

From: maps@highdeftrains.com
To: [JWMTR Exhibits](#); [Sen Manning](#); [Rep Gomberg](#); [Sen Golden](#); [Sen Hansell](#); [Rep Evans](#); [Rep Leif](#); [Rep Post](#); [Rep Prusak](#)
Subject: HB2001 is a pack of wolves in sheep's clothing.
Date: Monday, June 10, 2019 1:13:16 PM

Dear Senator Manning, Representative Gomberg, Senator Golden, Senator Hansell, Representative Evans, Representative Leif, Representative Post, and Representative Prusak:

I'm against house bill 2001 in the strongest possible terms. It will NOT provide affordable housing. But it will negatively effect the livability and safely of existing historic neighborhoods.

HB2001 is being misrepresented as providing affordable housing, when in fact it will do the opposite. There is nothing in the measure to mandate affordable housing. What it will allow is developers to buy affordable entry level homes, and tear them down to build duplexes or multi-family housing. But Developers will not build affordably multifamily housing, they will build "luxury" units because more profit is to be made there. Follow the money, and you will see that HB2001 will not help low income housing supply.

HB2001 will take away local control of zoning. The state should not be micromanaging local zoning, done by the local jurisdictions that know what zoning is best for their particular community. The one shoe size fits all does not make sense for small to medium sized communities.

HB2001 will force density into areas never designed or zoned for it. Single family neighborhoods were designed as single family neighborhoods. The layout and infrastructure were never designed to accommodate these developer mandated zoning changes. This will bring out a scourge of livability and safely problems, from parking, unit access, street flow, to water flow and access for fire protection.

HB2001 threatens historic neighborhoods and goes against the preservation principles of Statewide Goal 5. Currently in the city of Albany we are already fighting developers that want to tear down one of the cities oldest houses.
(<https://www.oregon.gov/LUBA/docs/Opinions/2019/04-19/18133.pdf>) Why? Because a zoning change made it much more profitable to build (luxury) townhouses on the lot. HB2001 will spread this struggle to every potential neighborhood in every city with a population over 10,000.

HB2001 is not green. The greenest building is the one already built. This bill will encourage removal of existing structures to build un-affordable luxury units. It will also encourage the flight of existing homeowners in single family neighborhoods to move into smaller communities under 10,000 people where single family ownership will not be under attack by developers and the corrupt politicians from Portland representing them.

HB2001 will reduce affordable housing inventory, will negatively impact existing single family neighborhoods, and the only ones to benefit from it are developers.

Regards,
Camron

Camron Settlemier
Historic Homeowner
230 7th Ave SW
Albany, Oregon 97321