

From: [Mary Tsui](#)
To: [JWMTR Exhibits](#)
Subject: HB2001 - Please oppose
Date: Tuesday, June 11, 2019 10:20:28 AM

Dear Committee Members,

House Bill 2001 is a clumsy attempt to provide middle housing throughout the State, despite its being clearly a bill based on Portland's RIP - Residential Infill Program. It is an unsuccessful model, even in that urban setting, having resulted in unintended and unfortunate consequences for that City while not in any way providing the housing it promises. Numerous Portland residents have given public testimony to that effect in other committees.

To extend this program statewide is sprawl-inducing, since it includes the mandate to build in the Urban Growth Boundary (UGB); more than that, it is dangerous, affecting as it does not only cities of 10,000 and more, but any county with 15,000 or more residents. In Southern Oregon, as you may know, the UGB of the various towns and cities extends up to and into wildlands with steep terrain and heavy, dry vegetation.

The bill compounds this danger by allowing a relaxation of parking and street requirements without a thought for emergency ingress and egress, let alone evacuation. Road connectivity and proper street widths required by local codes for denser housing wouldn't exist.

The bill's authors seem to have overlooked safety concerns in their haste to take a metropolitan experiment statewide – to a state whose vast geography does not resemble Portland Metro. Perhaps they are unaware that building codes and local transportation plans are first and foremost health and safety measures.

Finally, even if one can accept the bill's notion that Salem can effectively run the land use program of every town and county in Oregon, and should do so despite its violation of Goal 1, no guidelines are provided and both DLCDC and the individual cities and counties are left vulnerable to serious mis-use of this bill. In the end, the bill does not offer any way to achieve the authors' stated

goal – to provide more and affordable housing.

Some legislators have not even read this bill and will likely support it because they are well-meaning and want to support its stated intent; they will likely not see the harm it will cause our state and they will think that the legislative committees like yours have read it thoroughly and worked out any problems with the bill. Please read it thoroughly with an eye to safety and our State's varied and diverse geography.

Many thanks for your consideration.

Mary Tsui
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