

To: Members of the Oregon House:

I am writing to strenuously oppose the passage of HB2001. Like most Oregonians, I am concerned about housing affordability and the homeless, but I do not believe that this bill will increase affordable housing or help alleviate homelessness. Rather, there is evidence that it will do just the opposite.

I live in the Multnomah neighborhood (SW Portland) which is experiencing redevelopment. Within a few blocks of my house, I have seen many affordable single family homes sold and the land redeveloped. Most of the time, the new construction put more than one home on the previous single family lot. Sometimes a duplex was built. In every case, the newly constructed houses sold for more than \$650,000 each (including the individual duplex units) which is not affordable housing. Some of the new homes sold for more than \$800,000! The older single family homes which were replaced were far more affordable.

My parents grew up in what they called "South Portland". It was a working class neighborhood comprised of many immigrants (German, Jewish and Italian) and blue-collar workers. That area underwent "urban renewal" in the 1950's and the former community was scattered and lost. HB 2001 will do the same thing to working class neighborhoods throughout Oregon.

When I moved into the Multnomah neighborhood 35 years ago, it too was a working class neighborhood. There were many small homes that were affordable and as a single high school teacher I was able to buy one.

While there are still some small affordable homes in my neighborhood, many are now being purchased by developers, demolished and replaced with unaffordable ones. House Bill 2001 will only accelerate that process.

Young teachers, like I was, will be unable to afford any home in the neighborhood.

The idea that building small multifamily units magically will improve affordability is flawed. The neighborhood that I grew up in was a mix of single family and small multifamily units. Several older large homes in that neighborhood had been converted into apartments. The neighborhood was not affordable because it had a mix of housing. It was affordable because the housing was locally owned and managed by the owners. These owners knew their tenants and charged reasonable rent. My parents were such owners. My parents are now deceased. When their rental property was sold, the new owner used a management company. They increased the rent by more than 100% and evicted the long-term tenants.

A large multifamily unit was recently built near my home. The owners are a REIT. The investors don't necessarily live in Oregon. None know their tenants. A 450 sq ft studio rents for \$1300/month; a 2 BR unit rents for \$2400/month or more. Working class or currently homeless people are clearly not the target tenants.

Parking is not provided by the new multifamily unit, but most of the tenants own cars. My neighborhood does not have sidewalks and streets are narrow. Now that tenants of the apartment are parking on both sides of the street, the street is effectively narrowed to one lane that is shared by pedestrians and cars. The neighbors feel it is only a matter of time before a pedestrian is hit by a car. We are concerned that an ambulance or fire truck would have difficulty making it up the street. Safety of the entire neighborhood has been compromised.

I completely understand the desire to do something for housing affordability, but the solution is not HB 2001. HB 2001 will increase expensive units and decrease affordable ones. It will line the pockets of developers and investors at the expense of working class Oregonians. It will make our streets less safe. Please vote no.

Thank you.

...Bernadine Bonn