From: Eli Spevak
To: JWMNR Exhibits
Subject: Testimony on HB2007A
Date: Thursday, June 22, 2017 2:01:54 PM

Representatives,

I would like to express my support for HB2007A with associated amendments.

In particular, I support the requirement that cities over a certain size allow ADUs associated with primary homes on all residential lots - and requiring cities to allow duplexes in single family zones. Importantly, both must be allowed only with 'reasonable' regulations. This means that a city can't technically allow one of these housing types - but laden down their regulations with poison pills such that none actually get built.

Most Oregon cities already allow ADUs - and many allow duplexes as well. This will ensure that these smaller, more affordable housing choices are available in all our communities. I'm optimistic that the 'reasonable' standard gets us quality regulations, written to actually get used. If some communities adopt overly onerous standards anyway, Oregon could return to this issue, following the lead of California, to put more teeth into requirements for ADUs. But I don't think this will be necessary, given the broad support for these housing options.

Secondly, I support the revised handling of historic districts as proposed in this bill. The creation of an historic district should be made at the local community level through a democratic process and which respects Oregon's land use rules.

Thank you for your consideration.

- Eli Spevak, owner
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