

**From:** Maya Foty  
**To:** [Sen.LewFrederick@state.or.us](mailto:Sen.LewFrederick@state.or.us); [Rep.BradWitt@state.or.us](mailto:Rep.BradWitt@state.or.us); [Sen.FredGirod@state.or.us](mailto:Sen.FredGirod@state.or.us); [Sen.Taylor](mailto:Sen.Taylor@state.or.us); [Rep.SalEsquivel@state.or.us](mailto:Rep.SalEsquivel@state.or.us); [rep.kenhelm@state.or.us](mailto:rep.kenhelm@state.or.us); [Rep.Lewis](mailto:Rep.Lewis@state.or.us); [Rep.Power](mailto:Rep.Power@state.or.us); [JWMNR Exhibits](#)  
**Subject:** Letter opposing HB 2007 as currently written  
**Date:** Wednesday, June 21, 2017 11:46:39 AM

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#### Ways and Means Subcommittee Members:

I am a resident of the East Tabor neighborhood of Portland, and I am very concerned about the current configuration of HB 2007. I understand that the intention of this bill is to promote affordable housing in our city. But it goes about it in a very wrong way. What it actually does is:

<!--[if !supportLists]-->1. <!--[endif]-->Incentivize demolition of existing affordable housing. I live at Hawthorne and 71st, on the east side of Mt. Tabor in Portland. There are so many great small houses that could be easily bought by young families and fixed up but instead are levelled and replaced by McMansions that are sold for twice the amount the original house and lot were bought for. Not affordable housing and a blight on the neighborhood!

<!--[if !supportLists]-->2. <!--[endif]-->Strip away protections for historic districts. We have so few historic districts that are a real asset to our community. Why let greedy developers from Texas buy lots, replace perfectly sound homes with cookie-cutter houses they build in Texas, max out the lot and don't fit into the neighborhood?

<!--[if !supportLists]-->3. <!--[endif]-->Prohibits design review for ALL new construction, which is a critical component of the appropriate development of the urban landscape. In addition to providing affordable housing for its residence, a well-managed city provides oversight on what is built and how it fits into the overall urban context. If we eliminate design review, we have no control over greedy developers trying to minimize their construction costs, max out lot boundaries and put the least amount of effort into their building so they can maximize their profits.

<!--[if !supportLists]-->4. <!--[endif]-->Prohibits historic overlay zones that might affect density (i.e. would deny districts the ability to reduce the scale of a building to make it compatible with its neighbors). This would have a huge negative impact on our historic neighborhoods, which is only a tiny fraction of the total residential zoning statewide. In Portland, it's less than 3%! There are so many great lots in Portland, for example – close in – that have empty lots or else poor or undersized infill, we should be incentivizing development of those areas instead of allowing rampant destruction of the few historic neighborhoods that we have.

I request that HB 2007 be revised so that, first and foremost, its provisions be truly limited to affordable housing. I support Restore Oregon's amendments as follows:

<!--[if !supportLists]-->1. <!--[endif]-->Retain the bills existing language for accelerating review by a few days compared to current limits;

<!--[if !supportLists]-->2. <!--[endif]-->Remove all previous language restricting the creation and protections of historic districts;

<!--[if !supportLists]-->3. <!--[endif]-->Impose a mandatory prohibition of the demolition of viable housing unless density is increased AND 50% of the resulting replacement units meet HUD affordability criteria;

<!--[if !supportLists]-->4. <!--[endif]-->Mandates allowing duplexes in single family zones (but, subject to that demolition prohibition);

<!--[if !supportLists]-->5. <!--[endif]-->Prohibits historic district guidelines from prohibiting

internal conversions to duplexes if the zoning allows it;

<!--[if !supportLists]-->6. <!--[endif]-->Retains historic district guideline precedence over zoning regulations and size limits;

<!--[if !supportLists]-->7. <!--[endif]-->Mandates State Building Code review to allow residential standards for internal conversions to 4 or fewer units.

Sincerely,

Maya Foty