



February 4, 2019

Chair Alissa Keny-Guyer, Vice-Chairs Ron Noble and Tawna Sanchez, and Members of the Committee,

For the record, my name is Patrick Sheehan and I live at 12674 SE Meadehill Ave., Happy Valley, OR 97086. I am a Realtor, and served as a State Representative in the 76th Legislative Assembly.

As I write this, later today I will chair a meeting of the North Clackamas Chamber of Commerce Government Affairs Committee to discuss HB 2001's devastating effects that will be suffered by every community in Oregon. I'm writing today to oppose this bill.

As a Realtor, community continuity is necessary to preserve home values and provide residents a stable living environment. The proposed legislation, which would allow up to a 4-plex to be developed on a single-family lot, would undermine promises made to the community through zoning and master planning. It will turn balanced communities into chaotic architectural patchworks, and existing home values near these denser builds will plummet.

As I'm sure you'll hear from the cities and counties, this also undermines the critical planning for infrastructure capacity. With already overburdened waste water facilities here in Clackamas County, adding four households where only one was expected, all with flushing toilets and other typical household water use, you will create a public health crisis as cities and counties rush to try and accommodate the capacity.

The careful planning of cities and counties in determining what density will go where is based on capacity. Capacity for water, power, storm water, spots in our local schools, traffic, pedestrian and bicycle accommodation, and more. This bill destroys all of that. The chaos that will ensue will rip our communities apart.

You have also ignored a major need of the demographic you are attempting to serve. Planning for density always involves consideration for access to public transportation. That's why apartment buildings, duplexes and townhomes tend to be near busier roads that are serviced by buses. If you try and wedge this density in suburban neighborhoods where detached single-family homes are typically sited, you isolate the new occupants from public transit, making it harder for them to get the grocery store, the doctor, or work.

This is a terrible idea. Please do not consider it for a work session and focus your efforts on less devastating legislation.

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