

4311 SW Freeman St.  
Portland, OR 97219  
May 24, 2017

**Please vote against HB 2007.**

This dramatic bill is far too sweeping and moving far too quickly to merit passage. If passed, it would negate the comprehensive planning that has occurred since SB 100 created the UGB and that has given Oregonians a voice in how their cities evolve.

If this bill passes, it will do away with existing zoning protections that strongly influenced the choices people made when they made their largest investments. This is serious because most peoples' homes are not only their largest financial investments, they are where people invest their lives. We need to preserve local residents' right to engage with planners to determine where growth should occur – where it is supported by infrastructure-schools, roads, parks, and sewers, etc., and where livability will be enhanced rather than diminished by growth.

Critical livability concerns, such as preserving the tree canopy and solar access, protecting air quality, reducing noise and light pollution, and addressing parking and traffic congestion, must be included in zoning decisions. This overreaching bill removes these long-established zoning considerations from the discussion.

This bill is being promoted to address the lack of affordable housing. It is based on the assumption that by increasing the supply, costs will come down. The law of supply and demand may hold, but only when the supply meets or exceeds the demand. Some of the most densely populated cities are the most expensive places in the world, and the demand to live there continues to be strong in these places. Increasing the number of units that may be built does not guarantee affordability.

Portland currently has enough capacity to handle the growth projected in the next 20 years, but the demand for houses in Portland is strong both among both the poor and the affluent. We do not need more capacity but rather stronger measures to maintain existing affordable housing and to guarantee that more of any new construction is affordable. This bill provides neither. We need to proceed cautiously, or we will lose the character of our cities as they are bulldozed for expensive housing and higher profits.

This bill will likely result in the razing of more of the remaining affordable housing in Portland. It will destroy the architectural and cultural diversity of our neighborhoods and further increase gentrification in the name of affordability without guaranteeing affordable housing. This is not a bargain that we want to make. Please vote against this bill.

Please add this to the record.

Thank you,  
Carol McCarthy