

Joint Committee on Ways and Means
Subcommittee on Transportation and Economic Development
Oregon State Capitol
900 Court Street NE, Room H-178
Salem, Oregon, 97301

Email: jwmtr.exhibits@oregonlegislature.gov

Re: Opposition to HB 2001A

SB 100 that requires that legislative changes to land use laws be consistent with Oregon's Land Use Goals.

SB 100 is the foundation of the great land use planning we have in the state of Oregon. It formulated our Land Use Goals and is the basis of all land use laws and planning in Oregon. Each jurisdiction is required to have a comprehensive plan which is required to comply with the goals and have a 20 year housing supply. SB 100 requires that legislative changes to land use laws be consistent with Oregon's Land Use Goals. The legislative process of adopting HB 2001A needs to be consistent with provisions of Goal 1 of OAR 660-015-0000(1) (Goal 1) that requires **citizens** to have a role in all phases of the planning process. HB 2001A is also overriding our great Oregon great land use planning that is based on SB 100. The adoption of HB 2001A will leave citizens out of the process of the land use planning process of their neighborhoods.

HB 2001A 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.

The HB 2001A mandates of increased density are so far reaching that HB 2001A will eliminate most of the single family neighborhoods in cities.

Objections to HB 2001A include:

- Bypasses Oregon's Land Use Goals
- Overrides comprehensive plans
- Disregards land use planning

- Increases demolitions of affordable housing
- Creates unaffordable housing
- Displaces most vulnerable residents
- Eliminates Single-Family neighborhoods
- No parking requirements
- No infrastructure requirements
- No transportation planning
- Environmental protections overridden
- No protection for residential tree canopy
- No protection for historic resources
- No restrictions on vacation rentals
- No market analysis performed
- Decreased fire safety in multi-units
- Promotes rentals over home ownership
- Displaces minorities worse than redlining

This bill is being promoted as a solution to the housing affordability crisis without a supporting economic analysis. To the contrary, an analysis commissioned by the City of Portland showed that rezoning all single-family lots to allow for duplexes, triplexes, quadraplexes, and townhouses will promote market-rate 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 Portland's analysis, this type of rezoning will result in the displacement of low-income residents with no path of return. This will disproportionately impact minorities.

Oregon does not need HB 2001A. Comp Plans are required to have a 20-year housing supply of all housing types with adequate facilities, infrastructure and transportation plans to support the housing supply. Single-family housing should not be zoned out by State mandate.

Zoned capacity is not Greater Portland's challenge

The Metro UGB has zoned capacity for approximately 1.3 million total homes; far more than are likely to be built in coming decades.

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,

James Peterson
2502 SW Multnomah Blvd.
Portland, OR 97219

cc: Sen.BetsyJohnson@oregonlegislature.gov
Sen.ElizabethSteinerHayward@oregonlegislature.gov
Rep.DanRayfield@oregonlegislature.gov
Rep.DavidGomberg@oregonlegislature.gov
Rep.GregSmith@oregonlegislature.gov
Sen.LeeBeyer@oregonlegislature.gov
Sen.LewFrederick@oregonlegislature.gov
Sen.FredGirod@oregonlegislature.gov
Sen.BillHansell@oregonlegislature.gov
Sen.DallasHeard@oregonlegislature.gov
Sen.JamesManning@oregonlegislature.gov
Sen.ArnieRoblan@oregonlegislature.gov
Sen.ChuckThomsen@oregonlegislature.gov
Sen.RobWagner@oregonlegislature.gov
Rep.PaulHolvey@oregonlegislature.gov
Rep.SusanMcClain@oregonlegislature.gov
Rep.MikeMcClane@oregonlegislature.gov
Rep.RobNosse@oregonlegislature.gov
Rep.CarlaPiluso@oregonlegislature.gov
Rep.DuaneStark@oregonlegislature.gov