

From: Transaction Account
To: [JWMNR Exhibits](#)
Subject: opposed to HB 2007
Date: Tuesday, June 20, 2017 6:40:29 PM

I am writing you to express my disapproval for House Bill 2007 for the public record. Best case, it is a woefully doomed desire to do good. Worst case, it is a blatant example of regulatory capture masquerading as “progressivism”.

Abundant evidence of the effects of legislation like that of HB 2007 and it’s relatives in Portland is available in Seattle. Did such laws produce ample affordable housing? Or is Seattle more expensive than ever, with it’s lovely historic areas gutted? Who benefitted?

Simple math will show that if you converted all (100%) of historic East Portland housing stock to multifamily (as described in “RIPSAC” and evidently supported by your legislation in a two-pronged attack) you would solve the housing crisis in Portland for one year or less, (and it wouldn’t be affordable housing), based on numbers expected to move to Portland in coming years. Again, who benefits from less than a year’s solution spread over years?

So who, exactly, does a solution that neither creates affordable housing stock, nor provides a long-term solution actually benefit?

It isn’t young people living in, or moving to Portland. The stock created by tear-downs (and that’s what will come) won’t be affordable. It can’t be, just do the math.

It isn’t the current and long-term residents of the neighborhoods whose existing rights and protections you are prepared to legally trample at the state level.

So then, WHO ARE THE SPONSORS AND SUPPORTERS OF HB 2007 ACTUALLY WORKING FOR?

Clearly, the only group to truly profit from this legislation is the PROPERTY DEVELOPERS, who will be free to destroy Portland’s history, and the fabric of its neighborhoods, for their profit.

This may be proposed state legislation, but it is aimed squarely at historic East Portland.

What HB 2007 proposes amounts to handing a blank check to developers and saying “Look! It’s progressive!”. It is an intellectually dishonest non-solution.

Do not allow the Oregon legislature to be hijacked by deep-pocketed developers!

Sincerely

William Eddleman