

**From:** [M Sean Green](#)  
**To:** [JWMTR Exhibits](#)  
**Subject:** Re: Opposition to HB 2001A  
**Date:** Tuesday, June 11, 2019 11:55:21 AM

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## **Re: Opposition to HB 2001A**

I am shocked that it seems necessary to write yet again regarding the **proposed developer enrichment plan**. It is unconscionable that - in the face of serious shortages in affordable housing - the legislature is failing to address the obvious deficiencies in this proposed legislation.

HB 2001A undermines Oregon's visionary land use planning. It removes the right of citizens and local governments to determine what zoning and development is appropriate in each local area. Local voters and their elected representatives should decide where more density is desirable, based on a thoughtful planning process that takes affordability, traffic, transit, infrastructure, environmental conditions, and social justice into account.

This bill is being promoted as a solution to the housing affordability crisis without a supporting economic analysis. To the contrary, an analysis commissioned by the City of Portland showed that rezoning all single-family lots to allow for duplexes, triplexes, quadraplexes, and townhouses will promote market-rate rentals over home ownership. The new units are predicted to be unaffordable - which makes sense, as development for the upper end of the market is most profitable, and developers ultimately answer to stockholders, and must be profitable to remain viable.

Rather than affordable housing, Oregon will see speculative redevelopment accompanied by increased demolitions of the most-affordable existing housing and more displacements of the most-vulnerable residents. By the City of Portland's analysis, this type of rezoning will result in the displacement of low-income residents with no path of return. **This will disproportionately impact minorities and those Oregonians that are most vulnerable.**

Objections to HB 2001A include:

- Bypasses Oregon's Land Use Goals
- Eliminates Single-Family Neighborhoods
- No market analysis performed
- No parking requirements
- No infrastructure requirements
- No transportation planning
- Environmental protections overridden
- Significant loss of residential tree canopy
- No protection for historic resources
- No restrictions on vacation rentals
- Decreased fire safety in multi-units
- Promotes rentals over home ownership
- Increases demolitions of affordable housing
- Creates unaffordable housing
- Displaces minorities worse than redlining

Oregon does not need HB 2001A. Comprehensive Plans are already required to have a 20-year housing supply of all housing types, including detached single-family housing. Single-family neighborhoods should not be zoned out by State mandate.

**The likely, albeit unintended, consequences of this bill put Oregon neighborhoods and cities at risk. The primary beneficiaries are not our citizens but developers. Please vote against it.**

Please add this to the Record.

Thank you,

M. Sean Green

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