

From: TERESA J
To: [JWMNR Exhibits](#)
Subject: I support affordable housing. HB 2007 Will NOT provide Affordable Housing!
Date: Wednesday, June 21, 2017 6:24:46 PM

HB 2007, in its present form will not fulfill its stated goal of affordable housing.

- It effectively repeals protection offered since the 1970s for historic resources under Goal 5, one of the state's land-use planning goals. It also invalidates the recent, and carefully vetted, revisions to Goal 5 rules finalized earlier this year under the supervision of the Department of Land Conservation and Development.

History is important. Once our historical buildings and communities are gone, they cannot be reclaimed. So little of the state's housing stock is historical, why is HB2007 making historical preservation an "either or" proposition? We do not need to sacrifice history for affordability. There are many examples of affordable housing in historic districts. Internal conversions of large historic buildings to affordable housing has happened in other parts of the country.

- It would *accelerate* the developers' practice of demolishing smaller, more affordable homes and replacing them with significantly more expensive McMansions;

HB 2007 gives developers a fast track to demolish and quickly (no design review) and build ANYTHING. There are no requirements to build affordable housing contained in this bill. There is no definition of affordable housing contained in this bill. This bill will actually result in the removal of less expensive houses from the Portland market by providing incentives to buy smaller homes, demolish them, and replace them with high market value McMansions, providing higher profits for the builder.

- It *does not require that homes demolished be replaced with affordable housing*; Section 10 of the bill *incentivizes demolitions* making it easier to build high-end, unaffordable housing;

While the Pearl neighborhood of NW Portland was in the design phase, affordable housing was a part of city hall's vision. Developers were given incentives and tax breaks by the city to develop the Pearl in return for the promise of a stated percentage of apartments dedicated to affordable housing. Those promises were broken. There is very little affordability in this close in, walkable neighborhood of Portland. Instead, there are many luxury, high rise apartments that rent for market rate. This bill will do absolutely nothing to change this scenario.

Please do not pass HB 2007 in its present form. It will not provide affordable housing. It will destroy neighborhoods. It will destroy history. It will destroy local control for cities and towns throughout the state to craft their future.

TJ Browning