

From: [Freda Sherburne](#)
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 8:55:23 PM

House Committee on Human Services and Housing

Oregon State Capitol

900 Court Street NE, Room 453

Salem, Oregon, 97301

Re: Opposition 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.**

Objections to HB 2001 include:

- **Bypasses Oregon's Land Use Goals**
- **Eliminates Single-Family Zoning**
- **No market analysis performed**
- **No parking requirements** – our neighborhoods are already overcrowded with cars. **New housing must be required to provide off-street parking for all tenants. It is unrealistic to think that people are going to give up their cars.**
- No infrastructure requirements
- No transportation planning
- **Environmental protections overridden**
- **Significant loss of residential tree canopy** – will increase runoff going to nearby rivers

- No protection for historic resources
- **No restrictions on vacation rentals** – less stability in our neighborhoods
- Decreased fire safety in multi-units
- Legal fees for denied applicants - Why should my taxes pay for this???
- **Promotes rentals over home ownership** – less stability in neighborhoods
- Increases demolitions of affordable housing
- Creates unaffordable housing
- Taller multi-family housing reduces views and feels oppressive
- Increased density in reduces the quality and livability of our neighborhoods

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.**

I am requesting that the February 11, 2019 hearing be postponed for weather-related reasons and another hearing be scheduled when the public will be able to participate.

Please add this to the Record.

Thank you,

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