

**From:** Justin Bednar  
**To:** [JWMNR Exhibits](#)  
**Subject:** Testimony for HB2007 hearing this Thursday  
**Date:** Tuesday, June 20, 2017 7:45:39 PM

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Hi,

I would like my testimony added to public record for the public hearing in the Joint Subcommittee on Natural Resources this Thursday at 1pm:

"I am writing to express my **OPPOSITION to HB2007**. The Laurelhurst neighborhood in Portland, OR offers a unique look into the history of the city, please to override local control of our community to outside interests.

**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,

Drs. Justin and Amy Bednar  
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