

HB2001 is a terrible proposal for a number of reasons.

1. It usurps the established statewide comprehensive planning process. The state legislature will now decide zoning and land use issues by dictate. To paraphrase an old saying - " First they came for the single family houses..."
2. It is based on unproven assumptions such as:
 - a. 'Middle' housing is inherently a good thing, better than single family houses or larger apartment buildings.
 - b. Local governments have had an animus against 'middle housing', have apparently colluded very effectively statewide to prevent its establishment and cannot be trusted to provide for it without state intervention.
 - c. There is a huge unsatisfied demand for 'middle' housing. Developers and builders have apparently been complaining for years that not enough land is zoned for it.
3. Quadrupling residential density will impose large and unplanned infrastructure costs on cities and counties to upgrade sewers, water supplies, and roads. The dictate that additional onsite parking must not be required will increase the number of cars parked on existing streets and slow traffic because of cars hunting for parking spots and parking. Roads will have four times the amount of traffic and many will need additional unplanned signals as well as upgraded paving.
4. Quadrupling residential density will increase the economic value of each lot, thereby increasing the assessed value and the property tax on that newly increased value. People on fixed incomes may not be able to afford the higher taxes and will have to sell. Older people will be forced out of their homes.
5. Citizens will no longer have any hope of influencing their neighborhood environment. They already have little control but now developers will have the upper hand and can buy any lot and slam a 4-plex on it that looms over its neighbors' gardens and back yards.
6. This is a golden profit making opportunity for developers, who can buy a 4 bedroom house that rents for \$2000/month, tear it down and build 4 units that rent for \$2000/month.

Michael Shea
2304 N Alberta St
Portland, OR 97217