

From: Dennis Osterlund
To: [JWMNR Exhibits](#); Sen.LewFrederick@state.or.us
Subject: HB 2007 - NO
Date: Wednesday, June 21, 2017 11:08:21 PM

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Dear Representative's & Senator's,

I am a native Oregonian and a Portland resident for almost 30 years. I own a small business employing 10 and providing full paid Benefits. I am concerned about affordable housing and am a volunteer with Mayor Wheeler's Affordable housing task force.

Affordable housing in Oregon, and especially the Portland area is an important issue, as is the Urban Growth Boundary. I was hopeful when HB 2007 was originally introduced by Speaker Kotek, that while far from perfect, it was a step in the right direction.

Unfortunately, the bill quickly changed to a Market supply focus and an attack on Oregon's historic preservation while intervening in local zoning across the entire state.

HB 2007 does have a Financial impact, very positive for the developers and negative for the local jurisdictions which would require more attorneys, planners, public facilities staff, utilities staff, transportation staff, and building review staff. Will the State provide this funding?

HB2007 is BAD for Oregon - Who benefits from it passing? The Oregon League of Women Voters among others have criticized the "lack of public process" on HB2007.

HB2007 is not a serious effort to solve the affordable housing problem. All the bill

does is help developers make more money replacing affordable houses with expensive housing while damaging the environment. We want our legislature to deliver real solutions, not handouts to developers.

Finally a Why is this bill being pushed without adequate public knowledge and involvement?

HB2007 encourages demolition of our affordable houses. In Portland, developers have demolished thousands of affordable houses to build luxury houses and expensive duplexes. This bill gives developers even more incentive to demolish affordable houses.

HB2007 is a "one size fits all" attempt to override adopted comprehensive plans. HB2007 will forcibly re-zone every single-family house neighborhood in Oregon to multi-family. These issues should be decided by local cities, elected officials and voters, not imposed from the state.

HB2007 undermines the ability of cities to regulate desired character and distinctive neighborhoods. HB2007 denies discretionary design review state wide (except Portland in downtown & Gateway), eliminating the ability to use "discretionary review" to require livable, well-designed housing. The bill entitles developers to build ugly, poorly designed boxes that blight our cities.

HB2007 attacks our history and heritage. Neighborhoods listed in the National Register of Historic Places represent a fraction of 1% of the housing units in Oregon. Even if every historic house is demolished, it won't make any difference to our supply of affordable housing. HB2007 should support density without demolition.

HB 2007 is a giveaway to developers who don't build affordable housing. The duplexes don't have to be affordable, the developments exempted from design review don't have to be affordable, and the replacements for demolished historic buildings don't have to be affordable. HB2007 should provide benefits only to developers of housing that is truly affordable to low-income families making 60% or less of county median family income.

HB2007 makes sweeping changes without public input. HB2007 overrides zoning and

comprehensive plans with no opportunity for public input. The House Human Services and Housing Committee took testimony only from developers, homebuilders, real estate investors and their allies. The house committee has since rejected all emailed public testimony.

Over the last couple of days there have been multiple reports of phone calls canvassing from 1000 Friends of Oregon. Callers are reading from a script pushing so called 'benefits' of HB2007 for low-income homeowners and offering to connect those called directly to their House Representative's office to ask them to support the bill. When asked whether they were a volunteer or a paid worker, the caller said they were told not to answer that question. So, what's really going on here?

In summary, HB 2007 is a statewide land grab entitlement for developers in the name of affordability.

It will:

- ***Arbitrarily double density in single family zones,***
- ***Fuel more demolitions of affordably-priced single-family housing,***
- ***Wastefully add demolition debris to landfills,***
- ***Drive economic and social displacement, drive higher land values in single family zones, and result in more not less costly housing.***
- ***Does nothing to create "affordable" housing.***
- ***HB 2007 fuels renter displacement and decreased affordability***
- ***Outlaws single family zoning throughout the state in the name of affordability.***
- ***Strips protections for residential historic districts - Less than 1% of housing units in Portland or in Oregon are in historic districts.***

HB 2007 is not a serious effort to solve the affordable housing problem. All the bill does is help developers make more money replacing affordable houses with expensive housing. We want and expect our legislature to deliver real solutions, not handouts to developers.

Dennis Osterlund – 3048 SE Crystal Springs Blvd, Portland 97202

