

From: [Joseph Dudman](#)
To: [JWMTR Exhibits](#)
Subject: I OPPOSE House Bill 2001
Date: Tuesday, June 11, 2019 6:07:44 PM

Dear Legislators,

I strongly oppose House Bill 2001.

This bill would effectively eliminate single family housing in cities larger than 10,000 population throughout Oregon. Proponents claim that this would help alleviate our state's affordable housing crisis, but in fact it would **REDUCE** the stock of affordable housing and **INCREASE** the average price of housing in Oregon. House Bill 2001 would encourage the demolition of older, smaller, and more affordable homes and allow them to be replaced with larger, more expensive housing. Without government mandated guarantees of affordable new houses, apartments, and rental units, House Bill 2001 would have the effect of increasing housing costs, rather than reducing them.

Furthermore, single family houses and neighborhoods remain one of the most popular housing options across a wide swath of Oregon's population. People of all incomes, backgrounds, and demographic groups deserve the ability to live in single family houses and neighborhoods, whether through home ownership or rental. Replacing affordable single family housing and replacing it with more expensive, denser housing reduces the options for everyone. Right now, Oregon's cities include a wide variety of housing options to own or rent, from apartments to condos to duplexes to individual houses. House Bill 2001 would lead to the eventual loss of the single family housing option in cities of over 10,000. The artificial economic incentives created by this bill will absolutely lead to widespread demolitions, as land values become artificially inflated, and the value of older buildings rapidly becomes deflated. Single family neighborhoods would quickly disappear, eliminating a popular option for everyone except the very wealthy. Again, this will only lead to more expensive new housing, **NOT** the increase in affordable housing that HB 2001's sponsors claim.

Another unforeseen consequence of this bill will be a migration of Oregonians seeking single family housing to those smaller cities of 10,000 or less, thereby in turn driving up housing prices in those towns and pricing out lower income residents and renters. Again, housing will become **MORE** expensive, **NOT** more affordable.

There is definitely a serious affordable housing crisis in Oregon. It is because there is a shortage of **AFFORDABLE** housing, not a shortage of housing in general. House Bill 2001, which incentivizes the destruction of affordable housing and the construction of new more expensive housing is not the answer. Oregon needs to maintain as much affordable housing stock as possible while legislating a reduction in housing costs and an increase in publicly owned and subsidized housing. Turning over Oregon's housing policies to private developers and builders, as HB 2001 will do, is **NOT** an appropriate solution to a very real problem.

Please vote **NO** on House Bill 2001!

Thank you.

Respectably,

Joseph Dudman
Lifelong Oregonian and Portland native