

From: [Saskia Comess](#)
To: [JWMTR Exhibits](#)
Subject: For inclusion in the record for HB-2001
Date: Saturday, June 8, 2019 4:15:50 PM

Greetings-

I am writing in opposition to pending HB2001. I am requesting this correspondence be included in the written record for this legislation.

The following are my reasons for opposing HG-2001;

1) The most tangible benefits accrue to Real Estate Investment Trusts, developers, banks, realtors and similar enterprises.

2) HB-2001 is offered as a simple panacea for a complex problem. The bill ignores fundamentals, including necessary improvements to infrastructure, parking, public transportation, etc. These are costly, but requisite, undertakings if significant increases in population density are to occur.

4) The sometimes candidly stated assumption ("overbuilding" will result in rental, lease and purchase prices falling) ignores the fundamental economics of real estate investment: any savvy investor, developer or financial institution will survey the market and reduce construction when the profit margin plateaus.

Other frequently mentioned (but seemingly ignored or overlooked) factors include:

- Will eliminate single-family house neighborhoods statewide
 - Will increase demolitions of smaller, less expensive houses
 - Will redevelop neighborhoods with new, large, expensive infill duplexes and quadplexes
 - Will displace vulnerable communities by pricing out lower-income families
 - Will encourage developers to outbid family home buyers
 - Will take away local control of zoning, planning and development
 - Will re-zone neighborhoods without allowing public input
 - Will overburden local services and infrastructure including schools, sewers, parking and roads
 - Will harm our environment by demolishing houses - the greenest house is the house that already exists - and cutting down trees
 - Will NOT mandate any affordability in the new infill redevelopment
 - Will NOT allow cities to plan for density or growth near transportation or services
 - Will NOT result in affordable housing because new construction is more expensive than the less expensive houses it will replace
 - Will NOT fund additional infrastructure required for infill redevelopment
 - Will NOT fund anti-displacement or affordable housing programs
- Is OPPOSED by the League of Oregon Cities, many individual cities and towns, planning organizations, and the great majority of Oregonians whose neighborhoods

will be rezoned.

In summary, I (and my family who will be submitting this same letter independently) are opposed to HB-2001.

Sincerely,

Saskia Comess