

2/10/19

House Committee on Human Services and Housing

Oregon State Capitol

900 Court Street NE, Room 453

Salem, Oregon, 97301

Email: hhs.exhibits@oregonlegislature.gov

Re: Opposition to HB 2001

I have lived in Portland 50+ years, both NE and SW. I love Oregon and the quality of life we have thoughtfully pursued. I am concerned about this bill due to increased congestion, inadequate parking, increased demolition, and cost to those with low incomes and families. The potential to decrease owner occupied homes and increase of vacation rentals affects the feeling of community in neighborhoods. The loss of tree canopy is affecting rain runoff and foundation erosion in the neighborhood of a friend of mine.

HB 2001 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 affordability crisis without a factual basis. An analysis commissioned by the City of Portland showed that rezoning all

single-family lots to allow for quadraplexes will promote 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.

Objections to HB 2001 include:

- Bypasses Oregon's Land Use Goals
- Eliminates Single-Family Zoning
- 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
- Legal fees for denied applicants
- Promotes rentals over home ownership
- Increases demolitions of affordable housing
- Creates unaffordable housing

Oregon does not need HB 2001. Comprehensive Plans are already required to have a 20-year housing supply of all housing types, including detached single-family housing. Single-family housing should not be zoned out by State mandate.

I am requesting that the February 11, 2019 hearing be postponed for weather-related reasons and another hearing be scheduled when the public will be able to participate.

Please add this to the Record.

Thank you,

Greta Hartman

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