

House Committee on Human Services and Housing
Oregon State Capitol
900 Court Street NE, Room 453
Salem, Oregon, 97301

Email: hhs.exhibits@oregonlegislature.gov

Re: Opposition to HB 2001 and Amendment

The wholesale slaughter of the zoning protections we have enjoyed for decades is not the answer to affordable housing. The word **Crisis** is used continually. It's the old "If we scream it from the rafters loud and long enough people will believe it."

Yes we need some zoning flexibility. There are some select areas of the state where people are having trouble finding affordable housing. Some special development zones would be helpful.

HB 2001 undermines Oregon's 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. Even the City of Portland with its parallel Residential Infill Project has not adequately involved their citizens in the process. There have been a numbers of independent studies that contradict the rhetoric provided by the very group of so called experts who have the most to gain with this land grab.

The bill is being promoted as a solution to the affordability crisis without a factual basis. It is a land grab by developers with a view to the long con. The proponents of this bill continually characterize the opposition as NIMBYS and elitist property owners. That could not be farther from the truth. The city of Portland is also trying to rezone single family lots to allow multi-family dwellings. 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. By the City's own analysis, this type of rezoning will result in the displacement of low-income residents with no path of return. This will disproportionately impact minorities.

We already have confirmation that predatory developers are using straw buyers to purchase single family lots to hold for the future.

Whose money is driving Ms Kotek's bill to pass. There has got to be someone behind the curtain to be pushing this uncreative solution. It is like doing brain surgery with a chainsaw.

Objections to HB 2001 include:

- No provisions for existing Tree Code requirements
- Bypasses Oregon's Land Use Goals
- Eliminates Single-Family Zoning
- No market analysis performed
- No parking requirements
- No infrastructure requirements
- No transportation planning
- Environmental protections overridden
- Significant loss of residential tree canopy
- No protection for historic resources/districts/landmarks
- No restrictions on vacation rentals
- Decreased fire safety in multi-units
- Legal fees for denied applicants
- Promotes rentals over home ownership
- Increases demolitions of affordable housing
- Creates unaffordable housing
- Displaces minorities worse than redlining

Oregon does not need HB 2001. 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.

The predicted unintentional consequences of this bill are far too negative to jeopardize Oregon's historic land use planning system. Please vote against it.

Please add this to the Record.

Thank you,

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