

From: Dean P. Gisvold
To: [JWMNR Exhibits](#)
Subject: HB 2007 opposed
Date: Wednesday, June 21, 2017 12:42:56 PM
Attachments: [Cathy Galbraith on HB 2007 June 22 hearing.pdf](#)

To the Ways and Means Subcommittee on Natural Resources
Re HB 2007

Thanks for holding this hearing and giving reasonable notice.

I am opposed to HB 2007.

I am a 50 year resident of the Irvington Historic District (IHD), which was federally recognized in October, 2010, the largest historic district in the state of Oregon. I am chair of the land use committee that is charged by the ICA board to process the many applications for historic review-we are close to 500 applications. I was board chair of Central City Concern for 27 years, and currently serve on the board of NOAH, the Oregon network for affordable housing.

I have attached the remarks of Cathy Galbraith-Benton, a long-time friend through the Architectural Heritage Center, and wish to be associated with her comments. Please enter this email and Cathy's comments in the public record.

I, too, was offended by the demonization campaign carried on by 1000 Friends and the Homebuilders, and furthered by the comments of Speaker Kotek. Cathy notes her late husband witnessed the destruction over the years of his vibrant African American community. It started with the location and building of I-5 right through the heart of this community. Then the Memorial Coliseum, which took out an active commercial area of this community. Then the uncontrolled urban renewal actions by Emanuel Hospital, now Legacy, on both sides of N. Vancouver Ave, where many fine homes were lost. Then the Rose Quarter. Then, over the last 7 years, the gentrification of Vancouver and Williams Ave with demolitions and new apartment buildings everywhere. And now, as Cathy points out, HB 2007 will continue and exacerbate this long time trend of community destruction, demolitions, and gentrification. I agree with Cathy, it does have a familiar ring to it.

One point about local control. The Portland Comp Plan 2035, recently adopted by the City, has more than double the zoning capacity for more housing. The

Comp Plan took in to account the projected increase in population and added more density to its zoning and planning. The IHD has capacity for more housing already in its multi-family zones, R1, R2, RH, and in its three commercial zones. But we want to have a say in the design and scale of such additional development through discretionary review.

I support the original bill as filed by the Speaker before the amendments. It will help non profits such as Central City Concern and Reach, organizations that provide real affordable housing to those in need. Throw out all amendments and you have a good bill that will help low income people including the homeless. Then form a task force to make recommendations to the legislature about solving the affordability issues, which are long standing, complex, and will cost money. I have tried to envision a compromise solution, and I cannot do so, because current comp plan zoning already includes zoning capacity for more than double the housing units needed for the folks scheduled to show up here, allows an ADU on every lot in Portland, and allows duplexes on every corner lot. The simple fact is that homebuilders make more money with demolitions and bigger, more expensive replacement housing.

HB 2007 is not the answer; if passed, it will be part of the problem.

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