

It's important to consider all of the potential ramifications of HB 2001.

This bill may have started with a sincere, even noble intent, but what it really does is remove rights.

### **Protection of Private Property**

We buy houses as a home and an investment. Residents choose where to live based upon the character of the neighborhood and have the expectation that they will be able to comment on changes to the character in that neighborhood, whether it's a zoning change or a new development. This right to comment translates directly into a right to appeal and defend their neighborhood investments. A legislative mandate as proposed removes these tools of local participation. The certainty that residents have relied upon, both in their physical neighborhood and in their right to participate in the public process, is not an option under this proposal.

### **No Prohibition on a City Adopting This Now**

Any city in Oregon currently has the ability to adopt exactly this type of rule now. After performing the required steps, any city could amend their local development code to implement this exact type of zoning rule. That cities aren't developing this type of rule at a local level speaks volumes as to its viability. Those cities with extremely constrained land supplies can voluntarily adopt new rules to increase density and encourage redevelopment. A one size fits all solution applied statewide to address land supply issues which are generally created by local regulations is not appropriate.

### **Home Rule**

Oregon's constitution establishes the home rule principle describing how power is shared between the legislature and cities. Cities are granted in the constitution a high level of authority to manage their local affairs, establishing laws and regulations appropriate to local concerns and conditions. There is simply nothing more local than where each resident will live. To take away from local jurisdictions the ability to regulate a basic facet of life that will impact every citizen on a daily basis goes against the very concept of home rule.

I am writing in opposition to HB 2001.

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February 8, 2019