From:	Goran Samojlovski
To:	JWMNR Exhibits
Subject:	Testimony in opposition to HB 2007
Date:	Thursday, June 22, 2017 11:50:38 AM

Dear Senators and Representatives,

I am writing to express my **OPPOSITION to HB2007**. My name is Goran Samojlovski, in we have lived in Eastmoreland – Portland, Oregon for the past 25 years.

I am asking you to remove all language related to historic districts from HB2007.

This is why I oppose HB2007.

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, and even if every historic house in Oregon is demolished, it won't make any difference to our supply of affordable housing. These are the most historic neighborhoods in our state and Oregon Goal 5 mandates their protection. Historic districts already allow accessory dwelling units and internally converting houses to duplexes. HB2007 should support density without demolition.

HB2007 encourages demolition of the affordable houses that we have. In Portland, developers have demolished thousands of affordable houses averaging $250,000 per house to build luxury houses and townhouses averaging $700,000 per unit. HB2007 helps developers demolish affordable housing.

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% of county median family income.

HB2007 is a "one size fits all" attempt to usurp local control. HB2007 will forcibly re-zone every single-family house neighborhood in Oregon to multi-family (duplexes and accessory dwelling units). HB2007 will also deny every city, except Portland in downtown & Gateway, the option of discretionary review of housing projects. These issues should be decided by local cities, elected officials and voters, not imposed from the state.

HB2007 makes sweeping changes without public input. HB2007 overrides zoning and comprehensive plans THROUGHOUT OUR STATE with no opportunity for public input. The House Human Services and Housing Committee took testimony only from developers, homebuilders, real estate investors and their partners before passing the bill to Way & Means. The house committee has since rejected all emailed public testimony. The Oregon League of Women Voters criticizes 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 building expensive housing. We want our legislature to deliver real solutions, not handouts to developers at the expense of neighborhoods.

Sincerely,

Goran Samojlovski