

Submitter: Rebecca Luening

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2138

I am writing to specifically oppose Section 22(1)(f), which would remove demolition review for historic properties. My understanding is that review would weigh the benefits of demolition v. preservation of a historic property, which to me seems a very good thing to leave in place. Taking away this review threatens to harm Oregon communities by careless erasure of the history and culture embedded in historic structures. Removing demolition review for historic properties has no place in legislation meant to address housing and homelessness. Hurrying demolition of existing homes may add more homes, but it won't ensure affordability. I would rather see creative legislation that would allow remodeling of historic structures to create additional housing units.

On a separate note -- as an owner of a unit in a 2-unit condominium conversion in a residential neighborhood, I want to bring to your attention two issues impacting people in our situation: Tax laws that "reset" property tax rates on an older home based on a changed definition (i.e., single-family to condo), and onerous commercial insurance burden that exists for COAs of converted residential properties (i.e., a single home with an ADU converted to condominium to enable separate ownership of units). If you removed these two financial obstacles, more people might opt for conversion, enabling homeownership for more people.