

Dear Committee

Thank you for the opportunity to comment on HB2001 and the extension to Wednesday.

I opposed HB2001 for the following reasons.

Land use planning is best done at the local level. To mandate a one size fits all approach will destroy the character of all of our cities and towns.

HB 2001 is a massive up zoning on a statewide basis, which will automatically increase land values and make it harder to build affordable housing.

HB2001 benefits only developers and their investors, who will not build affordable housing.

There is no mention of affordability in this bill-it will make the housing crisis even worse.

Already rent burdened renters will be displaced. Existing affordable housing units will be demolished.

Does the committee know what the rental vacancy rate is in Portland and suburbs, and what it will be when the units under construction come on line. I suspect it is now 20% and will increase in 2019 and 2020. This

glut is not for units affordable to folks in the 60 to 120% MFI category, but for the luxury stuff being built like mad now.

The real question is will HB 2001 solve the housing issues faced today by Oregonians? Where are the studies and data to give us some answers?

By the way, the next hearing should be held at a reasonable hour and include invited testimony from experts for the opposition.

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