecting the urban landscape and preserving a quality of life not only for existing residents, but also for future generations. In Portland, the Comprehensive Plan already has enough zoning for multi-family development in town centers and along major corridors without destroying single family home neighborhoods.

HB2001 is offensive to present day homeowners, offensive to those who have the American Dream of purchasing a home, and an offensive urban environmental nightmare whereby the demolition of existing homes and the construction of large refill structures significantly add to the urbanized carbon footprint.

**HB2001 is nothing less than a prejudice assault on taxpaying homeowners that declares war on single family home neighborhoods.** The state and legislative supermajorities should not be "dictating" zoning issues to local jurisdictions. Zoning decisions and regulations need to remain with local municipalities for the people, by the people, and of the people in those local municipalities!

Respectfully submitted,

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