

**From:** [Terry Parker](#)  
**To:** [JWMTR Exhibits](#)  
**Subject:** HB2001A Testimony in opposition-June 12 2019 hearing continuation  
**Date:** Wednesday, June 12, 2019 4:41:37 PM  
**Attachments:** [Vancouver BC & HB2001 Land values beckon bulldozers OUTLINEHB2001.doc](#)

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Dear Joint Ways and Means Transportation and Economic Development Committee Members,

HB2001A is dictatorial legislative overreach that will rezone local neighborhoods which takes away the local public process control of zoning, planning and development.

Portland and Oregon are well noted for the preservation of single-family home neighborhoods. It is one reason why people want to move here. When people purchase a home in specific neighborhood, they are investing into the atmosphere, appeal and amenities of that particular neighborhood. \_

HB2001A will trash a high proportion of existing single-family home neighborhoods statewide by destroying them with the promise of more home demolitions to make room for extreme refill density. The bigger structures will remove large mature trees that store carbon, replace attached green yards, create more urban heat island development and otherwise make the urban living environment less eco and family friendly.

Single-family homes in inner-city neighborhoods, especially in Portland, are already in short supply. As if on steroids, HB2001A will automatically increase land values (like occurred in Chicago with up zoning) and accelerate the demolition of the most affordable single-family homes. That in turn will increase the price tag for ALL single-family homes. HB2001A opens the door to the kind of neighborhood destruction that is taking place in Vancouver, B.C. where one in every four single family homes being sold is demolished.

HB2001A inharmoniously puts out a "for sale" sign offering up single-family home neighborhoods to developers for the highest bid. With more housing stock shifting from owner-occupied to rentals, and with higher prices for the remaining single-family homes, the opportunity for first time buyers of all ethnicities to accumulate wealth through the purchase of a home will be reduced. This lack of opportunity will also have an infliction on the children of young families who might not have a safe attached yard to play in. It should also be noted that children raised in owner-occupied homes score an average of 7 to 9 percent higher on math and reading tests and are less likely to drop out of school than children that live in renter-occupied homes. HB2001A will also cause the displacement and gentrification of vulnerable communities with lower-income families, and even working class people being priced out. Seniors wanting to downsize will likely have difficulty finding a less expensive smaller home.

With no allowance in HB2001A to mandate off-street parking requirements, local streets will become car storage lots. Think about a full build out with a four-plex on every lot within a given neighborhood and no off-street parking. If every unit is cohabitated, and if each household member has a car; tranquil neighborhoods will become alike to the parking deficient mess on many Northwest Portland residential streets where demand exceeds the number of parking spaces. There will be no place to park for visitors and no place to set out trash and recycle containers. Housing costs will be greatly increased if paid parking permits are required. Will households with electric cars have to run extension cords across the

sidewalks or down the block for overnight home charging? Moreover, HB2001A will also overburden local services and infrastructure such as schools, sewers, streets and roads, and even cost of transit which is taxpayer subsidized at close to 65 cents per passenger mile.

HB2001A will NOT mandate any affordability in the new refill redevelopment or fund anti-displacement and/or affordable housing programs. HB2001A will NOT result in affordable housing because increased density allowances will also increase land prices and new construction is more expensive than what is being demolished. HB2001A will NOT fund additional infrastructure necessary for infill redevelopment, and HB2001A will NOT allow cities to plan for population growth which is the biggest human caused threat to climate change and the environment. Moreover, HB2001A is OPPOSED by the League of Oregon Cities, many individual cities and towns, planning organizations, and the great majority of Oregonians whose neighborhoods will be rezoned.

HB2001A is also a David and Goliath story by way of Goliath promoting the false narrative that simply increasing the housing supply by eliminating single family home zoning will reduce housing costs. Up for growth, the product of deep pocketed millionaire developers that build luxury apartment complexes and high end posh condos are primary financial backers of the lobby efforts to pass this kind of high density legislation. The state and legislative supermajorities should NOT be taking from the working class and then bestowing generous, catered and profit driven gifts to wealthy developers.

HB2001A is offensive to present day homeowners, offensive to working class people who have the American Dream of purchasing a home, and an offensive urban environmental nightmare whereby the demolition of existing homes and the construction of large refill structures significantly add to the urbanized carbon footprint. Portland's Comprehensive Plan already has enough zoning for multi-family development in town centers and along major corridors without adding extreme density requirements and destroying single family home neighborhoods.

In closing, creating more demolition debris, the removal of large mature trees and the loss of open space yards to add density is NOT the immediate preservation of the public peace, health and safety as stated in an emergency clause. Attaching an emergency clause to HB2001A is in reality being utilized as a dictator clause to lock the people out of the decision making process. Instead of dictating to the people, zoning decisions and density requirements need to remain with local municipalities for the people, by the people, and of the people in those local municipalities. Opposing HB2001A is about protecting the urban landscape and preserving a quality of life, not only for existing residents, but also for future generations.

**HB2001A belongs in the compost bucket!!!**

Respectfully submitted,

Terry Parker  
Northeast Portland

Attachment



# This is the future in Oregon if HB2001 eliminates single family home zoning!

## Land values beckon bulldozers

Lot assemblies signal wholesale housing demolitions: one in four Vancouver houses sold to be torn down!!!

By Frank O'Brien | June 20, 2018, 1:05pm



One in four houses sold in Vancouver are demolished, according to a University of British Columbia Teardown Index study | Photo: Chung Chow

The three houses on East Sixth Avenue in Vancouver would have likely lasted for years: two of them appear fairly modern, but the value of the land beneath them combined with higher-density zoning doomed them.

Assembled into a 14,000-square-foot land assembly, the detached houses sold in May for a combined \$5.74 million, the equivalent of nearly \$410 per square foot, for a new townhouse development.

Soaring Vancouver land values are also leading to a rush of strata windups, where owners of older townhouse or condominium projects vote to sell the entire complex for the land value. A recent example is in the West End, where a 53-unit condo project on less than half an acre sold for \$52 million. In North Vancouver, sites with old townhouses on them are selling for up to \$10 million an acre.

In the first three months of this year, residential land sales in Metro Vancouver dominated real estate investments, with \$1.14 billion in transactions, according to a survey by Altus Group. Land sales accounted for 57% of the entire real estate investment market in the first quarter, noted Paul Richter, an Altus Group director.

**Due to a lack of vacant Metro land, the majority of residential land deals lead to demolition of existing homes. In the past 30 years, 26,700 Vancouver detached houses, or 40% of the all houses, were demolished and replaced, according to a teardown index study from the University of British Columbia (UBC) school of architecture.**

UBC architectural professor Joseph Dahmen, co-author of the teardown study, estimated that one-quarter of the Vancouver houses being sold today will be demolished.

The bulldozers could get even busier, because of a new City of Vancouver plan for blanket zoning of single-family neighbourhoods to allow for development of townhouses, row houses and laneway houses.

**The city's Making Room plan, which goes to council this week, would rezone 65,000 single-family detached lots over the next year to 18 months for higher density housing which, according to a city report, "are affordable to medium-income residents."**

Soaring land values, however, threaten that affordability scenario. In the Cambie Street corridor, which already has higher-density zoning for detached lots, the current benchmark price for a detached house is \$3.5 million, according to the Real Estate Board of Greater Vancouver. In December 2017, however, a condo developer paid \$8.5 million for a "teardown" 66-year-old house on an 8,760-square-foot lot at West 35 Avenue at Cambie Street as part of a land assembly.