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To: [JWMTR Exhibits](#)
Cc: saskialynn@gmail.com; [Frances DeRook](#)
Subject: For inclusion in the record as OPPOSING HB-2001
Date: Tuesday, June 11, 2019 10:18:02 AM

Greetings!

The three undersigned, registered Oregon voters are writing in opposition to pending HB-2001. We are requesting this correspondence be included in the written record for this legislation noting that all three of us are opposed to HB-2001.

There are many cogent arguments against HG-2001;

- 1) Please note that the most tangible benefits accrue to Real Estate Investment Trusts, developers, banks, realtors and similar enterprises.
- 2) HB-2001 is offered as a simple panacea for a complex problem.
- 3) HB-2001 ignores fundamentals, prominent amongst them are infrastructure enhancements - costly undertakings required if anything approaching the expected increase in population density come to pass: these have not been factored into consideration.
- 4) Also, the sometimes candidly stated assumption ("overbuilding" will result in rental, lease and purchase prices falling) ignores the fundamental economics of real estate investment: any savvy investor, developer or financial institution will survey the market and reduce construction when the profit margin plateaus.

Other frequently mentioned (but seemingly ignored or overlooked) factors include:

- Will eliminate single-family house neighborhoods statewide
- Will increase demolitions of smaller, less expensive houses
- Will redevelop neighborhoods with new, large, expensive infill duplexes and quadplexes
- Will displace vulnerable communities by pricing out lower-income families
- Will encourage developers to outbid family home buyers
- Will take away local control of zoning, planning and development
- Will re-zone neighborhoods without allowing public input
- Will overburden local services and infrastructure including schools, sewers, parking and roads
- Will harm our environment by demolishing houses - the greenest house is the house that already exists - and cutting down trees

- Will NOT mandate any affordability in the new infill redevelopment
- Will NOT allow cities to plan for density or growth near transportation or services
- Will NOT result in affordable housing because new construction is more expensive than the less expensive houses it will replace
- Will NOT fund additional infrastructure required for infill redevelopment
- Will NOT fund anti-displacement or affordable housing programs
- Is OPPOSED by the League of Oregon Cities, many individual cities and towns, planning organizations, and the great majority of Oregonians whose neighborhoods will be rezoned.

In summary, we (the undersigned, who are registered voters and Oregon residents) are opposed to HB-2001.

Sincerely,

Keith Comess, MD

Frances DeRook, MD

Saskia Lynn Comess, MPH