

Dear all,

I strongly oppose HB 2001, which ill-advisedly proposes to create a statewide zoning allowance that does not, and simply cannot, work effectively across Oregon's diverse locales and communities. While the stated goal to address housing availability is laudable, that goal deserves a well thought through and effective solution from our State. HB 2001 is not it.

HB 2001 seeks to eliminate the most important voices, expertise and experiences that we have at our disposal in Oregon, which are those found within Oregon's unique and varied local communities and neighborhoods. HB 2001 if enacted would be doomed for poor result by removing this critical stakeholder group and applying a template whose size does not fit all.

The theoretical basis of HB 2001 does not provide any statistical probability for being effective across Oregon's living environments. In fact, expert voices in the planning and zoning field have stated otherwise. Further, there are no safeguards in place to enhance -- let alone preserve -- historically significant residential structures and neighborhoods, livability, diversity and good neighborhood health across rural, urban, high desert, riparian and coastal areas of Oregon. Such safeguards would necessarily involve local experience, voice and involvement in planning, zoning and development, with local due process afforded. Such safeguards would also require effective

accountability imposed on developers and property management, post-development, to create responsible, quality affordable housing, with oversight for maintaining a respectful and peaceful living environment for all.

HB 2001 proposes a forced model applied across a diverse state without more than a glimmer hopefulness as the reason. It has no proven record, and will only serve to alienate rather than celebrate and make the most of our varied communities throughout Oregon.

Please vote no on HB 2001.

Due to inclement weather that is preventing safe travel in many parts of the State this weekend and forecast for Monday, I respectfully request postponement of the public hearing on this bill, scheduled for Monday 2/11. If you proceed with this hearing, I respectfully request a second public hearing be held with reasonable advance notice given to all Oregonians.

Sincerely,

Michele Smith, JD  
Eugene, OR