

From: [Steve Klein](#)
To: [HHS Exhibits](#)
Subject: House Bill 2001 - Oregon resident Steve Klein testimony
Date: Monday, February 11, 2019 9:08:35 AM

Dear Committy members and those making decisions regarding House Bill 2001.

My name is Steve Klein and I am a current resident of an unincorporated area of Clackamas County. I am not in favor of HB 2001. And here is why.

It takes away our livability and the reason why many people love Oregon and have moved to Oregon in the first place.

The reason people come to Oregon is the lush green we have in our state. Our land is one of the richest in soil quality and livability. This is why people love having a home here. People dream of one day owning a home in a nice neighborhood with a modest yard to grow a garden, plants, and enjoy a way of life that only Oregon can provide.

Some save up their money for some day to come that they would be able to purchase a home. Still others are content living inside denser urban areas.

By promoting something like HB 2001, we are creating an Oregon that people wouldn't want to live in. It appears by many I speak to over the last 10 years in our state, and those who live out of our state, that Oregon government has taken a stand of greed over green and making a California style Oregon, with cookie cutter row-homes and apartments statewide. I hope this isn't the case, and want to appeal to

your good hearts in saving the state we have all grown to love.

Oregon is normally the shining example of a state where it's citizens protect our land (and have the government protect it on our behalf - to protect ourselves from ourselves). This is why citizens along with people all over banded together in the late 1970s and early 1980s, to enact laws to protect our livability and our way of life. We the people wanted this. HB 2001 would be taking our state backwards in that protection and livability.

As an example, In Happy Valley, we have seen the onslaught of row style homes being developed once the Urban Growth Boundary was extended. Once lush green beautiful hillsides have been blanketed with homes. A nearby creek and golf course has also overwhelmed by the dollar signs, instead of what was right for the land and the residents, are now seen over-development of the area, and more pollution of the streams nearby.

I have also been following the Eastmoreland Neighborhood zoning issues for the past few years now, off and on. I remember driving through the neighborhood two years ago and seeing the signs in support of "Fixing Zoning" and saving the character, charm, and beauty that is one of the best Southeast neighborhoods. In my opinion the neighborhood of Eastmoreland is something that should be preserved for all time.

We've seen beautiful homes get torn down and replaced by apparent, or row homes in areas such as Laurelhurst and

Eastmoreland. What if people wanted to live in a house with a white picket fence one day. With this bill, they couldn't. Any city or county with more than 10,000 residents would have the Single-Family Home zones banned, meaning anything could be put right next door to your neighborhood.

This kind of bill opens the doors to tearing down beautiful homes in the name of Greed and give more tax dollars to local government - because, with apartments next to single-family homes, there are more people to pay taxes and yet, reduces our quality of life. There are other ways of handling housing. And some areas of our state need to remain just that, “established”.

This kind of debate came up for urban areas such as Portland and large metropolitan areas. However, this new house bill will affect small towns as well.

if something like this is allowed it would affect not only people in the Portland metropolitan area, it would eventually affect us in surrounding suburbs as well. Therefore we should be working in collaboration, and in support of proposals that help sustain good quality of livability, and maintain the quality of our neighborhoods for years to come.

Many of our neighbors in my neighborhood are also in favor of less density and open greenspaces. Our association has a number of greenspace buffer zones in between homes to accommodate a great livability they have come to enjoy and support.

In fact, I think it goes without saying that a well-established neighborhood should be there in perpetuity into the future. However, we see that with pressures of counties, cities, and states, to gain more tax dollars, that even this, the well-established neighborhoods where one wants to live, raised a family, or even retire one day, could be thrown into question and well-funded interests trying to overthrow a neighborhood.

I have also read of those property owners in East Moreland neighborhood banding together to try and prevent homes from being destroyed and duplexes and four Plexes in apartments putting up in their place. This was all for not however, because a commercial real estate broker who happens to live in that neighborhood created a trust, dividing their own properties among 1000 random owners who are told to vote in his favor for wanting to commercialize that area.

The majority of the neighbors are not getting fair representation, and again, this feels like it's all in the name of greed, trying to get the most dollars out of a property rather than the livability and the sustainability of a nice peaceful area, with great schools, great livability, and where we would want our families to live.

Now I don't live there, but if it could happen there, it could happen anywhere.

And when I see this house bill present it as it is, it could really affect all Oregonians state wide.

The best solution therefore, would be one where the state, federal, and/or park district (whomever is declaring this bill). To take a closer look as to if this is the right choice for Oregon.

The look and feel and good livability of our fine state is of great significance and is paramount to the sustainability of our state in the long run and for years to come.

It is my personal hope that you continue your efforts to find solutions to affordable housing that will not change the very fabric of our neighborhoods and protect our livability for the Oregon that we have come to love.

Sincerely,

Steve Klein
Clackamas Resident