

Submitter: Lincoln Tuchow

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2138

Thank you to the members of the committee for allowing me to testify today. My name is Lincoln Tuchow. I am a residential real estate agent in Portland. I support the goals of creating middle housing opportunities with increased affordability and the general goals of this bill. There is, however, one amendment, HB 2130-1 which I oppose. This amendment calls for the removal of demolition review for all "contributing resources" in National Historic Districts. The contributing properties are the ones that have been deemed to have enough architectural, historic and cultural importance to be protected from demolition. This is the only protection these buildings have from the wrecking ball. Without it, hundreds and even thousands of our most beloved homes & buildings could be demolished without any process. This would be a disaster for our state and something that I believe most Oregonians oppose.

We can achieve our housing goals without sacrificing our historic buildings. Many of the historic districts have some of the highest housing density of any of the neighborhoods in Portland and the state. As a realtor, I see that many of the older apartment buildings have the most affordable rents. And they usually blend in so perfectly with the neighborhood that you don't even notice them. Demolition also creates huge amounts of waste, is energy intensive, has a large carbon footprint and forces the use of limited natural resources with new construction. This is in opposition to our Oregon's climate goals. Remember the greenest building is the one that is already standing. There are so many great examples of adaptive re-use in our state. Let's remove barriers to partitioning larger homes and allow for more ADU's to increase density without bulldozing our most special places.

Oregon has many wonderful historic neighborhoods that create our unique sense of place. As I Realtor, I have seen how historic neighborhoods are magnets for tourists and locals alike with vibrant restaurants, bars and shops. People want to spend their time and their dollars here. Every study I've read shows that these areas punch above their weight class in terms of dollars spent and revenue created.

So, let's protect our historic districts and create more affordable housing. These two things are not mutually exclusive and are in fact totally compatible!

Thank you for your time and attention. I know you will do the right thing.

Lincoln Tuchow
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