

House Committee on Agriculture and Land Use
Oregon State Capitol
900 Court Street NE
Room 347
Salem, Oregon, 97301

Email: haglu.exhibits@oregonlegislature.gov

Re: Opposition to HB 2003

SB 100 is the foundation of the great land use planning we have in the state of Oregon. It formulated our Land Use Goals and is the basis of all land use laws and planning in Oregon. Each jurisdiction is required to have a comprehensive plan which is required to comply with the goals and have a 20 year housing supply. SB 100 requires that legislative changes to land use laws be consistent with Oregon's Land Use Goals. The legislative process of adopting HB 2003 needs to be consistent with provisions of Goal 1 of OAR 660-015-0000(1) (Goal 1) that requires **citizens** to have a role in all phases of the planning process. HB 2003 is also over riding our great Oregon great land use planning that is based on SB 100. The adoption of HB 2003 will leave citizens out of the process of the land use planning process of determining the needed housing of their neighborhoods.

HB 2003 undermines Oregon's visionary land use planning. It removes the right of citizens and local governments to determine what zoning and development is appropriate in each local area. Local voters and their elected representatives should decide where more density is desirable, based on a thoughtful planning process that takes affordability, traffic, transit, infrastructure, environmental conditions, and social justice into account.

This bill defines "Housing Shortage" based upon the difference between the estimated housing units of different affordability levels and housing types needed to accommodate population changes over the next 20 years and the existing housing stock. Comprehensive Plans are already required to have a 20-year housing supply of all housing types, including detached single-family housing. Given the current housing market, the categories up to 60% of the median income require some form of public subsidy which this bill does not address and cannot be corrected with increased density. The state has more than ample capacity for residential development. The problem is not a source for the public subsidy for the large segment of the population that cannot afford market rate housing.

The City of Portland Residential Infill Project is being promoted as a solution to the affordability crisis by redefining 93% of all the single family zoned properties to allow up to 4 units without a factual basis. An analysis commissioned by the City of Portland showed that rezoning all single-family lots to allow for quadraplexes will promote rentals over home ownership. The new units are predicted to be mostly micro-rental units with unaffordable average market-rate rents of \$1,823/month. Rather than affordable housing, Oregon will see speculative redevelopment accompanied by increased demolitions of the most-affordable existing housing and more displacements of the most-vulnerable residents. Please watch this video with Andre Baugh (Past Chair PSC) describing the displacement that the Residential Infill Project will create <https://streamable.com/ecwz3>

Objections to HB 2003 include:

- Bypasses Oregon's Land Use Goals
- No market analysis performed
- No restrictions on vacation rentals
- Legal fees for applicants

Oregon does not need HB 2003. Comprehensive Plans are already required to have a 20-year housing supply of all housing types, including detached single-family housing. Single-family housing should not be zoned out by State mandate.

Please add this to the Record.

Thank you,

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