

Honorable Representatives,

While I support serious attention to the existential threat from climate warming, I find it ironic that you are pushing a "Climate Justice" study at the same time the Legislature has adopted housing-related bills that will worsen the climate and disproportionately burden non-white and poor households.

When the veneer of "missing middle housing" is stripped away, HB 2001 and its progeny (e.g., HB 2283/SB 458) purely and simply create huge incentives for dispersed, low-density, expensive, market-driven development.

By now, anyone who has bothered to get beyond the "echo chamber" produced by "Up for Growth," 1000 Friends of Oregon, Sightline and other deregulation advocates, will understand that blanket deregulation to allow more dwellings per lot in large swaths of many (but fatally, not all) Oregon cities will:

- a) Create direct displacement (away from employment centers) by demolition of lower-cost housing
- b) Create indirect displacement (away from employment centers) by redevelopment "gentrification" that raises rents in lower-cost neighborhoods
- c) Disinvests in housing near good public transit, thus undermining investment in "clean" and energy-efficient transportation, and adding to the transportation costs of low-wage workers
- d) Promotes single-family housing in smaller, satellite cities (e.g., around Eugene-Springfield: Junction City, Veneta, Creswell and several others), thus increasing VMT in the region.

Honestly, if you were trying to create a housing policy that would worsen the climate and harm poor people, you couldn't do much "better" than the completely "leave it to the investors" policy that underpins HB 2001. All based on myths and "supply-and-demand" Voodoo, "trickle-down" economics.

With HB 2488, you'll create great campaign pitches. With HB 2001, you're going to screw your non-white and poorer constituents.

I hope some of you will rise above that.

Paul Conte
Eugene