

**From:** [Frances](#)  
**To:** [JWMTR Exhibits](#)  
**Subject:** HB 2001  
**Date:** Monday, June 10, 2019 12:00:00 PM

---

Members of the Legislature--

I wish to let you know that I believe HB 2001 is a grievously defective bill that should not be passed.

My primary objection is that the state of Oregon should not be mandating city zoning; this power is most appropriately delegated to local authorities. Cities and towns vary greatly in their needs and aspirations and have the local knowledge required to deal appropriately with land use issues. A one-size-fits-all mandate will create unexpected problems and not serve their inhabitants well.

From my 16-year experience as a planning commissioner in Colorado, I am also concerned that increasing urban density without making corresponding changes in infrastructure will cause major problems, especially in transportation (road congestion, parking) and water/sewer adequacy.

In addition, the hope that the proposed bill will make housing more affordable is probably misled. The great majority of replacement buildings I have seen in Portland--and in my neighborhood--are more expensive than those they replaced. (This isn't surprising, as their price must include that of the original home, its removal costs, the new structure--frequently larger--and some profit for the builder.)

In my opinion, a major underlying cause of Oregon's high cost of housing is the shortage of available land created by current urban boundary policies.

Please do not vote for this law. I sincerely believe that if it passes, it will have to be reversed or heavily modified within a few years, when its shortcomings become clear.

Frances Moore

3747 NE Milton Street, Portland

---

This email has been checked for viruses by Avast antivirus software.  
<https://www.avast.com/antivirus>