

Dear Co Chairs Manning and Gomberg and committee members,

Thank you for the opportunity to provide comments on HB 2001. I was a member of the Portland Sustainability and Planning Commission during the creation of the Residential Infill Project. As such, I was fortunate enough to see the reports from our Planning Bureau and other sources as well as to have the opportunity to discuss the topic of housing with my colleagues; and to obtain the knowledge of the fiscal impact on Portland in a process which was at least 4 years.

My serious concerns about HB 2001 include whether this bill will displace low-income minority people, seniors and the disabled. Portland discovered this fact in its Residential Infill Analysis (*a copy of which can be found at <https://www.portlandoregon.gov/bps/article/725845>*). This is important because the Fair Housing Council of Oregon has contacted the City of Portland on concerns that the proposed city legislation may violate the Fair Housing Act of 1968. Specifically, the Act outlaws policies that have a negative “disparate impact” on low income people and minorities, even if those policies are not intentionally discriminatory.

My concern is twofold; who will provide the financial assistance to determine if the implementation of HB 2001 will have a disparate impact on each community? Second, if there is discrimination who pays, to resolve the issue? HB 2001 clearly does not address demographics, displacement and potential conflicts with federal law. All which may well place financial burdens on cities. These two issues may well place financial burdens on the cities and the state which are not contemplated in this bill.

=====

My second concern is the cost of the new housing created by HB 2001.

First, the City of Portland analysis showed the new units produced under the proposed RIP were not affordable for households under 80% Median Family Income. And that is part of the real issue which is affordability. The City of Portland Analysis shows new units developed were less expensive at 90% of MFI vs current market rate units.

Yes, Portland is unique, however, the relative analysis I believe will be true in each city with implementation of HB 2001. New homes built as a result of HB 2001 exceed the affordability of local working families that struggle to live in a neighborhood of single-family homes. If new housing is more expensive, where do the displaced families in those neighborhoods move to, which town? How will this impact small family businesses which depend on this labor force?

Finally, although there are other concerns, what will be the impact of density on all schools and the schools receiving the displaced students? There is a financial impact of low-income or middle-class families moving in significant numbers into a school district that is unprepared. HB2001 fails to take into consideration the impact on all schools from displacement.

HB 2001 does not account for the financial uncertainty of conflict with Federal law, displacement of low income and middle-class families, potential segregation and impacts to schools.

Thank you for taking the time to consider Portland's experience of these housing issues. I have spent years looking at these issues in Portland.

Andre' Baugh

Former Commissioner of the Sustainability and Planning Commission

[baughandre@gmail.com](mailto:baughandre@gmail.com)

503-736-2565

Citizen