

From: Tim Davis
To: [JWMNR Exhibits](#)
Subject: Strong support for HB 2007
Date: Thursday, June 22, 2017 12:39:49 AM

Dear Ways & Means Natural Resources subcommittee,

This is Tim Davis, and I am writing to show my strong support for HB 2007! There has been a LOT of misinformation about this bill. Even my good friend Brian Libby wrote an article opposing HB 2007 that he now regrets.

For example, the bill will NOT eliminate discretionary design review or prevent neighborhoods from being designated historic districts. Also, for those living in mortal fear of high density (despite living in a large and rapidly growing city), HB 2007 would **only** promote ADUs duplexes--not "endless condo towers" that so many fear with no basis in reality whatsoever.

Simply put, HB 2007 will help us increase the supply of both affordable and market-rate housing by speeding up the permitting process for **affordable** housing projects and by clarifying the review process for **all** housing. Currently, highly unnecessary and incredibly time-consuming delays serve to only **increase** housing development costs. And every single neighborhood in Portland is in immediate need of many more ADUs and duplexes. This is what **gentle density** is all about. Neighborhoods will look exactly as they do now. And in fact, demolitions will actually **decrease** once HB 2007 is passed. Also, for those still worrying about "dreaded density," this bill will **not** allow any city to increase the density of any development beyond what is currently allowed in local land use laws.

This law will also allow religious organizations (which are incredibly land-rich and low-density) to build affordable housing on their land. How on Earth is this not an incredibly positive, welcome change? Also, the highly controversial historic district creation process would be **much** more transparent. It will no longer be used as a dog whistle call against renters or people who aren't wealthy or don't "belong" in the neighborhood.

We have incredibly outdated zoning in Oregon, thanks to the 1959 zoning code revision. Portland's original 1924 zoning code called for FAR higher density that we have now. The total rehaul of the zoning code in 1959 turned the vast majority of Portland into single-family residential zoning--and had a MAJOR impact on our ever-increasing housing affordability crisis. Plus, two thirds of all Oregon families are now 1-2 people per household. They don't want to have to drive everywhere for everything, but our current zoning is **forcing** people to live increasingly far from where they work and shop.

Finally, I fully support the provisions in HB 2007 that fix a terrible (and unintended) loophole in our state law that allows private groups of landowners to bypass City Hall by asking the National Park Service to declare their entire neighborhood a historic site. It's unconscionable to allow folks in wealthy neighborhoods to self-segregate by mis-using the National Historic District designation to prevent infill and redevelopment.

Thank you so much for your consideration,
Tim