

Submitter: Laurie Matthews
On Behalf Of: HB 2138
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB2138

Please remove Section 22(1)(f) from this bill.

The intent of HB 2138 is to create more middle housing in Oregon, which I support. As written, middle or affordable housing is not required as a condition for removing a demolition review process. Demolition review does NOT equal automatic demolition denial. It is a weighing of the public benefit of retention vs replacement. Demolition review is the only protection we offer in Oregon - to remove it will nullify Oregon's Land Use Goal 5 for historic resources. Removing demolition review denies the public a voice (counter to Land Use Goal 1). The community or stakeholder group should have an opportunity to weigh in on places that matter to them and reflect their heritage. Should the developer be the only voice. Demolition is forever and more demolition works against our climate goals. As written, Section 22(1)(f) has no requirement that middle housing or affordable housing replace the demolished historic structure. It has NO connection to the bill's goal. No protection + no restoration & reuse incentives = Oregon dead last in the U.S. for stewardship of its heritage places and many of these historic resources could be adapted to meet our housing needs, but those have not been explored at all. How can we move the needle for increased housing in heritage areas? Create a better inclusive "both-and" strategy that would add more units within designated historic areas through an incentive package for adapting existing residential, add ADUs, add triplexes on non-contributing properties, etc.