

From: [Karl Keener](#)
To: [JWMTR Exhibits](#)
Subject: My Opposition to House Bill 2001
Date: Monday, June 10, 2019 2:10:27 PM

Honorable Members of the Joint Ways and Means Committee:

Today I write to you in opposition to House Bill 2001.

In the rush to address a long standing housing shortage in Oregon the drafters of HB 2001 have created an over-reaching proposal that could very well create widespread damage to residential neighborhoods throughout this state while failing to achieve its objective of providing more affordable housing.

It is important to keep in mind that HB 2001 would trample **all over Oregon's Planning Goal No. 1**: "To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process." Under the proposal, residential neighborhoods throughout the state would be rezoned with no opportunity for citizen input at the local level – and **no opportunity for communities to focus and prioritize higher-density development along transit lines** in ways that could help to reduce greenhouse gas emissions.

While HB 2001 purports to increase our supply of more affordable housing it **does nothing to assure such an outcome**. HB 2001 will intensify a practice already rampant in Portland and other cities: Developers target smaller, more affordable homes for demolition and then replace them with larger, more expensive houses.

A major flaw in HB 2001 it is does **not mandate affordability**. If the bill is not defeated outright, it should at least be amended to **require that new units** resulting from the proposed up-zoning **be affordable** – that is, affordable to households whose income is 30% or less of the Area Median Income for at least 30 years. Without such an amendment, HB 2001 would yield an **up-zoning bonanza for developers** with nothing in return for needy households.

There is no dispute that we need more affordable housing, but there are ways of providing such housing without incentivizing so much demolition. HB 2001 effectively **rules out** more innovative, more effective, and **less environmentally destructive** approaches to our housing challenges.

Given HB 2001's potentially far-reaching and highly disruptive consequences for neighborhoods throughout the state, TV and news coverage of the proposal has today been astonishingly inadequate. For this reason, many Oregonians are unaware of the bill's existence, much less its implications.

In short, HB 2001 is an **over-reaching proposal that could trigger widespread damage** to residential neighborhoods while **failing to achieve its objective** of providing more affordable housing. I urge you to vote against HB 2001.

Thank you for your consideration of these views.

Respectfully submitted,

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