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To: [JWMNR Exhibits](#)
Subject: My testimony regarding HB 2007
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My name is Gary Miniszewski and I live at [8343 SW 57 th Ave, Portland Oregon](#). I am a retired land use planner who has worked in Oregon over 35 years.

HB 2007 does nothing to guarantee that “affordable housing” will be built instead of market-rate housing (**affordable: housing costs should be no more than 33% of 60% of the county’s median family income.**);

- HB 2007 Is a massive de-regulation to benefit the for-profit developers;
- HB 2007 Pre-empts city planning;
- HB 2007 Does not provide for consideration of Comp Plans, neighborhood context, and city infrastructure needs; and
- HB 2007 Makes no provision for building affordable housing where it is needed.
- HB 2007 Incorrectly assumes that new duplexes/condo indiscriminately located in residential Low density zones will increase supply, thus lower dwelling costs. New dwelling units, even in duplex form, will always costs more than most existing dwellings they may replace through the in- fill process.

If you do think this Bill should pass, please consider the following to amend it:

- Affordable housing must be clearly defined in the bill. See above.
- These rules would apply to affordable housing only. Take all reference to market-rate housing out of this bill.
- Prohibit demolition of sound, habitable houses unless stringent exceptions are met: 1) to build at least 5 houses on the property, or at least 3 affordable units, 2) if a soundness report by s licensed engineer/contractor/architect demonstrates the cost to upgrade construction deficiencies exceeds 50 percent of the replacement cost of the structure, 3) the original owner will continue to occupy the replacement house for a certain length of time. 4) city rules such as demolition delays/reviews must not be pre-empted by this bill.
- Fast track affordable housing permits and move them to the front of the line.
- Explicitly allow ADUs and internal conversions of houses in historic districts.
- Study the permitting and development timeline of individual cities and identify where improvements can be made to speed development of affordable housing.
- Require priority, fast track design reviews of affordable housing projects. Market rate housing will not receive priority review.
- If the city applies discretionary design review, exempt housing projects from review

only if affordable as defined above. Market-rate housing remains subject to design review.

- Only affordable projects can bypass protections to National Register Historic Districts.

- If any form of multiple family housing structures (duplex or triplex) are to be allowed in low density residential zones, zone district density requirements should be met. For example, in an R -7 zone a duplex would have to be constructed on a 14,000 Sq Ft lot instead a 7,000 Sq Ft lot, for which a Single family dwelling would be allowed.

Thank you for considering my testimony.

Gary Miniszewski