

**From:** Vicki Skryha  
**To:** [JWMNR Exhibits](#)  
**Subject:** Testimony in Opposition to HB 2007 Except for Proposed Study  
**Date:** Wednesday, June 21, 2017 8:56:54 PM

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To Members of the Natural Resources Committee, 2017 Oregon State Legislative Assembly:

I am writing to express concern and caution with respect to HB 2007. While it laudably aspires to expand affordable housing through land use regulation changes, this bill has not been sufficiently analyzed. It will make significant changes to Oregon land use laws, and these changes deserve more vetting.

I have worked in the affordable housing field for over 30 years and on local and state zoning issues in many roles. I currently live in NW Portland where I have experienced both responsible and irresponsible examples of development within the Alphabet Historic District.

Here are some specific concerns:

\*\*\*There are insufficient controls to ensure increased affordable housing. Simply building more units does not result in more 'needed housing' for low- and moderate-income people.

\*\*\*While this bill encourages incompatibly scaled development in historic districts, federal affordable housing resources require that such development be consistent with the historic context. See <https://www.hudexchange.info/environmental-review/historic-preservation/>. It would be unwise to have a bill that encourages affordable housing but is in conflict with federal requirements for such development since federal resources are commonly used to subsidize the most affordable units.

\*\*\*There must be a balance between development and preserving the character of communities. There is no documented shortage of developable sites, and therefore, no real basis for increasing density and eliminating design review in certain, locally determined circumstances.

\*\*\*I support the idea of a study of housing development as it relates to affordable housing, but shouldn't the results of such a study be presented before the zoning changes are enacted?

\*\*\*The fiscal analysis for this bill notes that it will increase costs to local governments. They will have to hire staff in many capacities to try to implement new requirements. It would be much better to take some time to study best practices or pilot some approaches before imposing untested changes.

I very much desire improvements in our state and local communities that will reduce homelessness and produce more affordable housing units. However, I don't think the changes proposed in HB 2007 have been sufficiently studied and vetted. I encourage you to support the proposed study but defer the zoning changes until best practices are further analyzed and the results from an Oregon-specific study are available.

Thank you very much for your consideration.

Sincerely,

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