

From: Kimberly Pendell
To: [JWMNR Exhibits](#)
Subject: I oppose HB 2007
Date: Tuesday, June 20, 2017 9:57:18 PM

I am writing to express my OPPOSITION to HB2007. My name is Kimberly Pendell and my address is [2919 NE Rodney Ave., Portland](#).

This is why I oppose HB2007.

HB2007 encourages demolition of our affordable houses. In Portland, developers have demolished thousands of affordable houses to build luxury houses and expensive duplexes. This bill gives developers even more incentive to demolish affordable houses.

I can attest to this myself -- I am in a dual income household, with decent jobs. My husband and I lucked out and found an older, smaller home we could afford in Portland back in 2011. This type of opportunity NO LONGER EXISTS in our neighborhood. Every house that has been torn down has been replaced by a luxury condo that is easily twice or three times the purchase price of our home. I have no idea where we would be living if we hadn't bought when we did. First time home buyers don't have a chance in Portland anymore, unless you're in tech and from the Bay Area.

HB2007 is a "one size fits all" attempt to usurp local control. HB2007 will forcibly re-zone every single-family house neighborhood in Oregon to multi-family (duplexes and accessory dwelling units). These issues should be decided by local cities, elected officials and voters, not imposed from the state.

HB2007 permits developers to build bad projects. HB2007 will deny every city, except Portland in downtown & Gateway, the ability to use "discretionary review" to require livable, well-designed housing. The bill permits developers to build ugly, poorly designed boxes that blight our cities.

I've already seen extensive repair work done on the siding of new buildings in town. The developer isn't looking out for the long term here! They are focused on getting a good return on the initial sales, then leave the future residents and neighbor to deal with something that won't last a decade.

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. Even if every historic house is demolished, it won't make any difference to our supply of affordable housing. HB2007 should support density without demolition -- this is possible!

HB 2007 is a giveaway to developers who don't build 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 provide benefits only to developers of housing that is truly affordable to low-income families making 60% of county median family income.

HB2007 makes sweeping changes without public input. HB2007 overrides zoning and comprehensive plans with no opportunity for public input. The House Human Services and Housing Committee took testimony only from developers, homebuilders, real estate investors

and their allies. The house committee has since rejected all emailed public testimony. The Oregon League of Women Voters criticizes the "lack of public process" on HB2007.

HB2007 is not a serious effort to solve the affordable housing problem. All the bill does is help developers make more money replacing affordable houses with expensive housing. We want our legislature to deliver real solutions, not handouts to developers.

Sincerely,
Kimberly Pendell

Sent from my iPhone