

From: Michele Delaney
To: [JWMNR Exhibits](#)
Subject: I OPPOSE HB 2007
Date: Wednesday, June 21, 2017 2:17:12 PM

Dear Representatives:

I respectfully submit the following as public testimony in opposition to HB 2007:

I strongly object to the current version of HB 2007.

As originally drafted, HB 2007 focused solely on affordable housing and measures to increase the stock of affordable housing in Oregon. However, through the lobbying efforts of the Oregon Home Builders Association (OHBA) and 1000 Friends of Oregon, HB 2007 has been amended to enable wholesale demolition of affordable housing for replacement with expensive housing that profits developers and home builders. *Less* affordable housing is not what Oregon needs and was not intended by the original draft of this bill.

Here is why I oppose this bill:

- 1. HB 2007 encourages demolition of existing affordable homes.** HB 2007 is advertised as a solution to the affordable housing shortage, but nearly the entire bill is a giveaway to developers of market-rate and "high-end" housing. HB 2007 is a developers' dream come true – it encourages destruction of modest single family houses and historic structures for replacement with duplexes and apartment projects without design review OR affordability requirements. *Actual Portland data on demolitions and replacement residences shows that the replacements are typically priced at **three times** the price of the demolished homes. This does **not** contribute to affordability.*
- 2. HB 2007 is a “one size fits all” attempt to usurp local control by requiring every Oregon city and county to permit the construction of duplexes and accessory dwelling units (ADUs) in every single family residential neighborhood.** In other words, this bill will force on all of Oregon the Portland “Residential Infill Project” (RIP), but without the planning and provisions that Portland is developing for its RIP. Developers will be able to build at will without design review. These issues should be decided by local cities, elected officials and voters, not imposed from the state. *Most importantly, none of these projects will have to be affordable.*
- 3. HB 2007 prohibits the designation or protection of National Register Historic Districts in residential neighborhoods.** 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 and Oregon Goal 5 mandates their protection. Historic districts already allow accessory dwelling units and internal conversion of houses to duplexes, which contribute to affordable housing. HB2007 should support density without demolition.
- 4. 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. HB 2007 should provide benefits *only* to developers of housing that is truly affordable to low-

income Oregon families.

In short, the current version of **HB 2007 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 cities and neighborhoods throughout our state. Please amend HB 2007 to reflect its original purpose of increasing affordable housing in Oregon.

Sincerely,

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