



GOOSE HOLLOW FOOTHILLS LEAGUE
2257 NW RALEIGH STREET PORTLAND, OR 97210 503-823-4288

Dear Oregon Legislators,

May 17, 2017

The Goose Hollow Foothills League is one of the densest neighborhoods in all of Oregon. Almost half of our board members are low-income renters. **We are opposed to HB2007.** This bill must be stopped. So far, HB2007 has been put together by developers who stand to gain millions from this policy and a non-profit and legislators who receive substantial funding from these developers. We wonder when legislators will listen to low-income people rather than those who stand to gain financially?

We were shocked to hear House Speaker Tina Kotek and 1000 Friends of Oregon insinuate that people who are against this bill are elitist racists.

<https://youtu.be/Q7O5XQ8bMA?list=PLdlmuScnZTEmQk3WvHrzOmQK1FOB5CXsr>
<https://www.youtube.com/watch?v=FWvpGv9GV0&list=PLdlmuScnZTEmQk3WvHrzOmQK1FOB5CXsr&index=6>

Goose Hollow fights for historic preservation because that saves affordable housing. In Goose Hollow's King's Hill Historic District, apartment rent rates in historic buildings are almost half the rents in new apartments (around \$1.60 per foot per month, with new apartments renting for approx. \$3 per foot per month). We see direct evidence that the most affordable housing is the housing already built. We support internal conversions and ADU's. We do **not** support demolitions. The bill has many problems:

- **HB2007 will not lead to affordable housing**—Research is clear that incentivizing demolitions artificially inflates the value of the underlying lot, thus driving up housing costs.

(Portland) http://www.demandaffordability.org/rch_profile/

(Vancouver, B.C.) <http://vancouver.sun.com/opinion/op-ed/opinion-housing-reset-supply-myth-exposed-but-more-of-the-same>

This scheme is an environmental and social justice travesty that will make developers richer and lead to unaffordable housing. Portland has already seen this trickle-down-economics scheme in the Albina District which has led to massive displacement of low-income residents and displacement of African American residents from a historically black community. Legislation should encourage existing houses to be subdivided and encourage ADU's but should discourage demolitions. **The most**

affordable house is the one already built, as is clear by research from the National Trust for

Historic Preservation. https://www.citylab.com/equity/2017/06/historic-preservation-density-demolition/529821/?utm_source=SFEB

- **Historic districts are economic engines for Oregon**—HB2007 guts the engine. Across the state, historic districts are economic drivers (as in Astoria, Baker City, Sumpter, Corvallis, Oregon City, St. Helens, Port Orford, Bend, Sisters, Hood River, etc). Gutting the economic engine of historic districts is incredibly financially reckless.
- **HB2007 violates Land Use Goal #1**-- With no citizen participation, HB2007 strips zoning and design oversight from all cities in Oregon. With no input from historic preservation organizations and no input from affordable housing advocates (except for 1000 Friends of Oregon which has a staff member who has bought the developers' false logic that if you're for zoning, design review, and preserving historic buildings then you must be against affordable housing).
- **HB2007 violates Land Use Goal #2**, which states that actions must be consistent with comprehensive plans of cities and counties. HB2007 invalidates comp plans.
- **HB2007 is an unfunded mandate**—Since HB2007 invalidates comp plans and urban planning work statewide, this will require rewrites of those plans. This is an unfunded mandate that will cost millions of dollars to implement (rewriting all the zoning and code that it invalidates) and will waste millions of dollars already spent on decades of urban planning work statewide. The Legislative Fiscal Office's report shows dire financial impacts. <https://olis.leg.state.or.us/liz/2017R1/Downloads/MeasureAnalysisDocument/38539>
- **No research**--Without scientific research to support their theories, the sponsors of HB2007 have decided that Oregon will jump first and ask questions later. With no public testimony and without studying the issues, the sponsors of this bill think it's wise to deregulate all housing development in the state.
- Shockingly, **HB2007 redefines "affordable" as 120% of Median Family Income**. This is **4 times** the HUD standard of affordable rent (30% of income).

Gov. McCall would be spinning in his grave to see his beloved 1000 Friends of Oregon organization and the sponsors of this bill working side-by-side with the Home Builders Association, buying into the alt-right, fake-news, theory of demolition as the cure for affordability, and leading the charge to load Oregon landfills with the most affordable houses—the ones already built. It's an environmental and social

justice travesty that will only fill developers' pockets and will lead to incredibly unaffordable housing by artificially inflating the value of the underlying lot. The fact that the bill's sponsors have drunk the developers' build-baby-build kool-aid is frightening for the future of affordable housing in Oregon.

Sincerely,

A handwritten signature in blue ink that reads "Tracy J. Prince". The signature is enclosed in a thin black rectangular border.

Tracy J. Prince, Ph.D., Vice President