

Submitter: Charlotte Young
On Behalf Of: interested citizen
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB2138

Dear Governor Kotek, Chairperson Marsh, Vice Chairs Breese-Iverson and Gamba and members of the House Committee on Housing and Homelessness,

Please vote remove Section 22(1)(f) from HB 2138. While I understand that the intent of the bill is to support middle housing, removing a review of historic properties before demolishing them is NOT going to get us more middle housing. Indeed, many historic properties are already examples of middle housing because, since they were built long ago, they are either smaller or with larger properties, can be subdivided for smaller, self-contained units.

As written, Section 22(1)(f) has no requirement that middle housing or affordable housing replace the demolished historic structure. Indeed, it has NO connection to the bill's goal.

Should we truly want more middle housing, we should be regulating the size of NEW developments with a cap of square footage allowed for single family homes. Four and five thousand square foot homes for a single family occupancy is outrageous.

Please consider:

- 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. The developer is only one voice.
- Demolition is forever and more demolition works against our climate goals
- The demolition review process has been shown to balance the public benefit and often has helped create more housing, not hindering it.

Thank you,
C Young