

**From:** [info@kingneighborhood.org](mailto:info@kingneighborhood.org)  
**To:** [Sen Frederick](#); [Rep Sanchez](#); [JWMTR Exhibits](#)  
**Cc:** [Rep Kotek](#); [Rep Smith Warner](#); [Rep Nosse](#); [Rep KenyGuyer](#); [Sen Dembrow](#); [Sen Taylor](#); [Sen Manning](#); [Rep Gomborg](#); [Sen Golden](#); [Sen Hansell](#); [Rep Evans](#); [Rep Leif](#); [Rep Post](#); [Rep Prusak](#); [King Neighborhood Association](#)  
**Subject:** King Neighborhood Association Opposes HB 2001  
**Date:** Friday, June 14, 2019 4:22:30 PM

---

Dear Senator Frederick, Representative Sanchez and Members of the Subcommittee,

The Board of the King Neighborhood Association in NE Portland is writing to urge you to oppose HB 2001 as currently amended.

As a Neighborhood Association, we have listened to our residents -- your constituents -- and have identified increased affordable housing as a top concern. We are glad that our State legislators understand this and are working towards solutions; we however, feel that HB 2001, even as amended to 80% of MFI, does not do enough to address the affordability of new housing built.

We strongly recommend that HB 2001 be amended again to require new housing built under its language to be affordable at 60% of MFI, instead as currently written. We believe without increased mandated affordable housing, this bill will only cause more gentrification and displacement in our community.

We ask that you also consider other unintended consequences such as increased demands on infrastructure, increased housing costs and a reduction in the already affordable housing stock through increased demolition and displacement.

We are further concerned that Oregon's recently passed rent control legislation exempts new construction for 15 years. Thus any new housing, such as what is encouraged by HB2001, would be exempt from rent control. This underscores why a higher bar for affordability must be written into any language that increases development on such a wide scale.

Finally, as a Neighborhood Association we firmly believe that it is local communities who best understand their needs, desires and interests. Therefore, it is the local community and their local planners and officials who are best suited to look at tailoring solutions to meet their own unique circumstances.

In Portland, and as a neighborhood where a majority of residential zoning already allows duplexes, there are plenty of areas where it makes sense to have the "missing middle" type of housing the bill's sponsors desire -- and we are already addressing this through our Comprehensive Plan and the proposed Residential Infill Project and Better Housing by Design Project.

Portland, as a city, came to this conclusion through a deliberate planning process that takes into account the impact and involves the affected citizenry as part of the process. HB2001 disenfranchises local community groups and circumvents local government planning mechanisms by imposing a one-size-fits-all policy across the state.

We urge you not to be pressured into supporting a bill that has wide-reaching impacts, the potential for harmful unintended consequences, and is not in-line with Oregon's statewide

Planning Goals & Guidelines #1 of which is citizen involvement.

Sincerely,

King Neighborhood Association Board

Sent from my iPhone