

Peggy Moretti

From: Barbara Strunk <wolsey_9@hotmail.com>
Sent: Wednesday, May 24, 2017 1:58 PM
To: Rep.TinaKotek@oregonlegislature.gov; Rep.AlissaKenyGuyer@oregonlegislature.gov;
Rep.JulieFahey@oregonlegislature.gov; Rep.duanestark@oregonlegislature.gov;
Rep.AndyOlson@oregonlegislature.gov; Rep.TawnaSanchez@oregonlegislature.gov;
Rep.JenniferWilliamson@oregonlegislature.gov;
Sen.RichardDevlin@oregonlegislature.gov;
Rep.NancyNathanson@oregonlegislature.gov;
Sen.BetsyJohnson@oregonlegislature.gov; Sen.JackieWinters@state.or.us;
Rep.danrayfield@state.or.us; Sen.LewFrederick@state.or.us;
Sen.JamesManning@oregonlegislature.gov; Sen.RodMonroe@state.or.us;
Sen.ArnieRoblan@oregonlegislature.gov; Sen.ElizabethSteinerHayward@state.or.us;
Sen.ChuckThomsen@state.or.us; Rep.DavidGomberg@state.or.us;
Rep.PaulHolvey@oregonlegislature.gov; Rep.JohnHuffman@state.or.us;
rep.mikemaclane@oregonlegislature.gov; rep.barbarasmithwarner@state.or.us;
Rep.GeneWhisnant@oregonlegislature.gov; Rep.ChrisGorsek@state.or.us;
Rep.Mark.Meek@oregonlegislature.gov; rep.mikenearman@state.or.us;
Rep.RonNoble@oregonlegislature.gov; rep.carlapiluso@oregonlegislature.gov;
hhs.exhibits@oregonlegislature.gov
Subject: Testimony Regarding HB2007 (2017) from United Neighborhoods for Reform

We are writing to urge a “NO” vote on HB2007 (2017).

United Neighborhoods for Reform (UNR) is a coalition of 43 neighborhoods formed in 2014. Observation of increasing rates of demolitions of small, viable homes was the genesis of our group. We are concerned about the loss of affordable homes as well as the asbestos and lead dangers associated with those unnecessary demolitions. Throughout Portland, small homes are being demolished and replaced with much larger houses selling for 2.5 to 3.0 times the price of the original home. HB 2007 would result in many more of these demolitions, which benefits only developers.

UNR is very concerned that a bill that was originally aimed at speeding construction of **affordable** housing has, for unknown reasons, been amended to facilitate building expensive houses by for-profit builders. The market rate housing this bill encourages will result in more demolitions of viable, relatively affordable houses and increase displacement of lower income families, many of them renters. The most affordable house is the one already built.

“Affordable” (HUD definition): housing costs should be no more than 33% of 60% of the county’s median family income.

Organizations formally opposing the bill are (so far): Restore Oregon, Portland Coalition for Historic Resources, United Neighborhoods for Reform, Stop Demolishing Portland, City of Astoria, City of Lake Oswego, and Portland Neighborhood Associations: Arbor Lodge Neighborhood Association, and Goose Hollow Foothills League.

Those who oppose the bill think that it:

- Does nothing to guarantee that “affordable housing” will be built instead of market-rate housing;
- Makes no provision for building affordable housing where it is needed;
- Is a massive deregulation to benefit the for-profit developers;

- Preempts city planning, and;
- Does not provide for consideration of Comprehensive Plans, neighborhood context, and city infrastructure needs.

Proposed amendments to HB2007 were publicized on 5/22/17. These amendments do nothing to improve the bill. This bill with current proposed amendments would still result in very negative consequences:

- Supply of affordable housing, including rental housing, will decrease.
- Vulnerable families will continue to be displaced because of the rush to build market-rate housing.
- This is a land giveaway to developers.
- Affordable is defined in the amended version as 120% of MFI. In Portland 120% is the floor of market rate for apartments. 120% of MFI is "affordable" if an individual is making \$62,000 a year. This is a damaging re-write of what affordable means.

We oppose HB2007 as currently amended.

The following amendments should be considered going forward that would actually provide for the building and preservation of affordable housing:

- Affordable housing must be clearly defined in the bill per the HUD definition and applied to all areas of cities. See above.
- This bill should apply to affordable housing only. Take all reference to market rate housing out of this bill.
- Prohibit demolition of sound, habitable houses unless stringent exceptions are met:
 - to build at least 5 houses on the property, or at least 3 affordable units, or
 - if a soundness report by a licensed engineer, contractor, or architect demonstrates the cost to upgrade construction deficiencies exceeds 50 percent of the replacement cost of the structure, or
 - the original owner will continue to occupy the replacement house for a yet to be determined length of time.
- City processes such as demolition delays/reviews must not be preempted by this bill.
- Study the permitting and development timeline of individual cities and identify where improvements can be made to speed development of affordable housing.
- Explicitly allow ADUs and internal conversions of houses in historic districts if they meet local clear and objective standards, i.e. local zoning codes.
- Require priority, fast track permitting of affordable housing projects. Market rate housing will not receive priority permitting.
- Only affordable projects can bypass protections to National Register Historic districts.

HB 2007 is a poorly written, un-analysed, and damaging bill in its present form and deserves a resounding "NO".

For United Neighborhoods for Reform:

Janet Baker 3416 NE Cesar Chavez Blvd, Portland, OR 97212

Jim Gorter 8041 SW 8th Ave, Portland, OR, 97219

Barbara Strunk 3444 NE 35th Place, Portland, OR, 97212

Peggy Moretti

From: dmhyvhs <dmhyvhs@yahoo.com>
Sent: Wednesday, May 24, 2017 10:40 AM
To: Rep.TinaKotek@state.or.us; Sen.GinnyBurdick@oregonlegislature.gov;
Rep.JenniferWilliamson@oregonlegislature.gov
Cc: Taylor.SmileyWolfe@oregonlegislature.gov;
Rep.AlissaKenyGuyer@oregonlegislature.gov; Peggy Moretti
Subject: Comments on HB 2007

----- Original message -----

From: dmhyvhs <dmhyvhs@yahoo.com>
Date: 05/24/2017 10:26 AM (GMT-08:00)
To: dmhyvhs <dmhyvhs@yahoo.com>
Cc:
Subject:

Dear Speaker Kotek, Sen. Burdick, and Rep. Williamson:

As an architect, a resident of NW Portland's Historic Alphabet District for 40 years, and an owner of a contributing property in the District, I wish to express my grave concern about House Bill 2007.

If I understand the language of the bill's current version, discretionary design review will continue to be a requirement in my historic district part of NW Portland, but discretionary design review would no longer be required in the much larger area of our neighborhood outside of the historic district. In that larger area of NW Portland we are experiencing rapid development of buildings of much larger scale than in the past. Hundreds of affordable and market-rate residential units are being built or are in the permitting pipeline. Discretionary design review is our most critical tool to assure that such development will be of a high quality and a sensitive, respectful design of which everyone can be proud. We should welcome such developments, not dread them.

I am concerned that this effort to override our community's desire for discretionary design review is largely encouraged by developers of residential projects, many of them from out-of-town or out-of-state. Because I am an architect, I follow proposed project development throughout the City via three websites that track such proposals. Believe me, there are so many residential projects, both affordable and market-rate, that are in the permitting process. I believe that we will soon have a glut of rental housing in the City. So I wonder why HB 2007 is even being proposed when the 'market' is already responding to the need and projects are being approved.

Section 7 of HB 2007 deals with duplexes and ADU's in single-family zoned neighborhoods. Everyone is concerned with tear-downs of existing houses. The concerns range from anguish in losing a neighborhood's character to disgust at the waste when a perfectly good house is demolished. We all agree that more affordable housing units can be created through

internal conversions of existing houses. HB 2007 should be revised to encourage internal conversions or additions to existing houses rather than replacement of existing houses.

Regards,
Dennis Harper

Sent from my T-Mobile 4G LTE Device

Peggy Moretti

From: Karen Karlsson <karen@kkarlsson.com>
Sent: Wednesday, May 24, 2017 9:21 AM
To: Rep.TinaKotek@state.or.us; Taylor.SmileyWolfe@oregonlegislature.gov;
Rep.AlissaKenyGuyer@oregonlegislature.gov;
Sen.ElizabethSteinerHayward@oregonlegislature.gov;
Rep.MitchGreenlick@oregonlegislature.gov; Sen.GinnyBurdick@oregonlegislature.gov;
Rep.JenniferWilliamson@oregonlegislature.gov
Cc: hhs.exhibits@oregonlegislature.gov; Peggy Moretti;
mayorwheeler@portlandoregon.gov; amanda@portlandoregon.gov;
nick@portlandoregon.gov; chloe@portlandoregon.gov; dan@portlandoregon.gov;
planning@northwestdistrictassociation.org
Subject: HB2007 Northwest District Association

House Bill 2007 is a wolf in sheep's clothing.

The Northwest neighborhood is one of the densest places in the city. Our neighborhood is also one of the oldest parts of the City. We are a mixed-use neighborhood with single family homes, apartment buildings, commercial and even light industrial living side by side. Do not mistake us for the west hills, we are the kind of neighborhood Portland has been planning for. We are a neighborhood of 75% renters. In 2010, the median income in the main part of the neighborhood was \$35,000.

Since 2010 we have seen an increase of 20% in the number of housing units. And when you count development applications that are now in for approval we will see a 27% increase in housing units. All this new construction is rental, mostly high end rental.

We need and want more affordable housing but this bill does not encourage affordable housing, it encourages poorly designed housing.

We invited density into our neighborhood through the Northwest Plan District. Much of the area in our neighborhood is zoned for buildings 75ft tall to 150ft tall. Included in this Plan District is a Master Plan on the 25 acre former Conway Trucks site. This area alone is planned for 1100 – 1500 housing units of which only 500 have been built. We invited this density in trade for discretionary design review. These many buildings this large make a significant impact to the neighborhood. The design of these buildings matter.

We are NOT in the Central City. HB2007 does not allow discretionary design review outside the Central City, including our neighborhood and the Conway Master Plan area.

We worked hard to plan our neighborhood. We have a City approved Northwest District Plan and the Northwest Plan District was adopted in code in 2003. These documents should be respected. Like the Central City and Gateway Plan District, the Northwest Plan District should be exempt from using only the Community Design Standards which are woefully inadequate to give guidance to so many large buildings.

I ask you to amend HB2007 Section 6 (5) to exempt planned high density neighborhoods from only using the clear and objective standards and to allow discretionary design review when appropriate. Please add to HB2007:

Section 6 (5) (c) An application or permit for residential development within cities of more than 500,000 that have adopted Plan Districts containing lands zoned at more than 40 units per acre.

Karen Karlsson, President
Northwest District Association
Office 503-227-5000
Cell 503-515-6865

Peggy Moretti

From: Kyle Elliott <kyleelliott999@gmail.com>
Sent: Wednesday, May 24, 2017 7:45 AM
To: Peggy Moretti
Subject: Fwd: HB2007 Testimony

Peggy,

Hope it is not too late to forward this to you.
Thank you for all the hard work you've been doing.

Best regards,
Kyle Elliott
(Architectural Resources Group)

----- Forwarded message -----

From: Kyle Elliott <kyleelliott999@gmail.com>
Date: Wed, May 24, 2017 at 7:40 AM
Subject: HB2007 Testimony
To: hhs.exhibits@oregonlegislature.gov

May 24, 2017

House Committee on Human Services and Housing

Oregon State Legislature

Salem, Oregon

Dear committee members,

I write to you in order to voice my concerns regarding House Bill 2007. I have lived in many places in the world including Portland for the past five years. Oregon is the first place where I truly feel at home, for it has very strong and diverse communities within every neighborhood. This has attracted a lot of growth which (if handled poorly) could destroy what makes our towns and cities so unique.

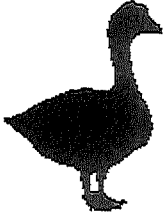
A bill supporting affordable housing is greatly needed in order for our rich communal environment to prevail, but the current HB 2007 form is not it. The bill (as is written today) encourages and facilitates ALL housing kinds (including market-rate housing) which will negatively impact the supply of the much needed affordable housing and will greatly stimulate gentrification in our towns and cities while facilitating low-quality development. The bill is meant to support affordable housing but as it is written now, it does THE EXACT OPPOSITE:

1. "Needed housing" and "all housing" does not equal affordable housing.
2. It eliminates R-1 zoning, allowing duplexes in existing family residential zones. This is a blanket approach that would encourage demolition of existing affordable homes and would greatly threatened the highly valued character of our neighborhoods.
3. The bill eliminates design review for ALL residential projects which would be devastating for our urban fabric by opening the door to low quality architecture.

HB 2007 is a woof in sheep's clothing pretending to be a solution to affordable housing when in reality it is simply a way for the Builders Association to remove discretionary review, giving them a free reign to build more market-rate housing at a lower quality. This would not only decrease affordable housing development, but would greatly damage the communities that make Oregon unique. **DO NOT ALLOW FOR THIS TO HAPPEN.**

Sincerely,

Kyle Elliott



GOOSE HOLLOW FOOTHILLS LEAGUE

2257 NW RALEIGH STREET PORTLAND, OR 97210 503-823-4288

Dear Oregon Legislators,

May 17, 2017

The Goose Hollow Foothills League is opposed to HB 2007. This bill must be stopped.

- HB 2007 will not lead to affordable housing—Research is clear that incentivizing demolitions artificially inflates the value of the underlying lot, thus driving up housing costs. This scheme is an environmental and social justice travesty that will make developers richer and lead to unaffordable housing. Legislation should encourage existing houses to be subdivided and encourage ADU's but should discourage demolitions. The most affordable house is the one already built.
- Historic districts are economic engines for Oregon—HB 2007 guts the engine. Across the state, historic districts are economic drivers (as in Astoria, Baker City, Sumpter, Corvallis, Oregon City, St. Helens, Port Orford, Bend, Sisters, Hood River, etc). Gutting the economic engine of historic districts is incredibly financially reckless.
- HB 2007 violates Land Use Goal #1— With no citizen participation, HB 2007 strips all zoning and design oversight from all cities in Oregon. With no input from historic preservation organizations and no input from affordable housing advocates (except for 1000 Friends of Oregon which has a staff member who has bought the developers' false logic that if you're for zoning and design review then you must be against affordable housing).
- It violates Land Use Goal #2, which states that actions must be consistent with comprehensive plans of cities and counties. HB 2007 invalidates comp plans.
- It's an unfunded mandate—Since HB 2007 invalidates comp plans and urban planning work statewide, this will require rewrites of those plans. This is an unfunded mandate that will cost millions of dollars to implement (rewriting all the zoning and code that it invalidates) and will waste millions of dollars already spent on decades of urban planning work statewide.

- No research—Without scientific research to support their theories, the sponsors of HB 2007 have decided that Oregon will jump first and ask questions later. After shutting down public testimony and without studying the issues, the sponsors of this bill think it's wise to deregulate all development in the state.
- Shockingly, HB 2007 redefines "affordable" as 120% of Median Family Income. This is 4 times the HUD standard of affordability. Any definition of affordable should remain at HUD standards.

Gov. McCall would be spinning in his grave to see his beloved 1000 Friends of Oregon organization working side-by-side with the Home Builders Association, buying into the alt-right theory of demolition as the cure for affordability, and leading the charge to load Oregon landfills with the most affordable houses—the ones already built. It's an environmental and social justice travesty that will only fill developers' pockets and will (as an economic analysis of Portland's demolitions shows http://www.demandaffordability.org/rch_profile/) lead to incredibly unaffordable housing by artificially inflating the value of the underlying lot. The fact that the bill's sponsors have drunk the developers' build-baby-build kool-aid is frightening for the future of affordable housing in Oregon.

Sincerely,



Tracy J. Prince, Ph.D.

Vice President

Peggy Moretti

From: Loren Lutzenhiser <llutz@comcast.net>
Sent: Tuesday, May 23, 2017 4:44 PM
To: Rep.AlicsaKenyGuyer@oregonlegislature.gov
Cc: Peggy Moretti
Subject: HB 2007 is a terrible non-solution to a complex affordable housing crisis

To the House Committee on Human Services and Housing -- re HB 2007

Many U.S. cities are facing rapid gentrification, displacement and declining affordability. The effects are huge and a number of states and cities are grappling with how to address these changes. Portland and Oregon are far from alone in this.

The current form of HB 2007 misses the mark in many ways, offering policy changes and concessions that are unlikely to provide the desired outcomes, while creating new opportunities for the demolition of affordable housing and the reshaping of communities and neighborhoods for profit-seeking, while in the process destroying heritage, community, diversity, and opportunity. I'm sure that others will testify to much of this in detail.

So I'll focus on a broader set of issues in what seems to be a audacious effort to deregulate development in Oregon cities. We can learn a lot from the history of other deregulation efforts. Oregon runs the risk of being singled out as singularly foolish in the HB 2007 effort to provide workable 'solutions' to the perfect storm of problems that are at the root of the crisis. It would be very worthwhile to try to avoid that.

Back in the early 2000s when states were rushing to deregulate their electricity systems, some took a measured and careful approach. Oregon was among them. Others like Washington and Idaho resisted (what was said at the time to be both 'urgent' and 'inevitable'), and they turned out to be the *winners* when history was written. A few, like Montana, rushed headlong to deregulate with little or no debate, propelled by strong political forces. The result included bankruptcy of the state's major utility, out-of-state ownership of the grid, and none of the imagined benefits. Montana (the state where I was born) is still an embarrassment in this regard, and that debacle has cast a shadow over governance and politics that continue to this day.

If HB 2007 in its present form passes, Oregon will find itself having made a similarly foolish set of choices that will reveal to the world an extremely simplistic understanding of the underlying housing, market, community/social, regulatory, and speculative development systems that are all at play and intertwined in the housing problem.

This is 2017. There is no reason to fly blind, since there is actually now science and analysis that can support public decision-making. There are better options than gut feelings, good intentions and seat-of-the-pants policy development that looks a lot more like brainstorming than careful and inclusive deliberation.

I'm sorry if some may take offense. But I'm afraid that this may be a frighteningly accurate description of the process that brought us HB 2007.

Let me try a metaphor to emphasize how important I think it is to get this right: When the dust settles, history could find that this really is like deciding we need to make more sandwiches for some surprise visitors, whipping out the chainsaw to slice the bread and cut the butter, slashing holes in the wall and making a hell of a mess all over the house and yard, not ending up with any sandwiches, providing a huge free lunch for the roof

rats and crows, and leaving the impossible job of clean-up to the next residents (and next generation in the case of HB 2007).

Instead, let's have well-thought-out housing and development policies that might actually have a chance of success because they are based on the best understandings of how cities and communities and housing production actually work--not by enacting hurried knee-jerk and largely symbolic measures that are based more on hope than analysis, and run the real risk of doing permanent damage in unintended ways.

And, saying, "Well we have to do something ... anything. Something is better doing than nothing, isn't it?" or "Well, nobody really understands the problem" or after the fact "Who could have imagined it was complicated?" are not evidence of good governance. In fact, they strongly suggest quite the opposite.

-Loren Lutzenhiser

Emeritus Professor of Urban Studies and Planning
Portland State University

7010 SE 36th Avenue
Portland, OR 97202

Peggy Moretti

From: Constance Beaumont <CONSTANCEBEAU@msn.com>
Sent: Tuesday, May 23, 2017 2:56 PM
To: hhs.exhibits@oregonlegislature.gov
Subject: Testimony on HB 2007

To: House Human Services and Housing Committee
From: Constance Beaumont, Portland, Oregon
Date: May 22, 2017

I wish to express my **strong opposition to HB 2007**, including its most recent amendments. I support the bill's goal of providing more affordable housing, but believe **the legislation will actually set back our efforts to preserve/create more affordable housing while doing considerable damage to Oregon's communities**. More specifically, HB 2007 will:

- encourage developers to intensify their current practice of singling out smaller, more affordable homes for demolition and replacing them with significantly more expensive McMansions, for the bill does not require that the replacement houses (or duplex units) be affordable;
- effectively repeal Oregon's Goal 5 protection for residential historic resources. This would be a rash and gratuitously harmful action that could undercut revitalization efforts in smaller cities, especially ones reliant upon tourism, throughout Oregon. It is also likely to lead to the destruction of some of Oregon's most beautiful and irreplaceable historic assets;
- invalidate the recent, and carefully vetted, revisions made to Goal 5 by the Oregon Land Conservation and Development Commission. These revisions are barely a month old (they only became effective in April 2017) and received support from anti- as well as pro-historic district constituencies. For those concerned about historic district regulations, the revised Goal 5 would allow "preservation lite," i.e., historic district guidelines tailored to individual neighborhoods and made less restrictive than those currently in place in some districts. The "preservation-lite" option is subject to a public hearing process intended to allow for citizen participation in the decision-making process;
- erode the pedestrian-friendliness of our most walkable neighborhoods and the very kind of "complete communities" we should be encouraging if we are to reduce carbon emissions that contribute to climate change. Historic neighborhoods typically have high Walk Scores. Because of their architectural characteristics and attractiveness, they *motivate* people to take short trips by foot instead of by car (note that 41% of all trips are 3 miles or less; 19%, 1 miles or less -- i.e., walkable distances). The built environment needs to be *inviting* to pedestrians (not just *safe* for walking) if people are going to walk anywhere. HB 2007's restrictions against the use of design review,

coupled with its reliance on "clear and objective" standards, will take away an important tool used by local governments to preserve and protect the walkability of older neighborhoods. The measure will (albeit inadvertently) encourage the construction of auto-centric, pedestrian-hostile development.

Overall, the thinking behind HB 2007, which creates a false conflict between affordable housing and historic preservation, seems analogous to the oft-heard argument that we can't have both a strong economy and a clean environment. I have worked in the field of historic preservation and land use for over 30 years (for a while as Director for State and Local Policy at the Congressionally-chartered National Trust for Historic Preservation, where I worked on preservation and urban planning issues with cities and states around the country) and believe that, if enacted, HB 2007 could make Oregon one of the most (possibly *the most*) anti-historic preservation state in the country

To achieve HB 2007's goals, I recommend that you:

- delete all references in the bill to historic districts and the National Register of Historic Places;
- remove the restrictions against design review; and
- make it easier to carry out *internal conversions* of existing homes to achieve the affordable housing goals you seek through higher density. In other words, ***go for higher density without demolition -- and go for affordable housing without environmentally destructive destruction of existing homes.***

Thank you for your consideration of these views and for your work on behalf of Oregonians.

Sincerely,

Constance Beaumont
4125 S.E. Pine Street
Portland, Oregon 97214
constancebeau@msn.com

Tony Schwartz

1729 NW Irving Street
Portland, Oregon 97209
503 505 4674
tonyschwartz.law@gmail.com

May 24, 2017

Oregon Senators and Representatives

Re: House Bill 2007

Dear Elected Officials:

I live in the Alphet Historic District (District) in Northwest Portland. I write in opposition to the current form of House Bill 2007 (HB2007).

The bill, as drafted, will allow developers (from out-of-town and out-of-state) and their financiers (worldwide) to trump the will of our neighbors and the Northwest District Association (NWDA) in determining future development. The bill is anti local control and anti neighborhood. Shame on the bill's sponsors.

In 2007, we bought a condo in a house built in 1884 individually listed on the National Register of Historic Places. We share the house with another family. We believe in density and practice it daily.

In addition, we knew that when we bought the condo that our options for altering the property would be severely limited given that it was a listed property in a historic district, and that we had a duty to maintain and even improve the property for future generations. In return, we had expectations that future development around us and throughout the District would be subject to discretionary design review and the historic overlay requiring all development to be "compatible" with the surrounding buildings and the character of the District. I expect that you will ensure that HB2007 will maintain those protections. Otherwise, developers will build 6-7 story apartment buildings right next to 1-2 story historic buildings that would be totally out of character with the street and District.

Moreover, as a member of the NWDA I occasionally participate in the weekly planning committee that reviews the various proposals for development. I assure you that there is no shortage of developers presenting their housing projects to the NWDA planning committee under the current discretionary design review framework. This framework allows input from concerned neighbors and gives voice to the architects, lawyers, developers and other professionals who are members of the NWDA planning committee who all provide meaningful input to the development process to ensure compatibility with Northwest Portland. This is an important facet of the development process that allows local, neighborhood control. HB2007 destroys that.

Northwest Portland is the densest neighborhood in the state. We do not shy

away from urban living and we welcome new development. Indeed, there are plans for the construction of 2,000 new units over the next several years. 2,000 units ! However, what we want is the ability to provide meaningful guidance to the development process to make sure that the developments are compatible with the neighborhood.

Northwest Portland is a diverse neighborhood with single family homes, 10 story plus affordable housing apartment buildings, light-industrial and industrial buildings, commercial buildings and everything in between. Every street is different. Every building is different. Because of that, the discretionary design review allows the neighborhood to help guide development that is sensitive to its immediate neighbors and the neighborhood as a whole. HB2007 removes that review. Developers with only profit in mind will build as big and cheap as possible to the detriment of the neighborhood for years to come.

HB2007 takes control away from citizens and their neighborhoods and gives the control and power to developers.

Everyone believes in affordable housing for all income brackets, but a top-down, one-size fits all solution is wrongheaded. HB2007 is especially bad for Northwest Portland where we are pro-development, pro-housing for all income brackets, but are drinking from a development firehose. Do not take what modest control that we have away. Do not give it to the developers and their money-men.

I urge you to vote against HB2007 or otherwise ensure amendments are introduced that will allow Northwest Portland to maintain both discretionary design review and the historic overlay for the Alphabet Historic District.

Sincerely,
s/ Tony Schwartz
Tony Schwartz

Hello:

I am writing to you to express my concerns and opposition to HB2007. I believe this bill would give excessive - if not all - control to developers and would eliminate input on what gets built by residents. As I understand it, it would also practically eliminate the concept of a historic district in Oregon statewide by undermining the protections contained therein.

Most importantly, HB2007, from what I can see, will NOT create more affordable housing, which I understand was the original goal of the bill. I believe the purpose of the bill has been hi-jacked and watered down by commercial development interests (and their skills) who are now trying to increase their profits under the guise of affordable housing creation. I don't think we should allow our legislators to fall for this sneaky tactic.

I moved to Portland for its character and its feel, among other things. This includes both people AND buildings. I am concerned about affordable housing, on various levels. But I think this bill does NOT provide good solutions, and in fact will make Portland LESS affordable overall. And losing character will harm Portland significantly over the long run.

Here is a background article, in case you're interested:

<http://www.southeastexaminer.com/2017/05/the-rip-in-rip-city/>

Please continue to protect historic Oregon. Please help address affordable housing in more enlightened, comprehensive, thoughtful ways.

Thank you for your attention.

Sincerely,

Soeren Johnson
704 SE 15th Ave.
PDX, OR 97214

Dear Senator Taylor,

You are my elected Senator. I voted for you. Your activities related to HB 2007 will determine if you will get my vote in the next election.

I attended the Multnomah town hall last Saturday, outside of my district, because I'm concerned you will not convene a public meeting here in your own district before this disastrous bill comes up for a vote.

This bill is so misunderstood by our elected officials that a member of the public had to explain it to the attendees.

This bill does nothing for affordable housing. Here in Portland the proposed residential infill will succeed in making it easier for those residents earning \$70,000 or more to find housing. Not the populace who needs it the most. Land prices will continue to rise, and demolitions of affordable houses will increase and be taken from the market and replaced with \$1mil houses. We will be providing you with facts shortly.

The zoning in Portland allows for many "middle Housing" opportunities. One, the "a" overlay designation which allows for increased density was placed on 44,000 lots. Yet only 212 buildings took advantage of this opportunity. (attached is from BPS, unedited) Why? Home builders make more money building single family homes. Plain and simple.

As for the Historic Districts? They currently comprise 1.526% of available land in Portland. (attached) Adding Eastmoreland and Laurelhurst to that total increases it to 2.9%. Hardly an amount of land to be singled out in this bill for affordable infill.

Please, do not rely on home builders and realtors to set the land use patterns of the future. Also, 1000 Friends, has morphed from a land-use watchdog to a lapdog of the home builders lobby.

I welcome your town hall meeting.

--

Michael J. Molinaro
Molinaro Architect
4007 SE Taylor St.
Portland, OR 97214



I'm Margaret Davis, a Northeast Portland resident who works with the grassroots group United Neighborhoods for Reform. Our responsible-growth and antidemolition effort has been endorsed by 43 neighborhood associations across Portland.

HB2007 would throw many more units of viable, affordable housing in the landfill (as above) as teardown builders would be further incentivized to redevelop lots with single-family homes into multiunit projects. The provisions of HB 2007 entail a sweeping unzoning statewide, erasing decades of careful land-use planning and local determination.

The problem here is demolition. Not only does demolition remove a (usually) viable affordable house from our landscape forever, it all too often leaves amid clouds of toxic dust, as in the picture above, exposing anyone within 400 feet to hazardous materials such as lead and asbestos. Before 1978, a gallon of paint could contain 15 pounds of lead. There is no safe level of lead in kids according to the Centers for Disease Control.

Real affordable housing happens through serious local investment and subsidy—let's do that instead of accelerating the destruction.

5/22/2017 Margaret Davis, 4216 NE 47th Ave., Portland, OR 97218
unitedneighborhoodsforreform.blogspot.com

The following was sent on April 25th

Dear Ways and Means Chairs and Co- Chairs,

Portland has a uniqueness for a city if it's size. It is a city with a multiplicity of well established single-family home neighborhoods with big mature trees and green yards. That could all go away if developers have their way.

House Bill 2007 threatens and undermines the urban environment that Portland and other Oregon cities have protected for decades with zoning. If passed, HB2007 will take away local control by gutting single-family zoning restrictions that help to maintain a green neighborhood.

HB007 is being pushed through the legislature by the Oregon Home Builders Association under the disguise that by tearing down existing single-family homes and replacing them multiple units will lower the cost of housing while increasing the supply. In actuality, the push for this statewide runaround preemptive smokescreen is in play because the home builders along with the 1000 Friends of Oregon - now the defacto 1000 enemies of single family home neighborhoods - did not get all they wanted through Portland's Comprehensive Plan, RIP-SAC and their public processes. Supporting HB2007 rightly so generates skepticism and distrust of any governmental and public process.

First time buyer and starter homes are already being demolished at an alarming rate. Replacement housing nearly always has a higher price tag. The impacts of HB2007 will likely accelerate teardowns with developers taking advantage of any opportunity where they can utilize what in effect could be called "bulldozers on steroids" to rip apart neighborhoods and maximize profits.

If passed, HB2007 will not only destroy the scanty of single-family home neighborhoods, but also significantly increase the cost of all urban housing over the long term. The American Dream of home ownership in Oregon will become only available to the top percentile of income earners Likewise, HB2007 clearly demonstrates how out of touch the legislature is becoming with the middle class. How is the state mandating what the cities and counties can do with zoning any different than the Trump Administration making mandates to the states?

HB2007 needs to find its way to the round file thereby retaining the best practices of zoning issues at the local level

Terry Parker

Northeast Portland

From:
James Gorter
8041 SW 8th Avenue
Portland, Oregon 97219

I am writing in opposition to HB2007 and urge a "no" vote on this bill.

I am writing as one who has spent the past three years, both as a member of the city's Residential Infill Project Stakeholder Advisory Committee and as a concerned citizen.

HB2007 was originally proposed to address some of the issues surrounding affordable housing. Each set of amendments takes it further from that goal. It has become a bill to allow developers to build whatever they want wherever they want.

As currently proposed, the bill would:


- Make housing less affordable by encouraging the demolition of viable existing housing. **The most affordable house is the one that is already there.** You can't build your way to affordability. Studies of Portland neighborhoods show replacement housing is much more expensive than the original housing.
- Result in the displacement of lower and middle income families. Much of the housing that is vulnerable to replacement is rental housing. The result would be a decrease in affordable rental homes. The economic, racial, and social diversity of Portland and other cities would decrease.
- Potentially devastate historic neighborhoods. Cities such as Jacksonville, Oakland, Albany and Carlton use historic districts as a key component of economic activity. The urban landscapes of Oregon are as much a part of the state as its forests and farms.
- Remove many of the tools that local jurisdictions use to manage planning and growth.

The only way to salvage the original intent of HB2007 is to:

- Remove all aspects of the bill that do not specifically address affordable housing. Take out all references to "needed housing" and "market-rate housing". Remove all references to districts and to design review.
- Use the HUD definition of affordable housing.
- Place affordable housing at the head of the line for expedited permitting.
- Study barriers to achieving affordable housing.
- Provide incentives to retain existing homes: reduced fees for ADUs, allow internal conversions, financing incentives, etc,
- Impose disincentives to home demolition.

I want to restate that **the most affordable house is the one that is already there.**

My View: HB2007 undercuts best urban qualities

Created on Tuesday, 09 May 2017 | Written by [Terry Parker](#) | 

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First-time buyer and starter homes already are being demolished at an alarming rate. Replacement housing nearly always has a higher price tag.

Portland has a uniqueness for a city of its size. It is a city with a multiplicity of well-established single-family home neighborhoods with big mature trees and green yards. That could all go away if developers have their way. So, too, if the Legislature agrees.

House Bill 2007 threatens and undermines the single-family home type of urban environment that Portland and other Oregon cities have protected for decades with zoning. If passed, the overreach of HB2007 will take away local control by gutting single-family zoning restrictions. It would require cities and counties to allow multi-family development in every and all single-family zones. It also threatens protections and allows for the redevelopment of historic districts and structures.

HB2007 is being steamrolled through the Legislature by the Oregon Home Builders Association under the disguise that by tearing down existing single-family homes with yards and replacing them with a larger footprint structure or multiple units it will lower the cost of housing because it increases the overall supply of housing. In actuality, the push for this runaround pre-emptive smokescreen is in play because the home builders along with the 1000 Friends of Oregon — now the defacto 1000 enemies of single-family home neighborhoods — did not get all they wanted through Portland's Comprehensive Plan, the Residential Infill Project (RIPSAC) and the public processes.

First-time buyer and starter homes already are being demolished at an alarming rate. Replacement housing nearly always has a higher price tag. The term "Rip City" could be quantified with a new meaning. The impacts of HB2007 will likely accelerate teardowns with developers taking advantage of any opportunity where they can use what, in effect, could be called "bulldozers on steroids" to rip apart neighborhoods and maximize profits. The effects of lost green yards, mature trees and open space will be forever lasting.

If passed, HB2007 will not only destroy the sanctity of single-family-home neighborhoods, but also significantly increase the cost of all urban housing over the long term. With single-family homes already in short supply, the American dream of homeownership in Oregon will become only available to the top percentile of income earners. More and more middle-income earners will have no choice and be forced to become renters. Senior citizens on fixed incomes likely will be victimized into selling their homes so developers can demolish them. Low-income housing, for the most part, will likely be limited to subsidized units in the concrete jungle of heat island developments managed by large corporate and landlord interests.

The overreach of HB2007 generates skepticism and distrust of any governmental and public process. It overrides and pre-empts the decisions the Portland City Council made as a result of the nearly yearlong RIPSAC process. Without delay, homeowners and renters alike need to rally against, contact legislators and object to this sneaky and divisive legislation

Terry Parker is a resident of Northeast Portland.

Representatives,

Are you willing to someday look your grandchildren in the eye, and say, "we use to have a nice livable neighborhood here, but thanks to my efforts, we bulldozed historic buildings to build even larger single family homes so my developer buddies could make a quick buck"? Because that is what House Bill 2007 does, it removes protections to what makes Oregon communities actual communities: its heritage.

HB 2007 is all about pandering to the home builders special interests of greed, not protecting Oregonians, or the communities they live in. And as written it will do little to help affordable housing. Communities, especially Portland are being ravaged by the war developers are waging against affordable neighborhoods, destroying historic home after historic home not to make communities more affordable, but to replace them with larger less affordable housing.

Affordable housing goals can be reached without removing protections of historic properties. This is a caustic attack on our heritage and livable neighborhoods.

Design review is necessary to maintain the livability of neighborhoods. Don't let builders maximize profit by creating the Slums of Tomorrow(TM) via the wolf's clothing of affordable housing.

Scrap HB2007, or heavily modify it so that it works on practical solutions to affordable housing while protecting historic structures, not a greedy special interest group.

Camron Settlemier
485 Young Street
Woodburn, Oregon 97071

From: **Bob Schlesinger** <bschlesinger1@gmail.com>

Date: Tue, May 23, 2017 at 9:04 PM

Subject: HB2007 Testimony

To: Rep.AlissaKenyGuyer@state.or.us, Rep.AndyOlson@state.or.us, Rep.TawnaSanchez@oregonlegislature.gov, Rep.ChrisGorsek@state.or.us, Rep.MarkMeek@oregonlegislature.gov, rep.mikenearman@state.or.us, Rep.RonNoble@oregonlegislature.gov, rep.carlapiluso@oregonlegislature.gov, rep.duanestark@oregonlegislature.gov, Rep.TinaKotek@state.or.us

I share your goal of addressing the great need for affordable housing in Oregon. However, I am opposed to HB 2007, as it is currently written with proposed amendments ("HB 2007 A-Engrossed"). There are numerous problems, not the least of which has been the lack of public process for a bill with such far reaching ramifications. Unintended consequences will likely lead to even more expensive housing while usurping local control over zoning and the building permit process. The May 22, 2017 proposed amendments exacerbate problems inherent in the bill.

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 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 either fix or table HB2007 and replace it with a process that involves substantial public input and forethought. Please do not squander the opportunity to develop real solutions for housing.

Sincerely yours,

Robert Schlesinger
Portland, OR

4130 NE 18th Avenue

Portland, OR 97211

May 19, 2017

House Speaker Tina Kotek, Portland Rep.TinaKotek@state.or.us
Rep Duane Stark, Grants Pass, rep.duanestark@oregonlegislature.gov
Julie Fahey, Eugene, Rep.JulieFahey@oregonlegislature.gov
Rep Alissa Keny-Guyer Rep.AlissaKenyGuyer@state.or.us
Rep Andy Olson, Albany Rep.AndyOlson@state.or.us
Rep Tawna Sanchez, Portland Rep.TawnaSanchez@oregonlegislature.gov

cc:

Contact Portland Office of Government Relations: Elizabeth Edwards, Interim Director
govrel@portlandoregon.gov

Dan Eisenbeis, Interim State Government Relations Manager govrel@portlandoregon.gov
brandon.spencer@portlandoregon.gov

PeggyM@RestoreOregon.org

Dan@RestoreOregon.org

janbak@pacifier.com

HB 2007 Is a massive de-regulation bill that primarily benefits for-profit developers by encouraging construction of market rate housing as well as too generously defined “affordable housing. This bill will encourage the demolition of the smaller, affordable and habitable homes that already exist in Portland inner neighborhoods. It preempts city planning, ignoring Comprehensive Plans, neighborhood context and environments and makes no provision for building affordable housing where it is needed. Before rushing to judgement on HB 2007, the Legislature should consider the recent experience of the citizens of Portland.

The market rate infill occurring in Portland the last 5 years has resulted in the demolition of hundreds of typical houses that are smaller, affordable and habitable, @1300 sq ft in size. Just look at the good condition of the homes that are being destroyed on the portlandchronicle.com website. And with the demolition of nearly every home the lots are cleared of all mature vegetation including trees. The footprint of the new infill (one or two homes) is so large that there is little room for yard, gardens or trees. There is also more shading on adjacent lots. These new structures are often not compatible in size, scale, design or quality with the houses of its neighbors. Each of the two townhomes typically built on these 5000 sq ft lots cost \$600 to \$800,000. This is not affordable housing.

In a January 28, 2014 article entitled “The Impact of Oregon’s Increasing Demolition Trend” By: [Brandon Spencer-Hartle](http://restoreoregon.org) on the restoreoregon.org website, Mr. Hartle documents the negative impact of Oregon’s increasing demolition trend on our neighborhoods. “Because design review isn’t required in most established neighborhoods, much of the new construction that follows the demolitions is not compatible with the character of the neighborhood around it. . . . The average residential building demolished in Portland in recent years was built in 1927.” “Retaining the integrity and continuity of traditional neighborhoods is a significant concern for Restore Oregon,” says Executive Director Peggy Moretti. “We need to be careful that in the

name of density, we aren't sacrificing quality, character, and our unique sense of place. Without thoughtful urban planning and community involvement, some of Oregon's most livable neighborhoods could be lost in the next ten years."

Moreover, the most energy efficient way to provide housing is to retain, and only when necessary, to upgrade the existing structures.

"The current tear-down trend across Oregon should cause pause for any environmentally-conscious Oregonian because the demolition of buildings amounts to a staggering amount of [embodied energy](#) that is literally being thrown away. Every time we raze an older house and replace it with a new, more energy efficient one, it takes an average of 50 years to recover the climate change impacts related to its demolition."

"According to a recent [national study](#), "If the city of Portland were to retrofit and reuse the single-family homes and commercial office buildings that it is otherwise likely to demolish over the next 10 years, the potential impact reduction would total approximately 231,000 metric tons of CO₂ – approximately 15% of [Multnomah County's] total CO₂ reduction targets over the next decade."

In an Oct 7, 2015, article entitled "The State of Demolition in Portland" By: [Brandon Spencer-Hartle](#) on the [restoreoregon.org](#) website, Mr. Hartle updated his January 28, 2014 letter.

"Using data compiled from the demolition applications, PortlandMaps, and the Bureau of Planning and Sustainability, the 172 demolitions that occurred from April 27 to October 5 had the following average characteristics:

- Built in 1930
- 1,340 square feet in size
- Generated 58,558 pounds of landfill waste upon demolition (not including recycled materials)

Assuming that 400 houses are indeed demolished in Portland this year, it will mean that 23 million pounds of waste will end up in Oregon's landfills. That's the equivalent of sending 2.5 billion pieces of paper to the landfill!"

This Bill should be amended to prohibit demolition of sound smaller homes in pursuit of its goals, to remove prohibitions of design review, to leave protections for historic districts in place. The State Building Code should also be amended to ease internal conversions of historic houses, including for ADU's within existing houses.

The State's first priority should be to reduce the avoidable climate change impacts of development and preserve our existing neighborhoods, homes and vegetation. Encourage cities to use back yard habitat certification of existing homes. Encourage cities to update their historic resource inventories, begin public review of demolitions, and require deconstruction when a home cannot be saved (not just pre-1917 homes as the City of Portland requires). Encourage cities to tax landfill waste, remove hurdles to home relocation and provide financial incentives for preserving existing homes. See Mr. Hartles January 28, 2014 article cited above.

If the State is serious about providing low income families housing in the inner ring neighborhoods, it will do so by supporting and funding Proud Ground and equivalent housing subsidy programs. The primary cost of smaller inner ring homes (@1300 sq ft) is the lot they sit upon. Lower income buyers should be encouraged to purchase these homes, not the lots they sit upon.

The State should also encourage cities to adopt their own rules that allow two ADUs per house existing in 2016 only (one internal and one detached). This would reduce the pressure to demolish existing sound, smaller, affordable homes. Portland has also waived ADU fees for several years. Encourage cities to tax landfill waste, remove hurdles to home relocation and provide financial incentives for preserving existing homes. See Mr. Hartle's January 28, 2014 article cited above.

Finally, the State should require inclusionary zoning in current multi dwelling zones to subsidize housing in buildings of 5 or more units.

Citizen of Portland, Oregon

Paul Majkut

May 23, 2017

Dear Representative Keny-Guyer and HHS Committee Members:

This bill started out addressing affordable housing but lost its way. How convenient for the Home Builders Association and 1000 Friends of Oregon to collaborate to achieve their goals under the umbrella of affordable housing. After reading the four amendments proposed on Monday the 22nd that address the problem of demolishing single family homes that are being replaced with more expensive single-family homes, I have to wonder who crafted them. For example new Historic Districts on the National Register will get automatic demolition review for contributing resources unless the proposed development falls under one of the following exceptions:

- **The new development is affordable to households with incomes equal to or less than 120 percent of Median Family Income.** This contextually re-defines “affordable” at four times the HUD standard of Affordability. If legislators were really focused on housing affordability, why aren’t you considering demolition review for affordable housing to ensure that the replacement be affordable as well by accepted HUD standards.
- **The new development has greater density than the existing development.**
This encourages more demolition of already more affordable housing than what is built.
- **The development includes only exterior modifications that are aesthetic in nature.**
What exactly does this mean? Does it say there is no design review? Can a façade be done out of character to those houses around them? Can the changes increase the size of the house that does not make it compatible in size to its neighbors or more affordable?
- **The development only includes demolition of accessory structures, like garages.**
The intent of the demolition should be recorded. Are they putting up a new garage, building an ADU, etc.?

This bill fails to meet the goal of producing affordable housing. We all support efforts that really produce affordable housing. This bill has too many outcomes that fuel self-interests for the Home Builders Association allowing them to demolish and build without rules for affordable housing and 1000 Friends of Oregon that want infill at any cost.

Please vote to defeat House Bill 2007.

Thank you.
Joanne Carlson
7605 SE Reed College Pl.
Portland, Oregon 97202

Peggy Moretti

From: Matt Davis <mattdavis97@gmail.com>
Sent: Tuesday, May 23, 2017 10:30 AM
To: hhs.exhibits@oregonlegislature.gov
Subject: HB2007 Concerns

May 23, 2017

House Committee on Human Services and Housing

Oregon State Legislature

Salem, Oregon

Dear Representatives,

I am writing to express my concerns regarding HB 2007, including the dash 4 amendments dated May 22, 2017. I support the policy of expediting the review of affordable housing to address Oregon's housing crunch. **In its current form, however, HB 2007 does little to incentivize affordable housing over other kinds of housing, and will in fact decrease the supply of affordable housing by encouraging the development of market-rate housing.**

Please read the fine print:

- **The bill's provisions are not limited to affordable housing.** Instead, they apply to the much more expansive category of "needed housing," which includes "all housing...that is determined to meet the need shown for housing within an urban growth boundary at particular price ranges and rent levels." All housing, all price points. Not just affordable.
- Section 7(5) would effectively eliminate R-1 zoning statewide, by mandating that almost every city and county in the state permit duplexes in existing single family residential zones *as of right*. And there's no requirement that these duplexes be affordable. **This is a drastic, "one-size-fits-all" approach to addressing the housing shortage that, moreover, would encourage the demolition of affordable single family homes.**
- Sections 3(4) and 4(4) would eliminate discretionary design review for virtually any residential project within a UGB. They wouldn't streamline it or expedite it; they would eliminate it altogether. **Again, this is an inappropriate preemption of long-standing local planning processes through imposition of a "one-size-fits-all" approach that would lower the design quality of ALL housing.**

- Though Section 1(1)(a) defines “affordable housing” as housing that is affordable to households with incomes equal to or less than 60% median family income (MFI), Section 10(3)(a) exempts from review projects within historic districts that are affordable to households with incomes equal to or less than 120% of MFI. **As a result, this provision encourages demolitions within historic districts without creating any truly affordable housing in the process.**
- Section 10(3)(b) would encourage replacement of single family homes with duplexes and triplexes without any consideration given to the relative affordability of the demolished house or new units. **Through this provision, existing less expensive homes will be torn down and replaced by more expensive duplexes and triplexes, reducing the affordable housing supply.**
- Section 10(3)(c) exempts from historic review modifications that are “predominantly aesthetic in nature.” **This provision does nothing to increase density or affordability and is simply an irrelevant and unwarranted attack on historic review itself, which necessarily includes aesthetic considerations.**

Given these provisions, one is forced to conclude that HB 2007 is not really about affordable housing at all, but instead reflects the Oregon Home Builders Association’s effort to circumvent discretionary review for housing construction at all price points. **But removing discretionary review for virtually all housing will not produce more affordable housing; it will simply produce more market-rate housing, because such housing will always be more profitable for the home builder.**

I request that HB 2007 be revised so that, first and foremost, its provisions be truly limited to affordable housing. Second, the bill should focus on streamlining the discretionary review process for affordable housing, not on throwing it away for all housing. Third, the decision of where and when to permit duplexes should be left to local jurisdictions to decide. **Only with these changes would HB 2007 actually incentivize the creation of high-quality, affordable housing.**

Sincerely,

Matthew Davis

3559 NE Stanton Street

Portland, OR 97212

Peggy Moretti

From: Catherine Smith <catlawsmith@gmail.com>
Sent: Tuesday, May 23, 2017 11:31 AM
To: hhs.exhibits@oregonlegislature.gov
Cc: Peggy Moretti
Subject: HB 2007 Testimony

May 23, 2017

House Committee on Human Services and Housing
Oregon State Legislature
Salem, Oregon

Dear Committee Members,

I am writing to oppose many of the provisions outlined in HB 2007, based on a review of the updated draft posted May 22, 2017. I am in favor of expediting the review of affordable housing to address the dearth of needed housing for lower-income Oregonians. However HB 2007 is deceptive in promulgating the notion that it will incentivize new affordable housing units because in fact it would decrease the supply of affordable housing through the construction of profitable market-rate housing through the demolition of existing, affordable homes.

1. The bill's provisions are not limited to affordable housing. Section 10(3)(b) would encourage replacement of single family homes with multi-unit housing without any consideration given to the affordability of the demolished house or new units. Less expensive homes will be demolished and replaced by more expensive units, reducing the supply of affordable housing.
2. Sections 3(4) and 4(4) eliminates discretionary design review for residential projects within an urban growth boundary. Local jurisdictions would lose the ability to weigh in on what is appropriate for their community, and there will be no oversight to prevent residential construction of poor design with inexpensive materials.
3. Section 7(5) would eliminate R-1 zoning and permit duplexes in single-family residential zones, without any requirements that these duplexes be affordable. This zoning change encourages the demolition of affordable single-family homes and creates more density, but not affordability.
4. Section 10(3)(a) removes the review of projects within historic districts that are affordable to households with incomes equal to or less than 120% of median family income. As a result, demolitions would proliferate within historic districts. This encourages the loss of character-rich historic resources without creating needed affordable housing

HB 2007 is not really about affordable housing at all. It is clearly an effort by the Oregon Home Builders Association to eliminate design review and expedite approval processes for market-rate housing that will yield a nice profit for the developer.

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.

In order to truly address the affordable housing crisis in Oregon, HB 2007 should be revised so that its provisions are limited to the development of affordable housing and streamlining the discretionary design review process for affordable housing, but not eliminating design review for *all* housing.

Sincerely,

Catherine Smith

Peggy Moretti

From: Maya Foty <M.Foty@ARG-PNW.com>
Sent: Tuesday, May 23, 2017 4:33 PM
To: hhs.exhibits@oregonlegislature.gov
Cc: Matthew Davis; Peggy Moretti
Subject: Letter Opposing HB 2007

House Committee on Human Services and Housing
Oregon State Legislature
Salem, Oregon

Dear Speaker Kotek and Committee on Human Services & Housing,

I am writing to express my opposition to HB 2007 as it is currently drafted. I understand that the intention of this bill is to promote affordable housing in our city. But it goes about it in a very wrong way. What it actually does is:

1. Incentivize demolition of existing affordable housing. I live at Hawthorne and 71st, on the east side of Mt. Tabor in Portland. There are so many great small houses that could be easily bought by young families and fixed up but instead are levelled and replaced by McMansions that are sold for twice the amount the original house and lot were bought for. Not affordable housing and a blight on the neighborhood!
2. Strip away protections for historic districts. We have so few historic districts that are a real asset to our community. Why let greedy developers from Texas buy lots, replace perfectly sound homes with cookie-cutter houses they build in Texas, max out the lot and don't fit into the neighborhood?
3. Prohibits design review for ALL new construction, which is a critical component of the appropriate development of the urban landscape. In addition to providing affordable housing for its residence, a well-managed city provides oversight on what is built and how it fits into the overall urban context. If we eliminate design review, we have no control over greedy developers trying to minimize their construction costs, max out lot boundaries and put the least amount of effort into their building so they can maximize their profits.
4. Prohibits historic overlay zones that might effect density (i.e. would deny districts the ability to reduce the scale of a building to make it compatible with its neighbors). This would have a huge negative impact on our historic neighborhoods, which is only a tiny fraction of the total residential zoning statewide. In Portland, it's less than 3%! There are so many great lots in Portland, for example – close in – that have empty lots or else poor or undersized infill, we should be incentivizing development of those areas instead of allowing rampant destruction of the few historic neighborhoods that we have.

I request that HB 2007 be revised so that, first and foremost, its provisions be truly limited to affordable housing. Second, the bill should focus on streamlining the discretionary review process for affordable housing, not on throwing it away for all housing. Third, the decision of where and when to permit duplexes should be left to local jurisdictions to decide. **Only with these changes would HB 2007 actually incentivize the creation of high-quality, affordable housing.**

Sincerely,
Maya

Maya M. Foty , AIA, LEED AP
Principal

ARCHITECTURAL RESOURCES GROUP

720 SW Washington Street, Suite 300 | Portland, OR 97205
971.256.5321 direct | 503.593.1369 cell | m.foty@arg-pnw.com
San Francisco | Pasadena | Portland

Ms. Gwenith Jones
6107 NE 32nd Pl
Portland, OR 97211-6717
(503) 522-4045

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

Dear Speaker Kotek and Committee on Human Services & Housing Representative Kotek,

I am writing to express my opposition to HB 2007 as it is currently drafted. I share the League of Women Voters' concerns around the lack of public process for HB 2007, and urge you heed my concerns that HB 2007 threatens Oregon's distinctive historic towns and neighborhoods.

I support your goal of addressing the affordable housing crisis facing communities throughout Oregon, including HB 2007's proposal to study the timeline for housing development and identifying where efficiencies can be found. In addition, I support the fast-tracking of permitting for projects meeting clear affordability standards, and explicitly allowing "accessory dwelling units" (ADUs) and internal subdivision of houses in historic districts.

Oregon's cities and counties should be encouraged to develop creative solutions to meet affordable housing targets, but this long-term problem deserves carefully considered and vetted solutions. Please work with all stakeholders in a deliberate process that advances the protection and construction of truly affordable housing without sacrificing the legitimate public policy goals of well-designed, diverse, healthy communities that are rich in history.

Sincerely,
Ms. Gwenith Jones

Dr. Michael Racine
1738 Estate Dr
Eugene, OR 97405-5891
(616) 974-0372

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Dr. Michael Racine

Ms. Carole Hagen
1095 NW Jackson St
Hillsboro, OR 97124-3708
(503) 840-4884

May 23, 2017

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State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Ms. Carole Hagen

Mr. Bob Thomas
2001 Weaver Rd
Myrtle Creek, OR 97457-8668
(541) 863-7035

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Mr. Bob Thomas

Ms. D Deloff
4430 SW 202nd Ave
Beaverton, OR 97078-2254
(503) 642-3363

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

Dear Speaker Kotek and Committee on Human Services & Housing Representative Kotek,

I am writing to express my opposition to HB 2007 as it is currently drafted. I share the League of Women Voters' concerns around the lack of public process for HB 2007, and urge you heed my concerns that HB 2007 threatens Oregon's distinctive historic towns and neighborhoods.

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Sincerely,
Ms. D Deloff

Dr. John Peel
2865 Alvarado Ter S
Salem, OR 97302-5433
(503) 364-0802

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Dr. John Peel

Mr. Gregory Nelson
1955 Dallas Hwy NW Apt 3011
Salem, OR 97304-4821
(503) 871-9024

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Mr. Gregory Nelson

Mr. James Muggenburg
8003 N Crawford St
Portland, OR 97203-5553
(503) 735-9046

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

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Sincerely,
Mr. James Muggenburg

Mrs. Hayli Walker
1118 NE Chehalem Dr
PO Box 64
Newberg, OR 97132-1630
(503) 554-1710

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

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Sincerely,
Mrs. Hayli Walker

Mr. Caton Gates
5005 NE Cleveland Ave
Portland, OR 97211-2605
(503) 708-1422

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

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Sincerely,
Mr. Caton Gates

Mrs. Rosalind Keeney
1205 NW Fernwood Cir
Corvallis, OR 97330-2908
(541) 619-7679

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Mrs. Rosalind Keeney

Mr. Dean Gisvold
2225 NE 15th Ave
Portland, OR 97212-4419
(503) 284-3885

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

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Sincerely,
Mr. Dean Gisvold

Dr. Nanette Thrush
7916 N Delaware Ave
Portland, OR 97217-6857
(757) 971-7171

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Dr. Nanette Thrush

Ms. Jennifer Anthony
8156 SW Seminole TRL
Portland, OR 97064-9111
(503) 466-1487

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Ms. Jennifer Anthony

Mr. James Barta
2317 NE 12th Ave
Portland, OR 97212-4137
(503) 335-7205

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Mr. James Barta

Ms. Debra MEAGHERS
4228 Akin Ct SE
Salem, OR 97317-5470
(503) 763-2423

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Ms. Debra MEAGHERS

Mrs. Katherine Wright
3875 Ridgewood Way
West Linn, OR 97068-1651
(503) 908-1440

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Mrs. Katherine Wright

Ms. Hazel Patton
1363 Court St NE
Salem, OR 97301-4128
(503) 581-4939

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Ms. Hazel Patton

Mr. Steven Cole
2209 NE Stanton St
Portland, OR 97212-3438
(503) 788-0618

May 23, 2017

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State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Mr. Steven Cole

Ms. Laurie Matthews
5809 SW Seymour Ct
Portland, OR 97221-1935
(503) 333-1097

May 23, 2017

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State Capitol, Room H-269
900 Court Street, NE
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Sincerely,
Ms. Laurie Matthews

Dr. Tracy Prince
2187 SW Market Street Dr
Portland, OR 97201-2401
(503) 243-2525

May 23, 2017

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State Capitol, Room H-269
900 Court Street, NE
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Sincerely,
Dr. Tracy Prince

Ms. Martha McKinnon
16546 NW Graf St
Portland, OR 97229-7952
(503) 439-0803

May 23, 2017

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State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Ms. Martha McKinnon

Mr. Stephen Fenwick
PO Box 37
Ashland, OR 97520-0064
(541) 708-1723

May 23, 2017

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State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Mr. Stephen Fenwick

Mr. Sean Kennedy
204 SE 30th Ave
Portland, OR 97214-1907
(503) 233-4163

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Mr. Sean Kennedy

Ms. Zadio Schaffer
2187 SW Market
Portland, OR 97201
(000) 000-0000

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Ms. Zadio Schaffer

Mr. Michael Molinaro
4007 SE Taylor St
Portland, OR 97214-4439
(312) 391-9098

May 23, 2017

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State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Mr. Michael Molinaro

Ms. m schaefer
1050 W 5th Ave
Eugene, OR 97402-4691
(541) 344-2233

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Ms. m schaefer

Ms. Elizabeth Moore
5706 NE 25th Ave
Portland, OR 97211-6108
(503) 284-8404

May 23, 2017

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State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Ms. Elizabeth Moore

Mr. John Schumann
3025 NE 34th Ave
Portland, OR 97212-2708
(503) 288-0520

May 23, 2017

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State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Mr. John Schumann

Ms. Tiffanie Shakespeare
2338 NE 15th Ave
Portland, OR 97212-4218
(415) 644-8656

May 23, 2017

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State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

Dear Speaker Kotek and Committee on Human Services & Housing Representative Kotek,

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Sincerely,
Ms. Tiffanie Shakespeare

Mr. Scott Tice
3236 SE Johnson Creek Blvd
Portland, OR 97222-9207
(503) 781-0310

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

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Sincerely,
Mr. Scott Tice

Mr. Joshua Griffith
3209 SE Belmont St
Portland, OR 97214-4242
(614) 214-5885

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Mr. Joshua Griffith

Ms. Karen Johannes
3520 SE Glenwood St
Portland, OR 97202-8254
(503) 810-7704

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Ms. Karen Johannes

Mr. Robert Baughman
3520 SE Glenwood St
Portland, OR 97202-8254
(503) 201-4613

May 23, 2017

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State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Mr. Robert Baughman

Ms. teresa mcgrath
3344 NE 15th Ave
Portland, OR 97212-2305
(503) 335-0483

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Ms. teresa mcgrath

Ms. Mary McMurray
PO Box 14644
Portland, OR 97293-0644
(503) 335-2245

May 23, 2017

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State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Ms. Mary McMurray

Mrs. Judith Bill
1135 Pawnee Cir SE
Salem, OR 97306-2704
(503) 480-9113

May 23, 2017

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State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Mrs. Judith Bill

Mr. Jay Dickason
225 Alameda Ave
Astoria, OR 97103-6123
(925) 998-8588

May 23, 2017

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State Capitol, Room H-269
900 Court Street, NE
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Sincerely,
Mr. Jay Dickason

Mr. Dana Bleckinger
PO Box 904
Yachats, OR 97498-0904
(111) 222-3333

May 23, 2017

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State Capitol, Room H-269
900 Court Street, NE
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Sincerely,
Mr. Dana Bleckinger

Ms. Stacey Atwell
1745 SE Locust Ave
Portland, OR 97214-4879
(503) 886-9805

May 23, 2017

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State Capitol, Room H-269
900 Court Street, NE
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Sincerely,
Ms. Stacey Atwell

Ms. Nina Rollow
1333 SE Nehalem St
Portland, OR 97202-6627
(503) 232-1445

May 23, 2017

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State Capitol, Room H-269
900 Court Street, NE
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Sincerely,
Ms. Nina Rollow

Mrs. Dean Sigler
18845 SW Vista St
Beaverton, OR 97003-2907
(503) 649-2006

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
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Sincerely,
Mrs. Dean Sigler

Mrs. Laurie Fisher
10414 SW Bonanza Way
Tigard, OR 97224-4339
(503) 624-8978

May 23, 2017

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Sincerely,
Mrs. Laurie Fisher

Mr. Fred Perloff
164 5th St
Ashland, OR 97520-2057
(541) 482-8458

May 23, 2017

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State Capitol, Room H-269
900 Court Street, NE
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Sincerely,
Mr. Fred Perloff

Mr. Frederic Merchant
2012 SE Hemlock Ave
Portland, OR 97214-5414
(503) 232-3093

May 23, 2017

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State Capitol, Room H-269
900 Court Street, NE
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Sincerely,
Mr. Frederic Merchant

Mr. James Wortham
133 Furnace St Unit 20
Lake Oswego, OR 97034-3959
(508) 397-9984

May 23, 2017

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Sincerely,
Mr. James Wortham

Ms. Carleen Wuitschick
920 Center St
Oregon City, OR 97045-1953
(503) 847-8493

May 23, 2017

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State Capitol, Room H-269
900 Court Street, NE
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Sincerely,
Ms. Carleen Wuitschick

Ms. Lea Schellhous
1411 Westview Pl NW
Olympia, WA 98502-4076
(503) 545-1271

May 23, 2017

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State Capitol, Room H-269
900 Court Street, NE
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Sincerely,
Ms. Lea Schellhous

Mr. James Boehnlein
2735 SW Stanhope Ct
Portland, OR 97201-2256
(503) 241-7358

May 23, 2017

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Sincerely,
Mr. James Boehnlein

Ms. Victoria Hensley
805 Bradyville Pike
Apt R03
Murfreesboro, TN 37130-5121
(336) 380-6276

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Sincerely,
Ms. Victoria Hensley

Mrs. Cheryl Wright
10902 SE Garrett Dr
Milwaukie, OR 97222-5328
(503) 901-5865

May 23, 2017

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State Capitol, Room H-269
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Sincerely,
Mrs. Cheryl Wright

Ms. Debra Saude
1050 Pleasant Valley Rd
Sweet Home, OR 97386-1033
(541) 367-7059

May 23, 2017

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Sincerely,
Ms. Debra Saude

Mr. Ken Davis
3945 NE 66th Ave
Portland, OR 97213-4452
(406) 512-8816

May 23, 2017

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State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Mr. Ken Davis

Ms. Louise Chandler
3945 NE 66th Ave
Portland, OR 97213-4452
(406) 512-8816

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Sincerely,
Ms. Louise Chandler

Ms. Pamela Easter
4725 Parkview Dr
Apt D
Lake Oswego, OR 97035-2424
(951) 492-8483

May 23, 2017

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Sincerely,
Ms. Pamela Easter

Ms. Kristi Byrd
7938 SE 35th Ave
Portland, OR 97202-8412
(503) 504-7075

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

Dear Speaker Kotek and Committee on Human Services & Housing Representative Kotek,

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Sincerely,
Ms. Kristi Byrd

Ms. Rebecca Vital
PO Box 1451
The Dalles, OR 97058-8001
(503) 757-1763

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Ms. Rebecca Vital

Ms. Dolly Marshall
1970 10th St
Springfield, OR 97477-2343
(418) 441-1724

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Ms. Dolly Marshall

Mrs. Virginia Ford
1345 NE 9th St
Grants Pass, OR 97526-1321
(541) 476-5723

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Mrs. Virginia Ford

Mrs. Pamela Weise
920 Center St
Oregon City, OR 97045-1953
(503) 655-2770

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

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Sincerely,
Mrs. Pamela Weise

Ms. Maureen O'Neal
9100 SW 80th Ave
08
Portland, OR 97223-8981
(503) 901-7354

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Ms. Maureen O'Neal

Ms. Brittany Smith
4308 SE Brooklyn St
Portland, OR 97206-2210
(503) 477-9221

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Ms. Brittany Smith

Ms. Elizabeth O'Brien
17035 SW 108th Ave
Tualatin, OR 97062-8085
(503) 682-9309

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Ms. Elizabeth O'Brien

Ms. Sam Freeman
4227 SE Schiller St
Portland, OR 97206-5089
(503) 786-9176

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Ms. Sam Freeman

Ms. Sarah Durant
37816 Rachael Dr
Sandy, OR 97055-5386
(503) 515-6382

May 24, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Ms. Sarah Durant

Mrs. Sharon Cooper
35978 Shoreview Dr
Dorena, OR 97434-9709
(541) 815-9688

May 24, 2017

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State Capitol, Room H-269
900 Court Street, NE
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Sincerely,
Mrs. Sharon Cooper

Ms. Trudy Maney
82516 S Juniper Canyon Rd
Helix, OR 97835-4012
(541) 457-2574

May 24, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
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Sincerely,
Ms. Trudy Maney

Ms. Kristiana Nelson
3690 SE Malden St
Portland, OR 97202-8442
(503) 577-4682

May 24, 2017

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State Capitol, Room H-269
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Ms. Kristiana Nelson

Mr. Clark Nelson
3690 SE Malden St
Portland, OR 97202-8442
(503) 577-4682

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Sincerely,
Mr. Clark Nelson

Mrs. Pamela Clark
969 Fish Hatchery Rd
Grants Pass, OR 97527-7500
(650) 776-7634

May 24, 2017

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Sincerely,
Mrs. Pamela Clark

Mrs. Mary McGaughey
381 NE Village Squire Ave Unit 2
Gresham, OR 97030-1142
(503) 666-4461

May 24, 2017

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State Capitol, Room H-269
900 Court Street, NE
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Sincerely,
Mrs. Mary McGaughey

Ms. Cynthia Simpson
2916 SE Moreland Ln
Portland, OR 97202-8122
(503) 775-9700

May 24, 2017

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Sincerely,
Ms. Cynthia Simpson

Ms. katherine quinlan
2731 Colony Cir
Bandon, OR 97411-8887
(415) 317-5788

May 24, 2017

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State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Ms. katherine quinlan

Ms. Nat Kim
442 NE Sumner St
Portland, OR 97211-3835
(503) 957-4482

May 24, 2017

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State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Ms. Nat Kim

Ms. Marleen Tulas
3550 SW Bond Ave Unit 2005
Portland, OR 97239-4725
(503) 688-6843

May 24, 2017

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State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Sincerely,
Ms. Marleen Tulas

Ms. Christine Barnes
1177 NW Quincy Ave
Bend, OR 97703-1634
(541) 388-0472

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

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I live in Bend Oregon and the current state of Historic's neighborhoods under seige by short term rentals to accommodate tourists not residents is one of many problems. Add to that the city's push to fill every square foot of every small backyard with an ADU and we are creating expensive ghettos. Many subdivisions are exempt due to HOAs and CC and Rs leaving historic neighborhoods vulnerable.

I support goal of addressing the affordable housing crisis facing communities throughout Oregon, but fast tracking is short sighted.

Better to ask why Oregonians, especially in a tourist town like bend, are paid so little.

Oregon's cities and counties should be encouraged to develop creative solutions to meet affordable housing targets, but this long-term problem deserves carefully considered and vetted solutions. Please work with all stakeholders in a deliberate process that advances the protection and construction of truly affordable housing without sacrificing the legitimate public policy goals of well-designed, diverse, healthy communities that are rich in history.

Sincerely,
Ms. Christine Barnes

Ms. Wendy Osborn
PO Box 656
Wendy Osborn
Astoria, OR 97103-0656
(503) 325-9943

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Even in small town Astoria, we are struggling to balance housing needs with the preservation of our historic buildings. There are several large and historic buildings that might not immediately appear to be part of the solution, but with the right financial incentives and assistance to potential developers in dealing with building codes, we can save the historic buildings which help to define the character of our community, but also provide for the housing necessary to expand our population.

Sincerely,
Ms. Wendy Osborn

Ms. Jean Svadlenka
29705 SW Montebello Dr
Wilsonville, OR 97070-9533
(805) 345-1938

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

Dear Speaker Kotek and Committee on Human Services & Housing Representative Kotek,

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I am concerned that HB 2007 weakens the protections of homes in historic districts that represent a small fraction of residential land while providing no assurance that new development is affordable. It is imperative that the historic homes and building in places like Portland be preserved, protected, and made affordable for the average Oregonian.

Also, I am concerned the HB 2007 prohibits cities and counties from applying discretionary design review to any housing development. Design review is an essential planning tool to guide development of livable, walkable, sustainable, and healthy communities.

I have seen the creation of some very thoughtful developments in Oregon communities recently, but I have also seen areas being developed in ways that does not make sense for the environment, traffic, and well being of existing and new residents.

In addition, the prices of purchasing homes in Oregon has risen significantly in the last few years, as well as rental prices.

I support your goal of addressing the affordable housing crisis facing communities throughout Oregon, including HB 2007's proposal to study the timeline for housing development and identifying where efficiencies can be found.

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Sincerely,
Ms. Jean Svadlenka

Ms. Leah McMillan
498 23rd St SE
Salem, OR 97301-6611
(503) 580-4171

May 23, 2017

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State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

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Dear Speaker Kotek and Committee on Human Services & Housing Representative Kotek,

I am writing to express my opposition to HB 2007 as it is currently drafted. I share the League of Women Voters' concerns around the lack of public process for HB 2007, and urge you heed my concerns that HB 2007 threatens Oregon's distinctive historic towns and neighborhoods.

I support your goal of addressing the affordable housing crisis facing communities throughout Oregon, including HB 2007's proposal to study the timeline for housing development and identifying where efficiencies can be found. In addition, I support the fast-tracking of permitting for projects meeting clear affordability standards, and explicitly allowing "accessory dwelling units" (ADUs) and internal subdivision of houses in historic districts. However it needs to preserve the neighborhoods and historic districts we currently have.

Oregon's cities and counties should be encouraged to develop creative solutions to meet affordable housing targets, but this long-term problem deserves carefully considered and vetted solutions. Please work with all stakeholders in a deliberate process that advances the protection and construction of truly affordable housing without sacrificing the legitimate public policy goals of well-designed, diverse, healthy communities that are rich in history.

Sincerely,
Ms. Leah McMillan

Mr. John McCulloch
1729 NE Siskiyou St
Portland, OR 97212-2349
(503) 709-0035

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

Dear Speaker Kotek and Committee on Human Services & Housing Representative Kotek,

I am writing to express my opposition to HB 2007 as it is currently drafted. I share the League of Women Voters' concerns around the lack of public process for HB 2007, and urge you heed my concerns that HB 2007 threatens Oregon's distinctive historic towns and neighborhoods.

I am a fifth generation Oregonian. We have been civically involved in this state for nearly 150 years. I hate to see a bill that will ruin the state. The idea of destroying all historical houses in favor of rapid built luxury infill will destroy our shared cultural legacy.

I am a builder and though this bill stands to enrich me personally, I care too much about Oregon and Portland to see all of our heritage stamped out in trade for some fast profits.

As written the bill makes multi unit luxury housing only boom. This hurts the poor and the middle class. It also ends single family housing neighborhoods.

Your plan will stamp out the ladder to success provided by a diversity of housing. By exacerbating the affordable housing crisis the bill will drive the solid middle class on which our prosperity depends out to the suburbs.

I support your goal of addressing the affordable housing crisis facing communities throughout Oregon, including HB 2007's proposal to study the timeline for housing development and identifying where efficiencies can be found. In addition, I support the fast-tracking of permitting for projects meeting clear affordability standards, and explicitly allowing "accessory dwelling units" (ADUs) and internal subdivision of houses in historic districts.

Oregon's cities and counties should be encouraged to develop creative solutions to meet affordable housing targets, but this long-term problem deserves carefully considered and vetted solutions. Please work with all stakeholders in a deliberate process that advances the protection and construction of truly affordable housing without sacrificing the legitimate public policy goals of well-designed, diverse, healthy communities that are rich in history.

Sincerely,
Mr. John McCulloch

Mr. Dennis Smith
827 NW 25th Ave
Portland, OR 97210-3808
(503) 224-3077

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

Dear Speaker Kotek and Committee on Human Services & Housing Representative Kotek,

I am writing to express my opposition to HB 2007 as it is currently drafted. I share the League of Women Voters' concerns around the lack of public process for HB 2007, and urge you heed my concerns that HB 2007 threatens Oregon's distinctive historic towns and neighborhoods.

I support your goal of addressing the affordable housing crisis facing communities throughout Oregon, including HB 2007's proposal to study the timeline for housing development and identifying where efficiencies can be found. In addition, I support the fast-tracking of permitting for projects meeting clear affordability standards, and explicitly allowing "accessory dwelling units" (ADUs) and internal subdivision of houses in historic districts.

Historic districts and homes should not be sacrificed to achieve this.

Sincerely,
Mr. Dennis Smith

Mr. Bruce Sargent
2200 Buckhorn Springs Rd
Ashland, OR 97520-8768
(541) 482-2979

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

Dear Speaker Kotek and Committee on Human Services & Housing Representative Kotek,

I am writing to express my opposition to HB 2007 as it is currently drafted. I share the League of Women Voters' concerns around the lack of public process for HB 2007, and urge you heed my concerns that HB 2007 threatens Oregon's distinctive historic towns and neighborhoods.

In 1989 I was successful in getting Buckhorn Springs listed on the National Register as Oregon's 14th historic district. My wife and I still own the property and have been running it as a retreat center. We are currently working with Restore Oregon to place a preservation easement on the historic buildings, providing protection into the future.

Due to having lived in historic district for almost 30 years, this is a personal issue for us. Please don't take away any protections from Oregon's heritage.

I support your goal of addressing the affordable housing crisis facing communities throughout Oregon, including HB 2007's proposal to study the timeline for housing development and identifying where efficiencies can be found. In addition, I support the fast-tracking of permitting for projects meeting clear affordability standards, and explicitly allowing "accessory dwelling units" (ADUs) and internal subdivision of houses in historic districts.

Oregon's cities and counties should be encouraged to develop creative solutions to meet affordable housing targets, but this long-term problem deserves carefully considered and vetted solutions. Please work with all stakeholders in a deliberate process that advances the protection and construction of truly affordable housing without sacrificing the legitimate public policy goals of well-designed, diverse, healthy communities that are rich in history.

Sincerely,
Mr. Bruce Sargent

Mr. Daryl Bailes
8020 SW Brookridge St Apt D
Portland, OR 97225-7306
(971) 271-7592

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

Dear Speaker Kotek and Committee on Human Services & Housing Representative Kotek,

I am writing to express my opposition to HB 2007 as it is currently drafted. I share the League of Women Voters' concerns around the lack of public process for HB 2007, and urge you heed my concerns that HB 2007 threatens Oregon's distinctive historic towns and neighborhoods.

I support your goal of addressing the affordable housing crisis facing communities throughout Oregon, including HB 2007's proposal to study the timeline for housing development and identifying where inefficiencies can be found. In addition, I support the fast-tracking of permitting for projects meeting clear affordability standards, and explicitly allowing "accessory dwelling units" (ADUs) and internal subdivision of houses in historic districts.

Oregon's cities and counties should be encouraged to develop creative solutions to meet affordable housing targets, but this long-term problem deserves carefully considered and vetted solutions. Please work with all stakeholders in a deliberate process that advances the protection and construction of truly affordable housing without sacrificing the legitimate public policy goals of well-designed, diverse, healthy communities that are rich in history.

Sincerely,
Mr. Daryl Bailes

Ms. Kimberly Pendell
2919 NE Rodney Ave
Portland, OR 97212-3027
(312) 286-2236

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

Dear Speaker Kotek and Committee on Human Services & Housing Representative Kotek,

I am writing to express my opposition to HB 2007 as it is currently drafted. I share the League of Women Voters' concerns around the lack of public process for HB 2007, and urge you heed my concerns that HB 2007 threatens Oregon's distinctive historic towns and neighborhoods.

I support your goal of addressing the affordable housing crisis facing communities throughout Oregon, including HB 2007's proposal to study the timeline for housing development and identifying where efficiencies can be found. In addition, I support the fast-tracking of permitting for projects meeting clear affordability standards, and explicitly allowing "accessory dwelling units" (ADUs) and internal subdivision of houses in historic districts.

Oregon's cities and counties should be encouraged to develop creative solutions to meet affordable housing targets, but this long-term problem deserves carefully considered and vetted solutions. Please work with all stakeholders in a deliberate process that advances the protection and construction of truly affordable housing without sacrificing the legitimate public policy goals of well-designed, diverse, healthy communities that are rich in history.

Developers have a proven track record of exploiting legislation like this to make profit a priority. Affordable housing is *existing* housing. Little, if any, of the new units built in Portland are affordable, instead all luxury condos that will falling apart within twenty years.

Sincerely,
Ms. Kimberly Pendell

Dr. Andrea Payne Osterlund
7517 SE 35th Ave
Portland, OR 97202-8323
(503) 957-0695

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

Dear Speaker Kotek and Committee on Human Services & Housing Representative Kotek,

I am writing to express my opposition to HB 2007 as it is currently drafted. I share the League of Women Voters' concerns around the lack of public process for HB 2007, and urge you heed my concerns that HB 2007 threatens Oregon's distinctive historic towns and neighborhoods.

I support your goal of addressing the affordable housing crisis facing communities throughout Oregon, including HB 2007's proposal to study the timeline for housing development and identifying where efficiencies can be found. In addition, I support the fast-tracking of permitting for projects meeting clear affordability standards, and explicitly allowing "accessory dwelling units" (ADUs) and internal subdivision of houses in historic districts.

Oregon's cities and counties should be encouraged to develop creative solutions to meet affordable housing targets, but this long-term problem deserves carefully considered and vetted solutions. Please work with all stakeholders in a deliberate process that advances the protection and construction of truly affordable housing without sacrificing the legitimate public policy goals of well-designed, diverse, healthy communities that are rich in history.

Please support historic districts and existing housing stock. Density needs to be done in a thoughtful manner to promote affordability and not decrease affordability. We are not a disposal society and must utilize existing housing stock to prompt true affordability and maintain our environmental values.

Sincerely,
Dr. Andrea Payne Osterlund

Ms. Jolene Thomson
1291 Elm St SW
Albany, OR 97321-2121
(541) 234-0913

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

Dear Speaker Kotek and Committee on Human Services & Housing Representative Kotek,

I am writing to express my opposition to HB 2007 as it is currently drafted. I share the League of Women Voters' concerns around the lack of public process for HB 2007, and urge you heed my concerns that HB 2007 threatens Oregon's distinctive historic towns and neighborhoods.

I support your goal of addressing the affordable housing crisis facing communities throughout Oregon, including HB 2007's proposal to study the timeline for housing development and identifying where efficiencies can be found.

Oregon's cities and counties should be encouraged to develop creative solutions to meet affordable housing targets, but this long-term problem deserves carefully considered and vetted solutions. Please work with all stakeholders in a deliberate process that advances the protection and construction of truly affordable housing without sacrificing the legitimate public policy goals of well-designed, diverse, healthy communities that are rich in history.

Sincerely,
Ms. Jolene Thomson

Ms. Lisa Ha
2316 SE Willard St
Portland, OR 97222-7740
(503) 889-6163

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

Dear Speaker Kotek and Committee on Human Services & Housing Representative Kotek,

I am writing to express my opposition to HB 2007 as it is currently drafted. I share the League of Women Voters' concerns around the lack of public process for HB 2007, and urge you heed my concerns that HB 2007 threatens Oregon's distinctive historic towns and neighborhoods.

Tina, I appreciate your past efforts of ensuring equity on our great state.

I support your goal of addressing the affordable housing crisis facing communities (especially marginalized communities) throughout Oregon, including HB 2007's proposal to study the timeline for housing development and identifying where inefficiencies can be found. In addition, I support the fast-tracking of permitting for projects meeting clear affordability standards.

Oregon's cities and counties should be encouraged to develop creative solutions to meet affordable housing targets, but this long-term problem deserves carefully considered and vetted solutions. Please work with all stakeholders in a deliberate process that advances the protection and construction of truly affordable housing without sacrificing the legitimate public policy goals of well-designed, diverse, healthy communities that are rich in history. We should take affordable housing a public dollar priority, just like libraries, police stations and fire stations. EVERYONE deserves the dignity of a safe, healthy and stable place to live. Thank you!

Sincerely,
Ms. Lisa Ha

Ms. Constance E Crow
PO Box 1131
Ashland, OR 97520-0038
(541) 488-2910

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

Dear Speaker Kotek and Committee on Human Services & Housing Representative Kotek,

I am writing to express my opposition to HB 2007 as it is currently drafted. I share the League of Women Voters' concerns around the lack of public process for HB 2007, and urge you heed my concerns that HB 2007 threatens Oregon's distinctive historic towns and neighborhoods.

I support allowing "accessory dwelling units" (ADUs) in historic districts.

Older structures are all that prevent a city from becoming a homogenized-could-be-anywhere-who-cares place. This is the wrong law as written. Please protect the character and history of Oregon towns. It is valuable. Find solutions that preserve and promote older structures.

Sincerely,
Ms. Constance E Crow

Mr. bradford Larrabee
4711 NE 26th Ave
Portland, OR 97211-6513
(503) 282-6045

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

Dear Speaker Kotek and Committee on Human Services & Housing Representative Kotek,

I am writing to express my opposition to HB 2007 as it is currently drafted. I share the League of Women Voters' concerns around the lack of public process for HB 2007, and urge you heed my concerns that HB 2007 threatens Oregon's distinctive historic towns and neighborhoods.

I support your goal of addressing the affordable housing crisis facing communities throughout Oregon. In addition, I support the fast-tracking of permitting for projects meeting clear affordability standards. ADUs ONLY when they are legally obligated to be rented at below market rates and never as short term rentals.

Oregon's cities and counties should be encouraged to develop creative solutions to meet affordable housing targets, but this long-term problem deserves carefully considered and vetted solutions. Please work with all stakeholders in a deliberate process that advances the protection and construction of truly affordable housing without sacrificing the legitimate public policy goals of well-designed, diverse, healthy communities that are rich in history.

You know how to create affordable housing? Build public housing. It's not rocket science.

Your shameful bill is nothing more than a handout to the HBA.

Sincerely,
Mr. bradford Larrabee

Ms. Sally McPherson
2145 NE 19th Ave
Portland, OR 97212-4614
(503) 284-1224

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

Dear Speaker Kotek and Committee on Human Services & Housing Representative Kotek,

I am writing to express my opposition to HB 2007 as it is currently drafted. I share the League of Women Voters' concerns around the lack of public process for HB 2007, and urge you heed my concerns that HB 2007 threatens Oregon's distinctive historic towns and neighborhoods.

I support the committee's goal of addressing the affordable housing crisis facing communities throughout Oregon, including HB 2007's proposal to study the timeline for housing development and identifying where efficiencies can be found. In addition, I support the fast-tracking of permitting for projects meeting clear affordability standards, and explicitly allowing "accessory dwelling units" (ADUs) and internal subdivision of houses in historic districts.

But willy nilly allowing the demolition of historic homes that have so much to offer -- as has recently happened in Sullivan's Gulch -- can't be the right answer. We need to think carefully before we implement bills that can be unintentionally so detrimental to preserving Oregon's history.

Sincerely,
Ms. Sally McPherson

Ms. Cecily Caceu
6722 SE Reed College Pl
Portland, OR 97202-8270
(503) 771-7659

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

Dear Speaker Kotek and Committee on Human Services & Housing Representative Kotek,

I am writing to express my opposition to HB 2007 as it is currently drafted. I share the League of Women Voters' concerns around the lack of public process for HB 2007, and urge you heed my concerns that HB 2007 threatens Oregon's distinctive historic towns and neighborhoods.

I support your goal of addressing the affordable housing crisis facing communities throughout Oregon, including HB 2007's proposal to study the timeline for housing development and identifying where efficiencies can be found. In addition, I support the fast-tracking of permitting for projects meeting clear affordability standards, and explicitly allowing "accessory dwelling units" (ADUs) and internal subdivision of houses in historic districts.

Oregon's cities and counties should be encouraged to develop creative solutions to meet affordable housing targets, but this long-term problem deserves carefully considered and vetted solutions. Please work with all stakeholders in a deliberate process that advances the protection and construction of truly affordable housing without sacrificing the legitimate public policy goals of well-designed, diverse, healthy communities that are rich in history.

I live in Eastmoreland in Portland and we are watching the smaller affordable homes being demolished and developers either squishing two unaffordable homes on one lot or even worse building McMansions that nobody can afford. Currently on my street sits a house with an asking price of \$1.8 million -- it replaced an affordable home and now sits empty. How does this practice solve the housing problem in Portland?

Sincerely,
Ms. Cecily Caceu

Mr. Jerry Pike
937 NW Glisan St # 1631
Unit 1631
Portland, OR 97209-3267
(541) 517-0198

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

Dear Speaker Kotek and Committee on Human Services & Housing Representative Kotek,

I am writing to express my opposition to HB 2007 as it is currently drafted. I share the League of Women Voters' concerns around the lack of public process for HB 2007, and urge you heed my concerns that HB 2007 threatens Oregon's distinctive historic towns and neighborhoods.

I support the goal of addressing the affordable housing crisis, including HB 2007's proposal to study timelines for housing development and identifying efficiencies. In addition, I support the fast-tracking of permitting for projects meeting affordability standards, and allowing "accessory dwelling units" (ADUs) and internal subdivision of houses in historic districts. However, proposing to eliminate 'Design Review' from the process is totally unacceptable. As a retired architect and member of the Pearl District Neighborhood Association Planning Committee I have seen firsthand the benefits of review by concerned citizens with the built environment. I ask you to visit Eugene and look at the apartments that have been constructed in the neighborhoods surrounding the University and tell me that you Design Review is not required.

Oregon's cities and counties should be encouraged to develop creative solutions to meet affordable housing targets, but this long-term problem deserves carefully considered and vetted solutions. Please work with all stakeholders in a deliberate process that advances the protection and construction of truly affordable housing without sacrificing the legitimate public policy goals of well-designed, diverse, healthy communities that are rich in history. I happen to own an apartment building in Eugene that is on the National Register one of the few left due to well meaning 'rushed development' that adds nothing to the livability of our towns and cities.

Sincerely,
Mr. Jerry Pike

Mr. BC Shelby
2414 SE 30th Ave
Portland, OR 97214-5621
(971) 386-3514

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

Dear Speaker Kotek and Committee on Human Services & Housing Representative Kotek,

I am writing to express my opposition to HB 2007 as it is currently drafted. I share the League of Women Voters' concerns around the lack of public process for HB 2007, and urge you heed my concerns that HB 2007 threatens Oregon's distinctive historic towns and neighborhoods.

I support your goal of addressing the affordable housing crisis facing communities throughout Oregon, including HB 2007's proposal to study the timeline for housing development and identifying where efficiencies can be found. In addition, I support the fast-tracking of permitting for projects meeting clear affordability standards, and explicitly allowing "accessory dwelling units" (ADUs) and internal subdivision of houses in historic districts.

Oregon's cities and counties should be encouraged to develop creative solutions to meet affordable housing targets, but this long-term problem deserves carefully considered and vetted solutions. Please work with all stakeholders in a deliberate process that advances the protection and construction of truly affordable housing without sacrificing the legitimate public policy goals of well-designed, diverse, healthy communities that are rich in history.

Portland in particular needs to address the critical situation low and fixed income resident are facing with rents and housing prices skyrocketing out of reach. The median monthly rent for a 1 BR apartment is now 1,498\$ required earning 54,000\$ a year for it to fall in teh recommended 1/3 of Gross monthly income. This is out of reach of workers in the blue collar sector who earn between 11.00\$ and 13.00\$ an hour. Even were the minimum wage raised to 15\$ immediately, it would be over 50% or one's monthly earnings. In many inner neighbourhoods rents for a 1 BR apartment are upwards of 1,600\$ - 1,800\$ and studios car going for a much as nearly the 1 BR median.

For those who's only income is Social Security, the situation has become extremely dire as there is an acute shortage of subsidized units, while Section 8 applications are closed indefinitely. Even rooms in shared housing situations are going for 650\$ - 800\$ often without utilities (which can add another 100 - 150\$ each month). Given the average benefit of 1,200\$ for a single person that doesn't leave much for food, medications, Medicare premiums, clothing, and transportation.

Portland needs to address this matter now, not three or five years down the road, or the most vulnerable of our citizens will wind up sleeping in doorways or under bridges. Maybe they need to look at the Salt Lake City model where there the city repaired abandoned and stressed homes then gave them to the homeless. It doesn't have to be as extreme here, as the city could rent these properties out at low rates with priorities going to veterans, seniors and disabled on SS, and families who are surviving in shelters or are out on the streets. Portland could also follow what one community in Colorado did and use tax money from cannabis sales to fund and maintain such a project.

The inner neighbourhoods of Portland need to be economically liveable for everyone, not just affluent professionals.

Sincerely,
Mr. BC Shelby

Mrs. Claire Coleman-Evans
6260 SW Hamilton Way
Portland, OR 97221-1132
(503) 740-7460

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

Dear Speaker Kotek and Committee on Human Services & Housing Representative Kotek,

I am writing to express my opposition to HB 2007 as it is currently drafted. I share the League of Women Voters' concerns around the lack of public process for HB 2007, and urge you heed my concerns that HB 2007 threatens Oregon's distinctive historic towns and neighborhoods.

I support your goal of addressing the affordable housing crisis facing communities throughout Oregon, including HB 2007's proposal to study the timeline for housing development and identifying where efficiencies can be found. HB 2007 was passed without prior notifications to neighborhood association I know this because I handle land use for Bridlemile. After the fact is not good public engagement and involvement. You need to serve all people whether rich poor black white this bill needs to address affordable housing and not incentive demolition due to land being more valuable than the home it sits on. I'm very sad to learn of an invite only information meeting this Thursday where no more verbal testimony will be heard. Why are you shutting out the people who want to give you feedback? Myself and many other land use reps were blindsided by this bill. If you can't reach us then you have a problem that needs to be fixed otherwise your showing bias and showing others such as developers they have a seat at the table where we the people who are suppose to inform our neighbors in our respective neighborhoods what is happening. This is DEAD WRONG! In addition, I support the fast-tracking of permitting for projects meeting clear affordability standards, and explicitly allowing "accessory dwelling units" (ADUs) and internal subdivision of houses in historic districts.

Oregon's cities and counties should be encouraged to develop creative solutions to meet affordable housing targets, but this long-term problem deserves carefully considered and vetted solutions. Please work with all stakeholders in a deliberate process that advances the protection and construction of truly affordable housing without sacrificing the legitimate public policy goals of well-designed, diverse, healthy communities that are rich in history.

Sincerely,
Mrs. Claire Coleman-Evans

Mrs. Gina Sterkel
6617 SE Reed College Pl
Portland, OR 97202-8267
(503) 473-1643

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

Dear Speaker Kotek and Committee on Human Services & Housing Representative Kotek,

I am writing to express my opposition to HB 2007 as it is currently drafted. I share the League of Women Voters' concerns around the lack of public process for HB 2007, and urge you heed my concerns that HB 2007 threatens Oregon's distinctive historic towns and neighborhoods.

Please stop demolishing our town...our state...or homes. We chose to live in this area for a reason and that reason is all the charm of older homes with character and charm. We live in our neighborhood for the walk ability to all the small shops with character and charm as well....not the cookie cutter type that are going up in place of what is being torn down. When you take this away we will never get it back. So many other cities have chosen to preserve its history and its wonderful historic homes...and they are so happy they have. Please please please let our voices be heard and save our wonderful area before its too late.

Sincerely,
Mrs. Gina Sterkel

Ms. Rachel Verdick
215 Chandler Pl
Lake Oswego, OR 97034-2801
(503) 475-2726

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

Dear Speaker Kotek and Committee on Human Services & Housing Representative Kotek,

I am writing to express my opposition to HB 2007 as it is currently drafted. I share the League of Women Voters' concerns around the lack of public process for HB 2007, and urge you heed my concerns that HB 2007 threatens Oregon's distinctive historic towns and neighborhoods.

Many of the details proposed in HB 2007 are completely unexceptionable and detrimental to Oregon's history as represented by its built environment.

I support your goal of addressing the affordable housing crisis facing communities throughout Oregon, including HB 2007's proposal to study the timeline for housing development and identifying where efficiencies can be found. In addition, I support the fast-tracking of permitting for projects meeting clear affordability standards, and explicitly allowing "accessory dwelling units" (ADUs) and internal subdivision of houses in historic districts.

Oregon's cities and counties should be encouraged to develop creative solutions to meet affordable housing targets, but this long-term problem deserves carefully considered and vetted solutions. Please work with all stakeholders in a deliberate process that advances the protection and construction of truly affordable housing without sacrificing the legitimate public policy goals of well-designed, diverse, healthy communities that are rich in history.

Sincerely,
Ms. Rachel Verdick

Ms. Maria Hein
3612 NE 17th Ave
Portland, OR 97212-2365
(503) 287-5787

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

Dear Speaker Kotek and Committee on Human Services & Housing Representative Kotek,

I am writing to express my opposition to HB 2007 as it is currently drafted. I share the League of Women Voters' concerns around the lack of public process for HB 2007, and urge you heed my concerns that HB 2007 threatens Oregon's distinctive historic towns and neighborhoods.

I support your goal of addressing the affordable housing crisis facing communities throughout Oregon, including HB 2007's proposal to study the timeline for housing development and identifying where efficiencies can be found. In addition, I support the fast-tracking of permitting for projects meeting clear affordability standards, and explicitly allowing "accessory dwelling units" (ADUs) and internal subdivision of houses in historic districts.

Oregon's cities and counties should be encouraged to develop creative solutions to meet affordable housing targets, but this long-term problem deserves carefully considered and vetted solutions. Please work with all stakeholders in a deliberate process that advances the protection and construction of truly affordable housing without sacrificing the legitimate public policy goals of well-designed, diverse, healthy communities that are rich in history.

I have lived in the Sabin neighborhood of northeast Portland since 1979. My immigrant father grew up two blocks from my present home. This was historically a working- to middle-class family neighborhood with many small- to medium-sized older homes in good repair. It was an ideal neighborhood for young families. Now sound, reasonably affordable homes are demolished by developers with ready cash, usually employing little or no hazardous material mitigation. What rises in their place is ALWAYS something priced way above the median income level of this area which neither addresses the need for affordability or increased density. Designs of new homes rarely blend well with existing housing and often deprive their neighbors of solar access due to extreme differences in height. New development often includes removal of healthy established trees, thus depriving an inner-city neighborhood of the healthy air-filtering and shade-producing benefits those trees provided. HB 2007, in its present form, is a gift to profit-driven developers and will do little to insure affordable housing in our older neighborhoods. Please do not pass this bill in its present iteration.

Sincerely,
Ms. Maria Hein

Mr. Scott Wylie
339 S E St
Springfield, OR 97477-5433
(541) 285-3885

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

Dear Speaker Kotek and Committee on Human Services & Housing Representative Kotek,

I am writing to express my opposition to HB 2007 as it is currently drafted. I share the League of Women Voters' concerns around the lack of public process for HB 2007, and urge you heed my concerns that HB 2007 threatens Oregon's distinctive historic towns and neighborhoods.

I am extremely concerned that the responses and strategies promoted in HB 2007 exclude the quintessential import of our historic neighborhoods and districts; their evolved patterns and designs of their growing lives and of their structures. It is critical that the core human value of continuity be an integral and major part of the environments in which we grow and live.

I support your goal of addressing the affordable housing crisis facing communities throughout Oregon, including HB 2007's proposal to study the timeline for housing development and identifying where efficiencies can be found. In addition, I support the fast-tracking of permitting for projects meeting clear affordability standards, and explicitly allowing "accessory dwelling units" (ADUs) and internal subdivision of houses in historic districts. As a part of this initiative, I support the movement to legalize and set standards for "Tiny House" alternatives as a major set of tools to address homelessness in our state and across the nation.

Oregon's cities and counties should be encouraged to develop diverse, creative and sensitive solutions to meet affordable housing targets. To this end, this long-term problem deserves multiple carefully considered and vetted solutions. Please work with all stakeholders in a deliberate process that advances the protection and construction of truly affordable housing without sacrificing the legitimate public policy goals of well-designed, diverse, healthy communities that are rich in history.

Sincerely,
Mr. Scott Wylie

Ms. Maya Foty
1534 SE 71st Ave
Portland, OR 97215-2908
(503) 593-1369

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

Dear Speaker Kotek and Committee on Human Services & Housing Representative Kotek,

I am writing to express my opposition to HB 2007 as it is currently drafted. I share the League of Women Voters' concerns around the lack of public process for HB 2007, and urge you heed my concerns that HB 2007 threatens Oregon's distinctive historic towns and neighborhoods.

Please read the fine print:

The bill's provisions are not limited to affordable housing. Instead, they apply to the much more expansive category of "needed housing," which includes "all housing...that is determined to meet the need shown for housing within an urban growth boundary at particular price ranges and rent levels." All housing, all price points. Not just affordable.

Section 7(5) would effectively eliminate R-1 zoning statewide, by mandating that almost every city and county in the state permit duplexes in existing single family residential zones as of right. And there's no requirement that these duplexes be affordable. This is a drastic, "one-size-fits-all" approach to addressing the housing shortage that, moreover, would encourage the demolition of affordable single family homes.

Sections 3(4) and 4(4) would eliminate discretionary design review for virtually any residential project within a UGB. They wouldn't streamline it or expedite it; they would eliminate it altogether. Again, this is an inappropriate pre-emption of long-standing local planning processes through imposition of a "one-size-fits-all" approach that would only serve to lower the design quality of ALL housing.

Though Section 1(1)(a) defines "affordable housing" as housing that is affordable to households with incomes equal to or less than 60% median family income (MFI), Section 10(3)(a) exempts from review projects within historic districts that are affordable to households with incomes equal to or less than 120% of MFI. As a result, this provision encourages demolitions within historic districts without creating any truly affordable housing in the process.

Section 10(3)(b) would encourage replacement of single family homes with duplexes and triplexes without any consideration given to the relative affordability of the demolished house or new units. Through this provision, existing less expensive homes will be torn down and replaced by more expensive duplexes and triplexes, reducing the affordable housing supply.

Section 10(3)(c) exempts from historic review modifications that are "predominantly aesthetic in nature." This provision does nothing to increase density or affordability and is simply an irrelevant and unwarranted attack on historic review itself, which necessarily includes aesthetic considerations.

Given these provisions, one is forced to conclude that HB 2007 is not really about affordable housing at all, but instead reflects the Oregon Home Builders Association's effort to circumvent discretionary review for housing construction at all price points. But removing discretionary review for virtually all housing will not produce more affordable housing; it will simply produce more market-rate housing, because such housing will always be more profitable for the home builder.

I request that HB 2007 be revised so that, first and foremost, its provisions be truly limited to affordable housing. Second, the bill should focus on streamlining the discretionary review process for affordable housing, not on throwing it away for all housing. Third, the decision of where and when to permit duplexes should be left to local jurisdictions to decide. Only with these changes would HB 2007 actually incentivize the creation of high-quality, affordable housing.

Sincerely,
Ms. Maya Foty

Mr. Rob Walton
7938 SE 35th Ave
Portland, OR 97202-8412
(503) 833-2266

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

Dear Speaker Kotek and Committee on Human Services & Housing Representative Kotek,

I am writing to express my opposition to HB 2007 as it is currently drafted. I share the League of Women Voters' concerns around the lack of public process for HB 2007, and urge you heed my concerns that HB 2007 threatens Oregon's distinctive historic towns and neighborhoods.

We are very much opposed to HB 2007 in its current form, based on our experiences with the tear-downs of the smallest and most affordable homes in our neighborhood, only to be replaced by single family homes that are twice as big and expensive. We support your goal of addressing the affordable housing crisis facing communities throughout Oregon, including proposals to study the timeline for housing development and identifying where efficiencies can be found. In addition, we support the fast-tracking of permitting for projects meeting clear affordability standards, and explicitly allowing "accessory dwelling units" (ADUs) and internal subdivision of houses in historic districts.

Oregon's cities and counties should be encouraged to develop creative solutions to meet affordable housing targets, but this long-term problem deserves carefully considered and vetted solutions. Please work with all stakeholders in a deliberate process that advances the protection and construction of truly affordable housing without sacrificing the legitimate public policy goals of well-designed, diverse, healthy communities that are rich in history.

Sincerely,
Mr. Rob Walton

Mr. Cory Pinckard
10830 SW Canterbury Ln
Tigard, OR 97224-3648
(503) 901-6291

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

Dear Speaker Kotek and Committee on Human Services & Housing Representative Kotek,

I am writing to express my opposition to HB 2007 as it is currently drafted. I share the League of Women Voters' concerns around the lack of public process for HB 2007, and urge you heed my concerns that HB 2007 threatens Oregon's distinctive historic towns and neighborhoods.

I support your goal of addressing the affordable housing crisis facing communities throughout Oregon, including HB 2007's proposal to study the timeline for housing development and identifying where efficiencies can be found. In addition, I support the fast-tracking of permitting for projects meeting clear affordability standards, and explicitly allowing "accessory dwelling units" (ADUs) and internal subdivision of houses in historic districts.

Oregon's cities and counties should be encouraged to develop creative solutions to meet affordable housing targets, but this long-term problem deserves carefully considered and vetted solutions. Please work with all stakeholders in a deliberate process that advances the protection and construction of truly affordable housing without sacrificing the legitimate public policy goals of well-designed, diverse, healthy communities that are rich in history.

Quit allowing greedy developers of blight and inequality to destroy the very reasons people move to the area in the first place with inferior structures that no one will ever cherish. It's not necessary and is hugely destructive to social capital.

Sincerely,
Mr. Cory Pinckard

Ms. Janice Dunbrack
7118 SE Reed College Pl
Portland, OR 97202-8355
(503) 775-3930

May 23, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

Dear Speaker Kotek and Committee on Human Services & Housing Representative Kotek,

I am writing to express my opposition to HB 2007 as it is currently drafted. I share the League of Women Voters' concerns around the lack of public process for HB 2007, and urge you heed my concerns that HB 2007 threatens Oregon's distinctive historic towns and neighborhoods.

I support your goal of addressing the affordable housing crisis in Oregon. HB 2007's proposal to study the timeline for housing development is a good start, as is studying where the process can be made more efficient.

However I am strongly opposed to the removal of demolition protection and design review for historic resources. Historic homes make up a very small percentage of our housing. There is no need to target historic neighborhoods at this time. I do support the fast-tracking of permitting for projects meeting clear affordability standards, and explicitly allowing "accessory dwelling units" (ADUs) and internal subdivision of houses in historic districts.

HB2007 has far reaching consequences. Our long-term housing problem deserves carefully considered and vetted solutions. Please work with all stakeholders in a deliberate process that advances the protection and construction of truly affordable housing without sacrificing the legitimate public policy goals of well-designed, diverse, healthy communities that are rich in history.

Sincerely,
Ms. Janice Dunbrack

Mr. Andrew Pearson
2444 NE Clackamas St
Portland, OR 97232-1725
(503) 206-8470

May 24, 2017

Representative Tina Kotek
State Capitol, Room H-269
900 Court Street, NE
Salem, OR 97301

Subject: Fix HB 2007

Dear Speaker Kotek and Committee on Human Services & Housing Representative Kotek,

I am writing to express my opposition to HB 2007 as it is currently drafted. I share the League of Women Voters' concerns around the lack of public process for HB 2007, and urge you heed my concerns that HB 2007 threatens Oregon's distinctive historic towns and neighborhoods.

I support your goal of addressing the affordable housing crisis facing communities throughout Oregon, including HB 2007's proposal to study the timeline for housing development and identifying where efficiencies can be found. In addition, I support the fast-tracking of permitting for projects meeting clear affordability standards, and explicitly allowing "accessory dwelling units" (ADUs) and internal subdivision of houses in historic districts.

Oregon's cities and counties should be encouraged to develop creative solutions to meet affordable housing targets, but this long-term problem deserves carefully considered and vetted solutions. Please work with all stakeholders in a deliberate process that advances the protection and construction of truly affordable housing without sacrificing the legitimate public policy goals of well-designed, diverse, healthy communities that are rich in history. These decisions need to be made a local level, with input from local constituents, not with a one-size-fits-all approach at the state level.

Sincerely,
Mr. Andrew Pearson