

Dear committee members,

I strongly oppose House Bill 2001.

Eliminating single family zoning throughout the state will have drastic negative effects on Oregon's famous reputation for livability and will do little to advance the positive effects that its proponents claim to be seeking. Simply put, HB 2001 will encourage wholesale redevelopment of existing neighborhoods, and the eventual elimination of most single family houses, a form of housing that many people still seek, whether through ownership or rental, whether wealthy or low-income or anywhere in between.

The removal of zoning included in HB 2001 has the unintended (or perhaps intended if I'm feeling cynical) effect of artificially driving up land values while simultaneously reducing the value of older buildings, ironically making doomed smaller and older houses LESS affordable to anyone but developers and redevelopers who stand to make huge profits by demolishing and rebuilding. Older, smaller, and more affordable homes will be bulldozed and replaced with new, larger, much more expensive housing, creating exactly the opposite outcome of increasing affordable housing that the bill's authors claim to be championing.

Tree canopy and open space will begin to rapidly disappear, as lots are built out to the absolute limits, and quality of life will plummet. The idea that lower-income residents wouldn't want to live in single family housing with open space and trees is an ugly subtext of HB 2001. Eliminating single-family housing negatively impacts anyone who seeks that type of residence, regardless of income or any other demographic background!

House Bill 2001 does not benefit residents (owners or renters) in any way, but in fact is a jackpot for the development, redevelopment, and construction industries. Maybe it is intended as such. But it is being presented as a way to increase housing choice and affordability, which it does not, and that is a shameful way to promote this bill!

The public deserves more time to comment. I urge you to extend the comment period, so that more Oregon citizens can become informed about HB 2001 and express their opinions on this highly significant piece of legislation!

When the time comes to make your own decision, please vote no on HB 2001!

Thank you.

Respectfully,

Joe Dudman
Oregon native