

**From:** Sam Stuckey  
**To:** [JWMNR Exhibits](#)  
**Subject:** HB 2007 Testimony - Sam Stuckey  
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Dear members of the committee.

I am pleased to voice my support for HB2007, specifically with -6 amendments.

I support this bill because Oregonians desperately need more housing options, and costs are rising because there are not enough homes to go around. This bill helps achieve that goal in a number of ways, including:

- Prioritizing affordable housing building permits,
- Allowing additional dwelling units (ADUs) and duplexes in single-family neighborhoods,
- Allowing religious institutions to use their property to develop affordable housing, and
- Introducing higher levels of transparency in the historic designation process and closing loopholes that circumvent public participation.

Supporting increased housing options for Oregonians of all incomes is vitally important, especially at a time in which our state is as popular a destination for new residents as anywhere in the country. When new housing is built, it is vitally important that it is built responsibly and sustainably. This doesn't mean extending urban growth boundaries and building "cheap housing" on "cheap land", this means increasing density in established neighborhoods where the infrastructure is present, access to transit is prevalent, and jobs, schools, healthcare, and other public amenities are near by.

In particular, legalizing ADUs and duplexes in some fashion in our neighborhoods is a great way to add smaller, discreet homes in a way that is compatible with existing neighborhoods. HB 2007 takes significant steps to help meet Oregon's housing challenges while ensuring people have access to opportunity in connected communities.

As a lifelong Oregonian who grew up in a historic neighborhood in NE Portland, I especially want to voice my support for provisions that correct loopholes in our state's laws which allow private homeowners to abuse the National Historic District designation for purposes of preventing the creation of much needed housing. I understand you are getting a great deal of pressure from Restore Oregon and other preservation groups to relax these regulations, but I urge you to see through their cries for "neighborhood character" and realize that this is not the time for prioritizing architecture over people.

Using the National Historic District process to bypass local zoning codes is not only detrimental to our cities (in and outside of these “historic” neighborhoods), but it also dilutes our actual architectural history.

Despite what mis-information is spreading, there is nothing in this bill that “encourages demolitions” or prevents local jurisdictions from establishing zoning that restricts the ability to build “McMansions” (as Portland is already doing with the Residential Infill Project). Establishing clear and objective design standards can aid in creating dense and affordable housing far better than any historic district designation would.

In addition, it is disingenuous for anyone to cite Oregon Land Use Goal 5 as a reason that Historic Districts need “extra protection”, when Goal 5 was clearly created with the intention of protecting open spaces, natural areas, trails, wetlands, wildlife habitats, rivers, riparian corridors, and our shared historic resources (i.e. **not** whole neighborhoods of privately owned single family homes). Opposing density increases in our urban neighborhoods and encouraging new development to sprawl towards undeveloped land is antithetical to the intent of Goal 5. Please don't allow NIMBY politics to distort our land use goals the same way they have the National Register of Historic places.

Finally,

Thank you for your support of this much-needed bill.

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