

Submitter: Ann Abernathy

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2138

The intent of HB 2138 seems to be to create more middle housing in Oregon, which I agree with. But please don't allow demolition of existing older buildings and buildings in an historic district without a review to show there aren't other better alternatives. Despite what developers will tell you, there are plenty of places to build housing inside existing urban growth boundaries and in incorporated areas. Existing and older homes are NOT an impediment to adding more housing, they can be a catalyst for it without contributing to expensive-to-serve urban sprawl, especially in unincorporated urban areas. There is plenty of evidence that older homes and homes in historic districts are affordable, sustainable and ecologically sound for middle housing and are in character with their surrounding neighborhoods. And demolition review is the ONLY opportunity to protect Oregonians' interest in curbing sprawl, protecting farm and forest land, supporting green architecture (the greenest building is the one that's already built), conserving community character and providing affordable housing. Thank you for your leadership on these important issues.