

Submitter: Jeffrey Placencia

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2138

Hello,

My name is Jeffrey Placencia and I live on border of the King/Sabin/Irvington neighborhoods in North East Portland. I'm writing as I wish to express my support for House Bill 2138, which will certainly help ease Oregon's housing shortage by legalizing more housing on existing land in communities that are dire need of more density.

Oregon and Portland (along with other cities) are in dire need of more housing to address myriad crises. In Portland specifically, we're facing a lack of middle housing and natural (or inclusionary) affordable housing in areas that are economic drivers. More people are being pushed out to suburbs and exurbs to work jobs in the cities - and that puts more and more reliance on Portland's aging transportation infrastructure. PBOT is in the midst of budget shortfall to address all the deferred maintenance that has accrued over the years. What we need to remove barriers to denser and close in development to allow citizens to live where they work - in established areas that are also their own livable micro-economies. We need four floors and a corner store on those main thoroughfares where people can work and live with less reliance on long commutes - and to let the pressure off on the tight housing market we find ourselves in today - as well as help remove the onerous financial need the State and City requires to support sprawl.

I also urge the committee to retain SECTION 22. (1), which removes the demolition review requirement for "contributing" houses in National Register Historic Districts. Unlike local historic districts with democratic oversight, these districts are controlled by landowners and limit cities' ability to address the housing crisis. This bill preserves local historic protections while giving cities the flexibility to build much-needed housing. We cannot allow historic districts to be wielded to protect wealthier neighborhoods that seek to freeze those neighborhoods to a anachronistic state that does not meet the the needs of Oregonians old and new. A static city is a dying city. We must let our cities change and grow densely in every neighborhood; this prevents sudden intensification of development and the resulting alienating gentrification that tends only affect low-income communities and communities of color.

Thank you.