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To: [JWMNR Exhibits](#)
Subject: HB 2007 testimony to the Joint Sub-Committee on Natural Resources, June 22, 2017.
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What makes Portland Portland and a desirable place to live? It is the uniqueness of the urban environment that includes a multiplicity and diversity of well established and preserved single-family home neighborhoods with big mature trees and green yards. That could all go away if developers have their way. The overreach of HB 2007 preempts local control and undermines - thereby gutting - single-family home zoning.

HB2007 is being mislead through the legislature under the disguise that by tearing down existing single-family homes with yards and replacing them with a larger footprint structure or multiple units will create more affordability because it increases the overall supply of housing. This has not worked in other cities, including San Francisco and Vancouver.

Playing the Trump card, the push for this statewide preemptive smokescreen is in play because the home builders along with the 1000 Friends of Oregon - now the defacto 1000 enemies of single-family home neighborhoods - did not get all they wanted through Portland's Comprehensive Plan, the Residential Infill Project (RIPSAC) and the public process.

The cover-up is that by tearing down the most affordable single family homes and then replacing them a new structure will in reality increase the cost of housing across most income levels. Even when multi-family units are constructed, the new housing will come at a higher cost.

First time buyer and starter homes are already being demolished at an alarming rate. Replacement housing nearly always has a higher price tag. By giving developers card blanch as applicable in HB 2007, the term "rip city" will be quantified like has never before brought to fruition. The greedy will take advantage of any opportunity where they can utilize what could be called bulldozers on steroids to rip apart neighborhoods and maximize profits. With single family homes already in short supply, the American Dream of an investment in home ownership will be only available to the top percentile of income earners. The impacts of lost green yards, mature trees and open space in the urban environment will be forever lasting.

To avoid the destruction of green in the urban environment and not add implications that will further increase housing affordability over the long term, limit HB 2007 to only the positive aspects - streamlining review, establishing clear and objective standards for affordable housing design, and allowing religious institutions to create affordable housing on their property - or simply VOTE NO on this flawed bill.

Respectively Submitted,

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