

Subject: HB2001 Testimony to the Human Services & Housing Committee

HB2001 is a David verses Goliath story. The deep pockets of developer interests are funding the lobby effort to pass the bill with a false narrative that increasing the housing supply in this manner will reduce it's cost. However, with a constricted developable land supply created by urban growth boundaries, allowing larger and denser development in urban single family zoned neighborhoods instantaneously escalates the property value of the land. A study of Chicago found housing prices increased when similar up zoning took place there.

Single family homes in many Oregon cities are already in short supply. The destructive ramifications of HB2001 include accelerated demolition of the most affordable single family homes, the removal large mature trees that store carbon, diminished attached green yards where children can play, more urban heat island development, and otherwise an urban living environment that is less eco and family friendly. Due to comparable up zoning in Vancouver, B.C., one in every four single family homes sold is being demolished.

Attempting to dictate travel choice by eliminating off-street parking requirements will turn neighborhood streets into car storage lots with no space available for visitors and no room for trash and recycle pickup containers. Will households with electric cars have to run extension cords across the sidewalks or down the block for overnight home charging?

Shifting more housing stock from owner-occupied to rentals will reduce the opportunity for first time buyers to accumulate wealth through the purchase of a home. Displacement and gentrification will be ongoing as developers make a fat profit on new market rate and luxury refill development they call middle housing. Infrastructure in general will be stressed. The rich will get richer while the costs for displacement, gentrification and infrastructure are likely to fall on the backs of the taxpayers thereby significantly increasing the cost of living for the working class.

Creating more demolition debris, the removal of large mature trees and the loss of open space yards to add density is not the preservation of public health and safety. The only

positive in this Trumpish bill is making it easier for large, older single family homes to be converted into multiple units.

Opposing HB2001 is about protecting the urban landscape and preserving a quality of life for both existing residents and future generations. In Portland, the Comprehensive Plan already has enough zoning for new multi-family development. **HB2001 is a prejudice assault on taxpaying homeowners that declares war on single family home neighborhoods.** The state and legislative supermajorities should not be "dictating" to municipalities by "Trumping" local zoning regulations.

.

Respectively submitted,

Terry Parker, Northeast Portland