

Dear Committee,

I understand that HB 2001 would require cities with population greater than 10,000 and counties with population greater than 15,000 to allow middle housing in lands zoned for single-family dwellings within urban growth boundary. This bill must NEVER be allowed to become law in my opinion.

An Oregon citizen purchases his or her home in city lands zoned for single-family dwellings WITH THE UNDERSTANDING AND ASSURANCE THAT ZONING LAWS WILL ALWAYS PROTECT THE AREA OF THEIR HOME FROM CROWDING AND OVERPOPULATION. Increased housing density will surely be accompanied by inadequate parking, schools being even more crowded and deficient city services (inadequate roads, need for upgrading water and sewer systems, etc.). *Moreover, there is no need for such a law.* Taking Eugene, for example, there are acres and acres of vacant land opposite Lane Community College that are unsuitable for agriculture but suitable for housing. The area is moreover on a bus line. Of course, the area would need to have expensive city services added but so would HB 2001 if it were enacted. There is also the attractive alternative of *annexing land not suitable for agriculture for high density housing* (no one wants to pave over the Willamette valley).

PLEASE RESPECT THE OWNERS OF EXISTING HOMES BY NOT ALLOWING ANY CHANGES IN ZONING.

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