From: Nicholas Landekic
To: JWMNR Exhibits
Subject: Testimony - HB 2007
Date: Tuesday, June 20, 2017 4:56:13 PM
Importance: High

I am a homeowner in Portland OR. I am writing to express my strong and vehement **OPPOSITION to HB2007.**

I am asking you to remove all language related to historic districts from HB2007.

This is why I oppose HB2007. I believe:

HB2007 attacks our history and heritage. Neighborhoods listed in the National Register of Historic Places represent less than 1% of the housing units in Oregon. Even if every historic house in Oregon were demolished, it would not make any difference to the supply of affordable housing. These are the most historic neighborhoods in our state and Oregon Goal 5 mandates their protection. Historic districts already allow accessory dwelling units and internally converting houses to duplexes.

The architectural historic heritage of Portland is a treasure. These neighborhoods are among the last in America with their early 20th century Craftsman architecture still largely intact. They are historic gems, and must be preserved both for those who appreciate their artistic beauty, and for future generations. Once they are gone, they can never be brought back.

HB2007 encourages demolition of existing affordable houses. In Portland, developers have demolished thousands of affordable houses averaging $250,000 per house to build luxury houses and townhouses averaging $700,000 per unit. HB2007 helps developers demolish affordable housing.

HB 2007 is a giveaway to developers who do not build affordable housing. New construction does not have to be affordable, the developments exempted from design review do not have to be affordable, and the replacements for demolished historic buildings do not have to be affordable.

HB2007 is a "one size fits all" attempt to usurp local control. HB2007 will forcibly re-zone every single-family house neighborhood in Oregon to multi-family (duplexes and accessory dwelling units). HB2007 will also deny every city (except Portland in downtown and Gateway) the option of discretionary review of housing projects. These issues should be decided by local cities, elected officials and voters, not imposed from the state.

HB2007 is not a serious effort to solve the affordable housing problem. All the bill does is help developers make more money by building expensive housing.

I want our legislature to deliver real solutions, not give handouts to developers at the expense of the quality of life in our neighborhoods. If you are serious about creating affordable housing, I suggest you instead focus on allowing rent controls in Portland and Oregon, instead of ineffectual and misguided abominations such as HB2007.

Thank you for considering my views and accepting my testimony into the record regarding HB2007.

Respectfully submitted,

Nicholas Landekic
32 NE Laurehurst Pl.
Portland, OR 97232

From: Rep KenyGuyer <Rep.AlissaKenyGuyer@oregonlegislature.gov>
Date: Tuesday, June 20, 2017 at 7:44 PM
To: Nicholas Landekic <nick.land1990@gmail.com>
Subject: RE: HB 2007

Good Afternoon;

HB 2007 has been scheduled for a public hearing in the Joint SubCommittee on Natural Resources this Thursday at 1pm. To submit your testimony to the public record, please email jwmnr.exhibits@oregonlegislature.gov. Alissa appreciates the thoughtful feedback she has received regarding this bill and is considering further amendments.

Best,

Erika Hoover
Legislative Assistant
Rep. Alissa Keny-Guyer
House District 46
C: (971)371-8888
O: (503)986-1446
rep.alissakenyguyer@oregonlegislature.gov
www.leg.state.or.us/keny-guyer