

Dear Committee Members,

I urge you to OPPOSE HB 2001. While HB 2001 appears noble on the outside- creating more *affordable* housing is a goal all Oregonians should support- this bill is way too broad, poorly written and will likely reduce the number of affordable units in the areas where they are needed most (like NE Portland, where I live).

The supporters of HB 2001 use cherry-picked data and irrelevant comparisons to illustrate a fantasy result of more affordable housing, when in fact larger studies and expert city planners do not support this kind of blanket up-zoning for a variety of equity, environmental and economic reasons. It has been repeatedly shown that demolishing older, lower-cost homes to add new, usually luxury units drives up housing costs and displaces vulnerable communities. **HB 2001 will lead to rapid gentrification, hurting those it purportedly intends to help.**

Funded by developers that stand to gain the most from the bill, special interest groups are rabidly pushing HB2001 without considering the statewide sweeping impacts. Portland is different then Salem, which is different then Gresham, which is different then Grants Pass and Newport. **HB 2001 does not consider the details of different communities and their specific infrastructures, needs, and desires.** Furthermore, this bill completely disenfranchises local governments, local experts and local populations who should be making the zoning decisions that affect their communities.

This bill may have started with good intentions, but it is ill-informed, misguided and way too top-down. **Please reject this one-size-fits-all ploy by those who stand to profit and let communities decide how to best deal with their land use and housing issues.**

Sincerely,
Elizabeth Deal
King Neighborhood, Portland