

From: Karin Waller
To: Sen.LewFrederick@state.or.us; Rep.BradWitt@state.or.us; Sen.FredGirod@state.or.us; [Sen.Taylor](mailto:Sen.Taylor@state.or.us); Rep.SalEsquivel@state.or.us; rep.kenhelm@state.or.us; [Rep.Lewis](mailto:Rep.Lewis@state.or.us); [Rep.Power](mailto:Rep.Power@state.or.us); [JWMNR Exhibits](#)
Subject: HB 2007 - Please reject or amend
Date: Thursday, June 22, 2017 9:23:05 AM

Esteemed Committee Members:

I strongly feel that towns and cities should be able to implement their own zoning rules on density and development, and urge you to reject this bill (HB2007)

I have lived in the Buckman neighborhood in Portland for 20 years and have seen enormous changes in my neighborhood, and this bill really worries me. If nothing else, we need to slow down and think carefully about this, and how much power the Homebuilders Association should have in this decision.

If you share my goal of creating more affordable housing, increasing density without demolition, and conserving the historic character of our older neighborhoods (like mine!), I urge you to adopt [Restore Oregon's amendments to FIX HB 2007](#) and specifically address these elements:

- Focus incentives on the creation of affordable housing, not market-rate housing.
- Stop tear downs of good modest-priced homes, unless they're being replaced with multiple affordable units.
- Enable the internal conversion of existing houses into as many as four units without triggering the cost-prohibitive commercial building code. This adds density while retaining character.
- Leave in place baseline protections for new historic districts, while providing incentives for ADUs, internal conversions, and compatible infill.

Thank you for your consideration in this matter.

Respectfully,

Karin Waller
629 SE 20th Ave
Buckman resident, taxpayer, bike commuter and concerned citizen

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*"Every little action of the common day makes or unmakes character."
-Oscar Wilde*