

I am against HB2001 in the strongest possible terms. It takes away cities right to self-governance, destroys the livability and history of established neighborhoods, and will do the opposite of it's purported purpose, it will actually reduce affordable housing availability.

HB2001 takes away the right of cities to self-govern their own zoning.

It also takes away the right to follow their own comprehensive plans.

City zoning and comprehensive plans are crafted over a long period of time reflecting the development and nature of the local area. Suddenly forcing a square peg into a wooden hole zoning approach for all cities regardless of their local outlook runs counterproductive to long term zoning and comprehensive planning. This bill forces multifamily zoning where it is incompatible with existing utilities, parking, street planning, infrastructure, traffic patterns, streetscapes and landscapes.

I bought a historic house in a single family neighborhood because I wanted to live in a historic house in a single family neighborhood.

Forcing cities to remove all single family dwelling protections is unfair to me and anyone else in established neighborhoods. This measure is designed to do exactly that. It robs me and others like me of my right to live in a single family neighborhood. It is inconsistent with Goal 5, and city comprehensive plans. It is not fair for the state to come along and rip out the City of Albany's Comprehensive plan on liveable neighborhoods. And as evidenced in Portland, removal of single family zoning protections destroys historic neighborhoods.

Finally the idea that this will provide affordable housing is absolutely false; it will reduce affordable housing. No affordable housing is mandated in this bill. Single family zoning protections are removed, allowing greedy developers to build whatever they want wherever they want. Developers are not interested in affordable housing, they are interested in maximizing profit. They will tear down existing small affordable houses and replace them with luxury town homes or duplexes. With all the slaughtering of historic neighborhoods in Portland, how much affordable housing has been build? Almost none. But you will find a ton of luxury apartments. Losing zoning regulations without any mandates for affordability will remove small affordable houses from the market, with nothing affordable to replace them. If the bills sponsors were truly interested in providing affordable housing, they should be tightening zoning regulations to limit the amount of undeveloped UGM land available for McMansions, and mandate massively scaled SDCs based on if true affordable housing is going to be provided.

This bill is a sell out to developer lobbyists. It is not good for Oregon, it is not good for Oregon's history, it is not good for Oregon's established neighborhoods, and must be defeated.

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