

Dear Committee Members,

I am writing to ask you to oppose HB2001.

Planning is important to creating livable, workable cities. It is best done locally, by people who are familiar with an area and how it works, what makes it unique, and with the participation and involvement of local citizens who must live with the results.

Planning at the city level is difficult enough, but to do so legislatively at the state level, with no ability to make adjustments for local conditions, would have numerous unintended consequences. Good planning needs to take infrastructure, schools, parks, and public services into account; this bill considers none of those things, and would override local planning efforts, even where they are quite robust, as they are in Portland.

I am also concerned with the reduction of economic diversity a blanket approach to planning will bring. This bill will greatly benefit property owners like myself, but it will do so at the cost of turning currently affordable units into housing affordable only to the upper middle class. It will likely create more housing overall, but will accelerate the stratification of neighborhoods by income and wealth. I see that as a highly negative consequence. It is also unclear where displaced people will go.

The negative environmental consequences of increasing the rate of demolition of serviceable structures, an increase in property speculation, and architectural homogenization of our cities and towns are also likely outcomes if this bill becomes law.

Thank you for offering the opportunity to comment on HB2001. I know it has good intentions, but it is the wrong approach. A better way forward would be to increase resources for localities to do more comprehensive planning at the local level.

Sincerely,

Chris Eykamp

2101 SE Tibbetts
Portland, OR 97202