

**From:** Susan Ferguson  
**To:** [JWMNR Exhibits](#)  
**Cc:** [Sen Dembrow](#); [Rep KenyGuyer](#); [Barbara Smith Warner](#)  
**Subject:** Testimony re: HB 2007  
**Date:** Tuesday, June 20, 2017 10:39:32 PM

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To members of the Joint SubCommittee on Natural Resources:

Please do not support HB 2007 as it is now written. While I wholeheartedly support the development of affordable and low income housing in every neighborhood and ZIP Code in Portland, this Bill is not well written. It references, but does not hold developers accountable for, low income/affordable housing. We have been here before (witness the Oregon Zoo Bond Measure and the Portland Arts Tax, both of which I supported, only to find what I thought I was voting for is not how my money is being spent). Additionally I do not agree with the loosening/removal of the design review process. With all the building currently underway, and with much more to come, I am very concerned about the quality of the design and construction of this new housing. It is no bargain if in 10-15 years we are looking at these same buildings deteriorating because of shortcuts taken by the developers/builders. The developers/builders must be held accountable.

I support the Urban Growth Boundary and am not opposed to increasing density. Increasing density through the use of duplexes, row housing and garden apartments makes sense, but rigorous design review is essential to protect the livability of our neighborhoods. I support the ability to subdivide large homes in historic districts, and the building of historically appropriately designed ADU's in those districts to increase urban density.

Our housing crisis has reached a state of emergency, but this bill does not define what will happen when the state of emergency is over. It needs a sunset clause.

This well intentioned bill is moving too fast. I look to you and the Legislature to step back and relook at this bill. Again, I support the development of affordable and low income housing in every neighborhood/ZIP code in Portland. This will address the inequity of housing opportunities for people of color and low income residents. It will further address the unequal educational opportunities faced by low income citizens, and families of color. Diversity is good; increasing diversity and equity must be our goal.

Thank you for working on behalf of all the citizens of Oregon.

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*The arc of the moral universe is long, but it bends towards justice.* Martin Luther King