



Northwest District Association

June 16, 2017

Joint Ways and Means Committee
Oregon State Legislature
900 Court St. NE
H-272 Salem, Oregon 97301

RE: HB2007

Dear Members of the Joint Ways and Means Committee;

You have already received ample opposing comments from residents in NW Portland concerning HB 2007, Section 4, which effectively eliminates the requirement of discretionary design review for all housing projects in NW Portland outside of the Historic Alphabet District. Alarm has been raised that the Community Design Standards, the only design criteria that would be required if HB 2007 is adopted and discretionary design review is not mandated, are completely inadequate in providing design guidance for the large-scale housing projects proposed for NW Portland.

You have also received messages of concern about HB 2007, Section 7, which deals with duplexes and ADU's in single-family zoned neighborhoods. In every neighborhood, residents are disgusted by demolitions of perfectly good affordable homes to be replaced by housing that is no longer affordable. You have already been urged to expedite internal conversions of existing housing to produce more ADU's.

The Northwest District Association Planning Committee and Board would like to amplify these concerns. Taking a broader view, we feel HB 2007 also interferes with the intent and mandates of Oregon's Statewide Planning Goals & Guidelines:

1. **Goal 2, Land Use Planning** assigns responsibility to cities and counties to develop and maintain land use plans, but HB 2007 would override much of this work, undermining local control. e.g. Part 1 – Planning, states that “...state...plans and actions related to land use shall be consistent with the comprehensive plans of cities...”

2. **Goal 5, Natural Resources, Scenic and Historic Areas, and Open Spaces** directs local governments to protect historic resources, but HB 2007 would undermine such protections of any proposed residential historic districts. e.g. Guidelines, A. Planning, Paragraph 5, states that “The National Register of Historic Places and the recommendations of the State Advisory Committee on Historic Preservation should be utilized in designating historic sites.” Eliminating historic district design requirements to assure that new construction is compatible with and in scale with dwellings in proposed residential historic districts clearly undermines the intent of the National and State bodies.

3. **Goal 10, Housing**, of all of the goals, seems to undertake much of what HB 2007 is attempting to accomplish. Goal 10 requires local governments to plan for housing needs of citizens of the state, to assure that there is adequate buildable land, and to monitor inventories of housing at price levels. HB 2007 is apparently redundant or in conflict with Goal 10. There is considerable detail under Guidelines, A. Planning and B. Implementation that addresses many of the problems that HB 2007 tries to address. But if cities and counties are adhering to the Goal 10, Planning and Implementation requirements, there is little need for HB 2007.

Best Regards,
Northwest District Association Planning Committee

A handwritten signature in black ink, appearing to read 'Greg Theisen', with a stylized initial 'G'.

Greg Theisen
Co-chair, NWDA Planning Committee

A handwritten signature in blue ink, appearing to read 'Karen Karlsson', written in a cursive style.

Karen Karlsson
President, NWDA
Member, NWDA Planning Committee