From: Bob Schlesinger
To: JWMNR Exhibits
Subject: HB 2007 Testimony - Opposed
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I share the goal of addressing the great need for affordable housing in Oregon. However, I am strongly opposed to HB 2007. There are numerous problems with this bill. Unintended consequences will likely lead to even more expensive housing while usurping local control over zoning and the building permit process.

HB2007 eliminates single family zoning statewide. See page 10, "(5)(a)". Tens of thousands of our residents wish to live in single family neighborhoods.

HB2007 fails to recognize that the most affordable homes are those which have already been built. New structures, on average, command higher prices than 80 percent of the homes on the market. This bill does nothing to assist Oregonians in renting or purchasing existing housing. Instead, it indirectly provides financial incentive for tearing down existing neighborhoods.

HB2007 fails to take into account the environmental consequences of the widespread demolition of existing housing in order to replace it with new multifamily housing. The demolition of older homes adds an enormous amount of waste to our landfills. The demolition of homes releases lead and heavy metals into our air. The bill needs to outline sustainable solutions that encourage remodeling existing buildings for multifamily housing.

HB2007 does not address the rise in the cost of housing as a result of developers making all cash, as is offers, which families cannot compete with.

HB2007 does not address quality issues that will surely arise as a consequence of the effort to accelerate the permit process.

HB2007 focuses entirely on multifamily housing. It shuts out those who want to live in affordable single family homes.

HB2007 needlessly removes protections for homes in historic districts even though such properties represent a very small percentage of land available for residential purposes. Even in Portland, it is less than 3%. The bill eliminates historic district design review as well as protection against the demolition of historic structures, usurping the recent work of the Oregon

Department of Land Conservation and Development on state land use Goal 5. See page 12, SECTION 10.

HB2007 does not distinguish between locations that may be appropriate for multifamily affordable housing, particularly with regard to services, and those locations which may not be. Its “one-size-fits-all”, heavy-handed approach will certainly lead to problems.

Please do not squander the opportunity to develop real solutions for housing. This bill is the wrong answer.

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