

To: Oregon House Human Services and Housing Committee
From: David Krogh, AICP
Retired Planner and Portland Resident
Date: 3/17/19

Re: Testimony for HB2001 March 18

Dear HSH Committee Members;

I realize that your webpage says you are not taking testimony and will only be discussing amendments to the bill. However, I would really like to bring a couple of things to your attention which have much to do with the purpose Speaker Kotek had in submitting this bill in the first place.

First, the bill is intended to correct a deficiency by local governments to adequately address housing needs. Please note that this will be corrected by HB2003; therefore, HB2001 is not necessary.

Second, a very recent (January) study by MIT on densification in Chicago determined that increases in density DO NOT increase affordability. In fact, the opposite happens and the housing becomes more expensive. This study is discussed at the following link: <https://48hills.org/2019/01/yimby-narrative-wrong/>. This observation has also been made in both Seattle and San Francisco according to various news sources.

Finally, a recent article in the Oregonian cites new information evidently kept silent by Portland Planning until recently which indicates their RIP program (which mirrors HB2001) will not produce the amount of new housing anticipated and will actually cause displacement in areas where affordable housing is needed most (in East Portland). Here is that link: <https://www.oregonlive.com/portland/2019/03/controversial-portland-infill-plan-narrowly-advances.html>.

I therefore urge you to table this bill pending additional clarification and analysis of the multitudes of testimony already received so as to get to a factual basis as to why this bill is even necessary in the first place.

Thanks for your consideration.

Submitted by David Krogh
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