

Pam Wooddell
52 E 23rd Ave
Eugene, Oregon
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Dear members of Oregon House Committee on Human Services and Housing,

I am writing out of concern that the Oregon legislature could make a huge error by approving HB 2001. It may have been well intended, but HB2001 is seriously flawed. If you have not already done so, I urge you to take the time to read several recent reputable, comprehensive studies addressing current housing status, missing middle feasibility analysis, and short and mid-term effects of up-zoning (references listed below). Please be well-informed before considering passage of this sweeping piece of legislation. The decision to cast aside State Planning Goals One and Two to impose blanket zoning changes statewide is not to be taken lightly; it is certain to generate a great deal of back lash and resentment from communities throughout the state. “Missing middle” housing has a useful place in the mix and is not even missing in my older neighborhood. It a concept that is not such a hard sell nor perfect solution as to require this hasty and heavy-handed action.

Is HB 2001 truly worthy of its “emergency” status? Anyone who has studied our complex housing situation including a more complete set of reasons why “missing middle” housing is not more widespread would have to conclude that **HB 2001 is not a solution to any emergency need.** HB2001 does nothing to address the housing affordability emergency and could make it worse by removing some older, more affordable homes from the inventory of those available for purchase by lower income buyers and replacing them with two or three more expensive rentals. HB2001 does nothing to address our climate change emergency. Removal of still-useful older homes to the landfill is not green. Spreading infill throughout an entire city or town does not help put higher density where it is needed along public transit corridors to reduce automobile use.

I have no problem with these housing types, but they need to be in the right places. Each city, town, and neighborhood knows best where those places are located for themselves. Each locality has the right to develop its own character. I am a democrat but I do not support what

some democrats in Salem seem to be doing with their power. Please do not pass this bill, there are other, better options for bold statewide action that would help the housing situation more by reducing the cost burden on low income people such as raising the minimum wage, subsidizing tuition and /or childcare, and pressuring the Federal government to extend needed housing assistance to all who qualify.

Thank you for your consideration,

Pam Wooddell

Recommended reading and my sources:

The State of the Nation's Housing 2018 by Harvard University Joint Center for Housing Studies

The Missing Middle Housing Study 9/2018. Montgomery County, Md, Planning Department.

Upzoning Chicago. Impact of Zoning Reform on Property Values and Housing Construction.
Yonah Freemark, Department of Urban Studies and Planning, Massachusetts Institute of
Technology

Trends in Housing Problems and Federal Housing Assistance. G Thomas Kingsley . Urban
Institute 10/2017