

**From:** Roberta Schwarz  
**To:** [JWMNR Exhibits](#)  
**Subject:** Public written testimony in opposition to HB 2007  
**Date:** Wednesday, June 21, 2017 11:42:33 AM

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Dear Oregon Legislators,

**Please oppose HB 2007.** Oregon's Goal 1 Citizen Participation seems to have been all but forgotten and it is what makes Oregon a beautiful place to live.

These are a few points from a recent article by Midge Pierce in the SE Examiner which I hope you will keep in mind as you vote "NO" on this bill:

**Oregon Home Builders Association (OHBA) and others twisted it into a bill that overrides local zoning and undermines city controls. The bill would allow building to maximum density and heights potentially disregarding critical local planning tools like discretionary design reviews. Voter outrage mounted last month.**

**Given the lack of public input and concerns about the bill's potential impact, the League of Women Voters is among those withholding support.**

**With little public awareness and flawed process, the Kotek bill deemed the lovechild of the Oregon Home Builders Association is poised to move through House Ways & Means and on to the Senate for approval before the legislative session's targeted end this month.**

**The sole preservationist invited to the meeting was Restore Oregon's Peggy Moretti who charged special interest groups with hijacking emergency housing legislation. "HB 2007 has become a "Frankenstein monster of pieced together provisions" that weaken historic protections in the name of housing at all costs. Emphasizing Restore's mission to preserve and re-use, Moretti said 1000 Friends "was forgetting who their friends are."**

**Rip, Replace, Rebuild Everywhere spells environmental Ruin, according to attendees, unable to testify, who report some 100 million pounds of demolition waste hauled to landfills in recent years. They also claim that because of high construction and land costs, newbuilds are considerably more expensive than existing houses – a reason developers use for tearing down one modest home to replace with three pricey ones.**

**At the Salem meet, sustainable urban development international consultant Michael Mehaffy confirmed that more housing supply does not lower costs if the supply is more expensive than what it replaced.**

**Demolition alternatives proposed by Restore and other preservationists include internal conversions, tax breaks for home and apartment rehabs and construction focused on undeveloped areas of Southeast and Gateway that have sufficient capacity and transient options.**

**"The greenest house is an existing house," is a frequent mantra heard at Portland landuse meetings since HB 2007-like concepts were first introduced by Portland's controversial Residential Infill Project (RIP).**

**Everyone agrees affordable housing is critically needed. The how, what and where are flashpoints. While SE neighborhoods are increasingly divided, others from Beaumont and Multnomah Villages to Goose Hollow, are pushing back on what they consider underhanded tactics that began when RIP planners disallowed demolition as a topic for its citizen stakeholder advisers. Planning consultant Eben Fodor, who has filed objections with the City for RIP's failure to disclose the "nature, magnitude and consequences" of up-designation, thinks HB 2007 "seems like another developer wish list, compliments of a developer-funded legislature".**

**Even citizens outside Portland attack HB 2007 for legislative over-reach. During the Salem meet, a generally pro-bill architect from southern Oregon said towns did not want Portland-style development policies foisted on them.**

Thank you,  
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