From: Catherine Smith
To: JWMNR Exhibits
Subject: Oppose HB 2007
Date: Thursday, June 22, 2017 10:29:51 AM

As a young adult who lives and works in Portland, I am writing with deep concern regarding HB 2007 and its sweeping disregard for the value existing historic buildings offer to the communities in which they exist. Moreover, statewide design and zoning mandates are inappropriate and misguided—local entities should have jurisdiction over their housing laws, as they know best what is needed for their communities. It is clear that this initiative is designed to produce profits for businesses and individuals in the home-building sector and is offensive to everyone who values the character of their neighborhoods and the long-term benefits of protecting historic resources.

I implore you to act in the interests of preserving Oregon's diverse and character-rich communities by NOT supporting HB 2007.

This is why I oppose HB 2007:

HB 2007 encourages demolition of our affordable houses. In Portland, developers have demolished thousands of affordable houses to build luxury houses and expensive duplexes. This bill gives developers even more incentive to demolish affordable houses.

HB 2007 is a "one size fits all" attempt to usurp local control. HB 2007 will forcibly re-zone every single-family house neighborhood in Oregon to multi-family (duplexes and accessory dwelling units). These issues should be decided by local cities, elected officials and voters, not imposed from the state.

HB 2007 permits developers to build bad projects. HB 2007 will deny every city, except Portland in downtown & Gateway, the ability to use "discretionary review" to require livable, well-designed housing. The bill permits developers to build ugly, poorly designed boxes that blight our cities.

HB 2007 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. Even if every historic house is demolished, it won't make any difference to our supply of affordable housing. HB 2007 should support density without demolition.

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. HB 2007 should provide benefits only to developers of housing that is truly affordable to low-income families making 60% of county median family income.

HB 2007 makes sweeping changes without public input. HB 2007 overrides zoning and comprehensive plans with no opportunity for public input.

HB 2007 is not a serious effort to solve the affordable housing problem. All the bill does is help developers make more money replacing affordable houses with expensive housing.

Sincerely,

Catherine Smith