

Lack of housing for families with income at or below 60% to 80% of the Area Median Income (AMI) is a problem in Oregon and the nation that needs attention. (See National Low-Income Housing Coalition report [The GAP](#), March 2018, attached)

Why HB 2001 is Not the Solution

HB 2001 is an ill-considered over reach by the State. A thoughtful review of the proposed HB 2001 clearly demonstrates that the bill's dictates would do no significant good and would harm Oregon communities and citizens in multiple ways.

Specifically

- **HB 2001 is inequitable.** It would harm home owners who live in neighborhoods that are not protected by Conditions, Covenants and Restrictions (CC&Rs), while holding harmless all home owners who live in current and new subdivisions protected by CC&Rs. The wealthier neighborhoods typically have CC&R protections.
- **HB 2001 would diminish, not increase, the supply of “affordable” housing.** It would lead to redevelopment that demolishes older, lower-cost homes (both rentals and owner-occupied) with more expensive condos and rentals. The purported “trickle-down” effect of adding expensive dwellings, rather than affordable housing, to the local supply has been discredited. (See MIT abstract of study titled [Upzoning Chicago: Impacts of a Zoning Reform on Property Values and Housing Construction](#), attached)
- **HB 2001 violates the bedrock intent of Statewide Planning Goal 1 — Citizen Involvement.** The bill imposes a sweeping, radical dictate that would affect hundreds of thousands of home owners in varied locations and circumstances – *except wealthier homeowners who live in current and future areas protected by CC&Rs*. There has been almost no notice to citizens or involvement of homeowners outside of Portland; and these measures have divided even Portland’s communities.
- **HB 2001 undermines Statewide Goal 2 requiring comprehensive and coordinated planning.** It mandates increased density without any planning for the necessary facilities and services (roads, parks, sewers, schools, etc.).
- **HB 2001 is an unnecessary and radical usurpation of local governmental authority and responsibilities.** It reaches far beyond the necessary or appropriate role of the Legislature and usurps local authority and responsibility for zoning decisions.
- **HB 2001 would exacerbate climate change.** It would increase gross vehicle miles travelled and exacerbate vehicle congestion in urban neighborhoods, which would increase emissions that worsen climate change. It would also increase the “heat island effect” by removal of trees and large-scale vegetation in urban neighborhood areas that are redeveloped more intensively.
- **HB 2001’s language isn’t clear and objective; is internally inconsistent; and is rife with ambiguities and flawed legal terminology.** The bill would create chaos as various parties battled in cities across the state over the legal interpretation of the bill’s poorly-written provisions.

Conclusion

HB 2001 is poorly-written and would have numerous negative effects, which conflict with the unsupported claims that the HB 2001 provisions for “middle housing” would improve housing affordability.

The Legislature should reject this bill in its entirety.

As an alternative please read and consider the attachment “Things we can do to support to support housing”.

Thank You,

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