

February 10, 2019

To: House Committee on Human Services and Housing

From: James Gorter
8041 SW 8th Avenue
Portland, OR 97219

Re: Testimony on HB2001

I have been active in Portland's Residential Infill Project issues, serving on official city advisory committees and working with neighborhood grass roots organizations. These experiences have given me knowledge and perspective that are relevant to HB2001.

Oregon has a housing problem. HB2001 is not the solution. HB2001 does not address the need for housing that is affordable to those with smaller means. The legislature should focus its efforts to solving the housing problems for those with less income.

HB2001 will lead to displacement of our most housing vulnerable residents, especially renters. They will be forced to areas farther from jobs, families, public transit, services and community. Gentrification in north and northeast Portland has already led to loss of historic communities, leaving them dispersed and without their basic needs being met. The City of Portland's own displacement study for its Residential Infill Project identifies two of the most vulnerable neighborhoods as being in Rep. Keny-Guyer's district.

HB2001 will reduce housing choices especially for families with children. They will have fewer options for housing that meets their needs for location, size, affordability, homes without shared walls, backyards, and a garage for rebuilding an old car or home business. Metro's housing study found that the single family house is by far the most wanted housing type.

HB2001 will not make family sized housing more affordable. The most affordable house is the one that is already there, and most middle housing will come through the demolition of existing housing. Home ownership will be replaced by absentee landlords.

HB2001 will result in loss of local control. City zoning will be decided by the state, not local residents. State land use regulations already require cities to assure they have enough land to accommodate growth many years into the future. This makes HB2001 unnecessary.

HB2001 is not supportive of environmental sustainability. The most ecologically sound house is the one that is already built. Energy efficiency does not offset demolition and construction costs for many, many years. Dispersing higher density housing away from transportation corridors increases dependency on private automobiles and reduces the need for public transit.

