

TESTIMONY on HB 2007

Joint Subcommittee On Natural Resources – Ways & Means

I am a real estate consultant who reviews appraisal reports on affordable housing projects, so I am supportive of bills that help those programs. But the amendment to HB2007 regarding National Historic Neighborhoods has nothing to do with affordable housing, in fact it does just the opposite. It encourages demolition of smaller, historic homes to build new, 2 ½ to 3 story mansions to sell for a million dollars! Or they buy a historic mansion on an oversized lot and demolish it to build two of these homes that do not mesh with the historic designs of the neighborhood. These new homes are marketed to higher income levels, while the cottages and “cape cod” homes affordable to middle income buyers are disappearing. Thus, we lose housing for the middle income to create less affordable housing, while destroying our history? This does not increase density except for the few oversized lots where a developer could built two homes.

I am a native Oregonian and a real estate expert who advises government, lenders and the private sector. I have worked my entire career to see Oregon become a major player in the national marketplace. Passing this Affordable Housing House Bill 2007, with the amendment on National Historic Neighborhoods, does not create more affordable housing or promote the good of the public. I urge you to delete the amendment or vote against this bill as it currently stands.

Respectfully,

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Photo 1 3636 SE Bybee



Photo 2 Demo



Photo 3 3865 SE Martins



Photo 4 Demo



Photo 5 7010 SE Reed College Place



Photo 6 New home at 7010 SE Reed College Place



Photo 77556 SE 29th Ave



Photo 8 Demo



Photo 9
3030 SE Rex



Photo 10
Demo

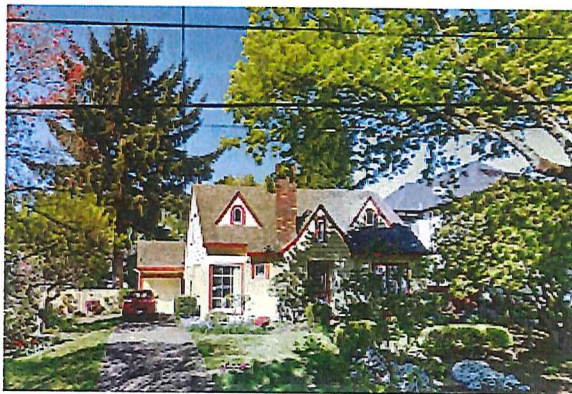


Photo 117405 SE 34th Ave



Photo 12 Demo