

From: [Kaarin Ekstrum](#)
To: [HHS Exhibits](#)
Subject: Vote NO on HB 2001
Date: Wednesday, April 3, 2019 8:57:14 AM

HB 2001 undermines Oregon's visionary land use planning. It removes the right of citizens and local governments to determine what zoning and development is appropriate in each local area. Local voters and their elected representatives should decide where more density is desirable, based on a thoughtful planning process that takes affordability, traffic, transit, infrastructure, environmental conditions, and social justice into account.

This bill is being promoted as a solution to the affordability crisis without a factual basis. An analysis commissioned by the City of Portland showed that rezoning all single-family lots to allow for quadraplexes will promote rentals over home ownership. The new units are predicted to be mostly micro-rental units with unaffordable average market-rate rents of \$1,823/month.

Rather than affordable housing, Oregon will see speculative redevelopment accompanied by increased demolitions of the most-affordable existing housing and more displacements of the most-vulnerable residents. By the City's own analysis, this type of rezoning will result in the displacement of low-income residents with no path of return. This will disproportionately impact minorities.

Objections to HB 2001 include:

- Bypasses Oregon's Land Use Goals
- Eliminates Single-Family Zoning
- No market analysis performed
- No parking requirements
- No infrastructure requirements
- No transportation planning
- Environmental protections overridden
- Significant loss of residential tree canopy
- No protection for historic resources
- No restrictions on vacation rentals
- Decreased fire safety in multi-units
- Legal fees for denied applicants
- Promotes rentals over home ownership
- Increases demolitions of affordable housing
- Creates unaffordable housing
- Displaces minorities worse than redlining

Oregon does not need HB 2001. Comprehensive Plans are already required to have a 20-year housing supply of all housing types, including detached single-family housing. Single-family housing should not be zoned out by State mandate.

The predicted unintentional consequences of this bill are far too negative to jeopardize Oregon's historic land use planning system. Please vote against it.

Please add this to the Record.

Thank you,

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