

**From:** [David Binnig](#)  
**To:** [JWMTR Exhibits](#)  
**Subject:** Support for HB 2001  
**Date:** Monday, June 10, 2019 12:58:56 PM

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I'm writing in strong support of HB 2001—to allow more housing options in the face of our state's housing crisis, to allow more sustainable land use in the face of our global climate crisis, and simply to allow Oregonians more choices in how and where they live. [REDACTED]

As Oregon's cities grow, we've seen more and more renters and younger homebuyers pushed out of their neighborhoods by growing competition for a limited number of homes. To allow more people to stay in their communities, without shutting out newcomers, we need to allow more homes, and more kinds of homes, where we're currently prohibiting them.

We used to do that: Here in Portland, our older neighborhoods are dotted with duplexes and fourplexes, built before we instituted exclusionary bans on multifamily homes. My wife and I live in a single-family home, my next-door neighbors live in a fourplex, and at the end of the block is a six-unit courtyard apartment building, built in 1928. Homes in that building cost about half as much as the surrounding single family houses. I'm glad that all of the people in all of those homes have the choice and the opportunity to be my neighbors—and HB 2001 would allow more Oregonians the chance to share that opportunity, by changing the codes that shut them out.

When we shut people out of denser, walkable, transit-accessible neighborhoods, we're also locking them into dependency on cars—in effect mandating sprawl. With transportation as the single largest component of Oregon's carbon emissions, our response to climate change has to include better land use—and HB 2001 would allow more people to live in denser, less car-dependent communities.

I know some people worry that HB 2001 would result in the demolition of existing homes. But the current reality is that houses here are already being demolished, only to be replaced by larger, more expensive single-family houses—the only kind we allow, in places where zoning rules exclude any family that can't afford a full lot for themselves.

[REDACTED] I've also seen it argued that HB 2001 would “force” or “cram” people into existing neighborhoods—but that's almost exactly backwards. Rather than forcing anything, HB 2001 would relax existing bans on housing, allowing homeowners more choice in what to do with their property and allowing Oregonians more opportunities to live where they want, in the kind of homes that suit their families.

I don't expect HB 2001 to be a magic bullet that will solve Oregon's housing affordability crisis, let alone the world's climate crisis. But it's a practical step in the right direction, one that would allow people more choice in how and where to live, allow more of them to live in walkable neighborhoods closer to jobs and transit, and help at least some people find more affordable homes, at a time when our state needs all the help it can get.

Thank you,

David Binnig  
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**From:** [David Binnig](#)  
**To:** [Sen Manning](#); [Rep Gomberg](#); [Rep Leif](#); [Sen Golden](#); [Rep Post](#); [Sen Hansell](#); [Rep Evans](#); [Rep Prusak](#); [JWMTR Exhibits](#)  
**Cc:** [Sen Taylor](#)  
**Subject:** Support HB2001; oppose amendment -22  
**Date:** Wednesday, June 12, 2019 8:05:28 AM

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Senator Manning, Representative Gomberg, and members of the Joint Ways and Means Subcommittee on Transportation and Economic Development:

I appreciated the opportunity to testify yesterday in support of HB2001A, to allow more housing options for Oregonians.

I regret that I did not use that opportunity to also voice my opposition to amendment -22, proposed by my senator, Kathleen Taylor. While the amendment sounds appealing—all of us agree on the need for more affordable housing—in practice this amendment would vitiate the bill by shutting middle-income families out of the opportunities it offers.

In applying an affordability standard to multifamily homes that is not applied to detached single-family housing, the amendment would undermine HB2001's potential to add middle-income housing, and leave intact the exclusionary rules that shut working families out of our increasingly expensive neighborhoods.

With amendment -22 in place, cities could continue to allow new million-dollar single-family homes, while banning more modest multifamily homes on the same streets. Instead of promoting affordability, it would perpetuate economic exclusion.

This amendment would shut middle-income Oregonians out of needed housing opportunities; shut working families out of walkable, transit-accessible neighborhoods, and undermine HB2001's potential to address our long-term housing shortage.

For those reasons, I respectfully urge you to reject this amendment.

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