

From: Deodato, John
To: [JWMNR Exhibits](#)
Subject: HB 2007, why we oppose this bill
Date: Wednesday, June 21, 2017 2:16:49 PM
Attachments: [image376563.PNG](#)
[Laurelhurst Demos & New Construction 2007-2016-R4.pdf](#)

Dear Senators & Representatives,

I am writing you to express my concern about the subject House Bill 2007, and its unintended consequences. The development and zoning within Portland and other Oregon cities should be controlled by local city regulation, not dictated by the State.

Many of the amendments in this HB 2007 appear to have been written by the Oregon Home Builders Association with the sole purpose of lifting any current demolition and building restrictions. It gives developers a free pass to demolish good, modest-priced houses and replace them with much more expensive homes that will do nothing to ease the affordability crisis. Several sections of this bill need to be revised or eliminated if it's truly going to address affordability. Some of the reasons we think you should oppose this bill:

- Offers no incentive to build 'affordable' housing to residential builders who specialize in replacing existing single family homes.
- Offers no protections against the demolition of existing affordable homes, and includes no requirement that a demolished home be replaced by a more or equally affordable unit.
- Eliminates discretionary design review for ALL housing types, not just affordable housing, sharply reducing neighborhood input and local control over compatibility.
- Denies local historic districts protections against demolition or incompatible infill.
- It does nothing to subsidize or otherwise require a developer to produce a certain percentage of homes tied to a median income level.

We share your concerns about housing availability and affordability in our City and State, but it appears many of the provisions in this bill do not adequately address these issues, and will in fact lessen the affordability in several neighborhoods. Modest and affordably priced duplexes and ADU's can already be built in Laurelhurst, and many of our east side neighborhoods, and they would also be allowable in a historic district. Removing restrictions on demolition review, and gutting historic district protection would have a negative impact on affordability, not promote it.

Contrary to the accusations and uninformed pronouncements made by Rep Kotek, historic preservationists and Laurelhurst residents in particular are not trying to create isolated enclaves and stop affordable homes from being built. In fact, the exact opposite is true. We are trying to salvage the existing affordable homes, and keep increasing unaffordable homes from being built. Let's be realistic, no builder is going to construct affordable or low-income housing out of the goodness of his heart. Any OHBA member will build the most profitable homes he can construct within zoning guidelines.

I have taken the time to document what these developers are building when they demolish a home

in our neighborhood (you can also download a copy here - <https://drive.google.com/Laurelhurst>). See anything affordable? HB 2007 will do nothing to stop this. This is the exact type of predatory development we are trying to address in our neighborhood, and one of the primary reasons we are seeking historic registration or any option that will provide demolition review. This is not about being exclusionary or NIMBY with respect to progress, it's about keeping a small portion of our neighborhood affordable while it still exists, and saving some of the unique architectural history in our city. We realize the subject bill is not intended to fix this market situation, but we don't want to see legislation that makes the affordability situation worse, and offers no subsidies to incentivize low income housing.

We are asking you to oppose this destructive bill, and work toward true affordable housing legislation. Thanks again for your support, and continued service.

Best regards,
John Deodato

John Deodato | Chief Engineer I
Hyster-Yale Group
Mast Design
Office: +1 (503) 721-6191
john.deodato@hyster-yale.com
www.hyster-yale.com

