

From: Chrissi Antonopoulos
To: [JWMNR Exhibits](#)
Subject: HB 2007 Testimony
Date: Tuesday, June 20, 2017 8:53:06 PM

Hello,

I am writing to express my **OPPOSITION to HB2007**. I feel this bill in it's beginning was a good effort to create affordable housing throughout Portland. Unfortunately, the bill has evolved into one that would hurt our neighborhoods and allow the already unbridled development to continue to overtake this city without adding affordable housing. As a lifelong resident of NE Portland, I am so tired of seeing my family and friends hurt by continued gentrification and development. This bill would hurt us, not help us.

Here are the specific reasons I'm opposed:

HB2007 makes sweeping changes without public input. HB2007 overrides local zoning and comprehensive plans THROUGHOUT OUR STATE with *no opportunity for public input*. The House Health and Human Services Committee only took testimony from developers, homebuilders, real estate investors and partner groups before referring the bill to Way & Means. HHS has since rejected all further emailed public testimony. The Oregon League of Women Voters has criticized the *"lack of public process"* on HB2007.

HB2007 is "one size fits all" attempt to usurp local control. Zoning and land use are local issues. HB2007 will forcibly re-zone every single-family house neighborhood in Oregon to multi-family (duplexes and accessory dwelling units). HB2007 will also deny every city (except Portland downtown & Gateway) the option of discretionary review of housing projects. *These issues should be decided by local cities, elected officials and voters* who are familiar with local needs and conditions.

HB 2007 is a giveaway to developers who are not building affordable housing. The duplexes don't have to be affordable, the developments exempted from design review don't have to be affordable, and the replacements for demolished historic buildings don't have to be affordable. HB2007 should *clearly define "affordable"* (total monthly housing cost less than 1/3 of 60% of median family income for the county, guaranteed for 80 years) and *provide benefits only to developers of affordable housing*.

HB2007 attacks our history and heritage. Neighborhoods listed in the National Register of Historic Places represent a fraction of 1% of the housing units in Oregon, and *even if every historic house in Oregon is demolished, it won't make any difference to our supply of affordable housing*. These are the most historic neighborhoods in our state. Oregon Goal 5 mandates protection of historic resources. Historic districts allow *density without demolition*: accessory dwelling units and internally converting a house to a duplex. HB2007 should *protect historic houses from demolition* and respect Goal 5.

HB2007 encourages demolition of the affordable houses that we have. When a developer demolishes a house, tenants are displaced. Most of the houses being

demolished are affordable; the replacement houses never are. HB2007 *destroys affordable housing*.

HB2007 is not a serious effort to solve the affordable housing problem. All the bill does is help developers make more money building expensive housing. We want our legislature to *deliver real solutions, not handouts to developers* at the expense of neighborhoods.

Sincerely,
Chrissi Antonopoulos
NE Portland resident