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Subject: Vote NO on HB 2007
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Historic, livable neighborhoods and an urban fabric that encourages care, connection, and community are the foundations of healthy, sustainable cities.

Do you want healthy, sustainable cities?

After decades of devastation and neglect in the 1950s, 1960s, and 1970s, we have spent the last three decades repairing, restoring, and re-invigorating Portland's inner-city neighborhoods - the results of this SUCCESS have been to produce **a city that is an inspirational model and destination for people across the country, and across the globe.**

And HB 2007 is how our leaders respond this success? By setting our unparalleled city up to be gutted and turned into the next San Francisco, with ugly and soulless block after block of "housing at any cost"?

Only one group of people benefit from HB 2007 as it is written - developers. They reap the capital created by the investment and hard work of others over scores of decades, and leave behind for both the city and its citizens shoddy, bottom-line-driven projects and a legacy of headaches, eyesores, and **battered neighborhoods that caring people invested in maintaining a vibrant and diverse city want to move out of instead of into.**

I support creating **more affordable housing**, increasing **density without demolition**, and **conserving the historic character** of our older neighborhoods - **you must adopt Restore Oregon's amendments to FIX HB 2007:**

1. *Focus incentives on the creation of affordable housing, not market-rate housing.*
2. *Stop tear downs of good modest-priced homes, unless they're being replaced with multiple affordable units.*
3. *Enable the internal conversion of existing houses into as many as four units without triggering the cost-prohibitive commercial building code. This adds density while retaining character.*
4. *Leave in place baseline protections for new historic districts, while providing incentives for ADUs, internal conversions, and compatible infill.*

As it stands, HB 2007 is based on FALSE PREMISES:

1. That simply building more housing – even if it's at high market rates – will have the trickle-down effect of creating more affordability.
 - There is NO EVIDENCE this has worked in other cities. One need only look at San Francisco and Vancouver.
2. That we have a shortage of market rate housing in Portland and other major metro areas.
 - Market rate housing is doing fine – there's even an over-supply at the higher end.
 - We do not have enough AFFORDABLE housing. Building more high-end homes will not help that
3. That there is insufficient buildable land inside the UGB.
 - Nope. The central city is already dense, but outer neighborhoods have lots of opportunities for development and deserve investment.
4. That designation of historic districts is being used as a mechanism for blocking density and affordable housing.
 - Historic designation does NOT prohibit accessory dwelling units (ADUs) or infill development. Some historic districts require design review for compatibility. Recently revised Goal 5 rules

- provide that the only automatic protection for new historic districts is demolition review.
- Historic districts comprise just 1% - 3% of residential zoning. They are not the problem and provide significant community benefits worthy of good stewardship.

There are positive aspects to HB 2007 such as streamlining review, establishing clear and objective standards for affordable housing design, and allowing religious institutions to create affordable housing on their property.

But to avoid doing more harm than good, I urge you to either **adopt Restore Oregon's proposed amendments as a package, or VOTE NO on this bill.**

Thank you for giving this your full and thoughtful consideration,

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