

Do you live in a low density residential neighborhoods??  
Do you live in a neighborhood covered by CC&Rs??

If you do, you live in one of the many neighborhoods that won't be impacted by HB 2001 but for all the unprotected neighborhoods the forced upzoning and sweeping redevelopment mandated by this bill will bring profound and potentially unintended changes to all Oregon cities. Equitable it clearly is not.

The supposed goal is the construction of housing forms somewhere in the middle, between what builders actually **prefer** such as single family houses which are very low risk and large apartment buildings which while having a high risk have the highest rate of return.

Without a doubt, HB2001 will cause some very serious pieces to go **missing** from the fabric of housing for all members of the community.

Consider what now are all the affordable properties in our single family neighborhoods -the smaller, maybe the older, less well maintained maybe the less desirably situated - all erased and **all** replaced with market rate units....an insignificant gain in numbers and the likelihood of decreasing affordability. One need only look at the high cost of land and construction to see where prices are headed.

What also will be **missing** are the lower income **people** – pushed out of the most affordable places – that's really what gentrification is all about. And, all the people with **economic mobility** who will be looking for their dream homes elsewhere..

Here in the Willamette Valley we are experiencing an **in-migration** – of people from the west coast - Seattle, Portland, the Bay area (actually most of California) who are coming here precisely because Eugene and other cities are so **AFFORDABLE** compared to where ever they're leaving and an **out migration** of the poor and the economically mobile - all headed to the UGB or beyond.

The serious lack of affordability is at the bottom end of the income scale which is where efforts need to be focused around how best to subsidize housing. The greater issue of course is the larger economic crisis responsible for the fact that income has failed to increase for a large part of the population while living expenses have skyrocketed. It is naive to think that any planning department can be expected to "solve" a housing crisis without acknowledging the greater economic forces at work.

Oregon cities must be smart about where infill and growth happens – concentrated in areas with shopping and amenities and public transportation!! - not dispersed **randomly** throughout the city without thought to the nearness of services and any way to access them since cars and parking don't seem by in anyone's plans. Large apartment and mixed use projects along major transportation corridors hold the only seriously good chance at both providing a rapid increase in both unit availability and affordability.

HB2001 reveals what will be a profound loss of both control and a loss of opportunity for all Oregon cities interested in pursuing local solutions to regional and national problems all in direct conflict with Statewide Planning Goal 1 and Goal 2. HB2001 is an radical consolidation of power in the hands of a few with absolutely nothing to show that it could meet the noteworthy goal of increased affordability and availability. The deterioration of older low density single family neighborhoods with this move is a shockingly high price to pay for little or no move toward the state goal.

**This bill should absolutely be removed from consideration.**

Carolyn Jacobs  
Eugene, Oregon