

This is testimony for the House Housing and Human Services Committee hearing on HB2001, scheduled for February 11, 2019.

I OPPOSE HB2001.

HB 2001 is a **state take-over of local neighborhoods**. It removes the right of local governments and communities to determine what zoning and development is appropriate in each local area. This one bill will silence the voice of residents and every neighborhoods everywhere in Oregon. This violates Oregon's Planning Goal 1: *"To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process."*

HB 2001 **eliminates single family house neighborhoods**. It allows developers to build multiplex apartment buildings, up to quadplexes, or dense developments exceeding four houses per lot, with no off-street parking, everywhere. This is a *drastic, sweeping change* to neighborhoods that are now single family houses with yards and trees. These are neighborhoods where millions of Oregonians have chosen to make their homes, raise families, and in many cases invest their life savings. Such a change should never be dictated by this Committee or the Oregon Legislature, and certainly through a bill that most of your constituents have not even heard of.

HB2001 means **higher housing prices and displacement of vulnerable populations**. The bill will lead to demolition of existing houses and neighborhoods to build multiplex apartments. Studies of this sort of "upzoning" in Portland and elsewhere show it leads to replacement of lower-price housing with new luxury housing, drives up housing prices, and displaces vulnerable communities as they are "priced out" by redevelopment. See, for example, the MIT research discussed by Citylab in "Does Upzoning Boost the Housing Supply and Lower Prices? Maybe Not.", <https://www.citylab.com/life/2019/01/zoning-reform-house-costs-urban-development-gentrification/581677/> In Portland, an city-commissioned economic analysis of the Residential Infill Project (which, like HB2001, would upzone neighborhoods to permit quadplex development) concluded that it will result in investor-owned rentals not owner-occupied housing, and that the rental units will cost 35% *more* than the average existing apartments of similar size. See "My View: Who Is The Residential Infill Project Really For?", copy attached.

HB2001 will **damage our environment**. Redeveloping Oregon's neighborhoods from houses to quadplexes will mean demolishing tens of thousands of existing homes. *"The current tear-down trend across Oregon should cause pause for any environmentally-conscious Oregonian because the demolition of buildings amounts to a staggering amount of embodied energy that is literally being thrown away. Every time we raze an older house and replace it with a new, more energy efficient one, it takes an average of 50 years to recover the climate change impacts related to its demolition."* "The Impact Of Oregon's Increasing Demolition Trend", <https://restoreoregon.org/2014/01/28/demolitions/> That is in addition to the trees cut down, lead dust and other toxic pollution from teardowns.

HB2001 **goes way too far**. Should quadplex apartments with no parking and other dense development be allowed in *some* areas? Of course, and in most Oregon cities they are. Exactly where should be decided by local governments, planners, communities, and voters, based on a thoughtful process that considers affordability, walkability, traffic, transit, infrastructure, environmental consequences, and

more. For this Committee to issue an edict from Salem that rezones every lot in every neighborhood in every city, town and county in Oregon to multifamily would be, very frankly, shocking.

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