

Submitter: Brandon Brezic

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2138

My name is Brandon Brezic. I am a resident of Portland, OR, living in HD 46 and SD 23. I work for a non-profit affordable housing developer and operator. I studied Real Estate Development at Portland State University. First off, let me say I enthusiastically SUPPORT this proposed bill, HB 2138. As a developer of regulated affordable housing, I understand how critical it is to make reforms to our zoning and land-use restrictions to unlock middle housing and market-rate development, in addition to affordable housing, to address the affordability crisis across our state.

I own a historic 1920s home in the South Tabor neighborhood and know firsthand how these homes can positively impact our community's history. Thankfully, my home is NOT in a National Register Historic District. The restrictions imposed by Historic Neighborhood designations are in direct opposition to our state's land-use framework, Senate Bill 100, which sets out in Goal 10: "To provide for the housing needs of citizens of the state. Buildable lands for residential use shall be inventoried, and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type, and density."

In our neighborhood, we have neighbors who live in detached Accessory Dwelling Units (ADUs), duplexes, middle housing four-plexes and six-plexes, garden apartments, mid-rise apartments, and mixed-use commercial buildings sprinkled in between. We have homes built in the 1800s, 1920s, 50s, 70s, 90s, 2000s, and 2020s, all next to each other, providing a wonderful variety of design, size, shape, and, most importantly, a variety of people who call them home. Restrictive Historic Neighborhood Designations do not create or preserve neighborhood character—PEOPLE create and preserve neighborhood character. We need our communities across Oregon to be accessible to all walks of life. Having the flexibility to weave density and housing options into established and desirable communities will only benefit the people who will eventually call these communities home—our children, friends, neighbors, and loved ones—looking to find functional and attainable housing that meets their needs. Even in our historic home, we plan to build an ADU one day, taking advantage of Portland's Residential Infill Project and welcoming more "characters" into our lovely neighborhood.

Please support HB 2138 and its efforts to remove local barriers to building different types of homes—like duplexes, three- and fourplexes, cottage clusters, townhomes, and ADUs—that give people more affordable, available home options in convenient

neighborhoods, near jobs, schools, transit, parks, and more. Do not create more carve-outs for "Historic Districts."

-Brandon Brezic