

**From:** [Junn Mail](#)  
**To:** [HHS Exhibits](#)  
**Cc:** [Rep KenyGuver](#); [Rep Noble](#); [Rep Sanchez](#); [Rep Helt](#); [Rep Meek](#); [Rep Mitchell](#); [Rep Schouten](#); [Rep Williams](#); [Rep Zika](#)  
**Subject:** Opposition to HB 2001  
**Date:** Sunday, February 10, 2019 9:43:38 PM

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House Committee on Human Services and Housing

Oregon State Capitol

900 Court Street NE, Room 453

Salem, Oregon, 97301

### **Re: Opposition to HB 2001**

I am opposed to HB 2001. HB 2001 undermines Oregon's visionary land use planning. It removes the right of citizens and local governments to determine what zoning and development is appropriate in each local area. Local voters and their elected representatives should decide where more density is desirable, based on a thoughtful planning process that takes affordability, traffic, transit, infrastructure, environmental conditions, and social justice into account.

This bill is being promoted as a solution to the affordability crisis without a factual basis. An analysis commissioned by the City of Portland showed that rezoning all single-family lots to allow for quadraplexes will promote rentals over home ownership. The new units are predicted to be mostly micro-rental units with unaffordable average market-rate rents of \$1,823/month. Rather than affordable housing, Oregon will see speculative redevelopment accompanied by increased demolitions of the most-affordable existing housing and more displacements of the most-vulnerable residents.

Oregon (and Portland) can accommodate more residents without destroying the appeal of Portland, but HB 2001 does not accomplish this outcome. Oregon (and Portland) needs to assess the mistakes of other cities in crafting its plan. and push back against developers and mis-informed housing advocates who think they should dictate what all of Portland looks like. There is plenty of land ripe for redevelopment around the city without the emergency acts of HB 2001.

Objections to HB 2001 include:

- Does not put an emphasis on developing the current lands that are on transportation routes that are vacant or otherwise ready for re-development.
- Bypasses Oregon's Land Use Goals

- Eliminates Single-Family Zoning
- No market analysis performed
- No parking requirements
- No infrastructure requirements
- No transportation planning
- Environmental protections overridden
- Significant loss of residential tree canopy
- No protection for historic resources
- No restrictions on vacation rentals
- Decreased fire safety in multi-units (reducing fire safety does not make sense in any effort)
- Paying legal fees for denied applicants
- Promotes rentals over home ownership
- Increases demolitions of affordable housing
- Does not create affordable housing (housing prices for rent and own will remain out of reach for those that are desperately in-need)

Oregon does not need HB 2001. Comprehensive Plans are already required to have a 20-year housing supply of all housing types, including detached single-family housing. Single-family housing should not be zoned out by State mandate.

Please add this to the Record.

Thank you,

Dan Fischer

4827 NE 35<sup>th</sup> Pl.

Portland, OR 97211