

June 9, 2019

To: Joint Ways and Means Subcommittee, Subcommittee on Transportation and Economic Development

From: James Gorter
Southwest Portland

Re: Testimony on HB2001 -- OPPOSED

I have been active in Portland's Residential Infill Project issues, serving on official city advisory committees and working with neighborhood grass roots organizations.

Oregon has a housing problem. HB2001 is not the solution. It is a zoning bill. Developers will gain access to additional land for redevelopment and will continue to build houses that yield the highest profits.

HB2001 will not make family sized housing more affordable. The most affordable house is the one that is already there, and most middle housing will come through the demolition of existing housing. At the present time, the majority of houses being constructed are affordable by a small minority of families. In my neighborhood, a \$500,000 house with a new roof and a new furnace was recently demolished. The two replacement houses are now on the market for \$800,000 each.

HB2001 will lead to displacement of our most housing vulnerable residents, especially renters. They will be forced to areas farther from jobs, families, public transit, services and community. Gentrification in north and northeast Portland has already led to loss of historic communities, leaving them dispersed and without their basic needs being met. The City of Portland's own displacement study for its Residential Infill Project identifies neighborhoods with the high minority populations and lower incomes as the most vulnerable to displacement.

HB2001 will make rentals the most prevalent housing type. Housing will be dominated by absentee landlords. Most families are unable to afford to purchase a multifamily structure, are unwilling to take on the burdens of being a landlord, and don't want to be part of a condo.

HB2001 will reduce housing choices especially for families with children. They will have fewer options for housing that meets their needs for location, size, affordability, homes with a backyard, and a garage for rebuilding an old car or home business. Metro's housing study found that the single family house is by far the most wanted housing type.

HB2001 will result in loss of local control. City zoning will be decided by the state, not local residents. State land use goals and rules already require cities to assure they have enough land to accommodate growth many years into the future. This makes HB2001 unnecessary.

HB2001 is not supportive of environmental sustainability. The most ecologically sound house is the one that is already built. Energy efficiency does not offset demolition and construction costs for many, many years. Dispersing higher density housing away from transportation corridors increases dependency on private automobiles and reduces the need for public transit.