

Dear Senators and Representatives,

I am writing to express my **OPPOSITION to HB2007**. My name is Heather Smit and my address is 4214 NE Hassalo St Portland, 97213.

I have lived in Laurelhurst for 6 years now. We found it so appealing because of the tree-lined streets, the character of the homes, the proximity to downtown and MAX, and the great public schools in the area. Slowly we've seen that character get stripped away, little by little. Large, new construction homes have started to pop up. And while some are done in a similar look to the neighborhood it is still not the same. You cannot compare my 100 yr old fir floors to any modern home. We've seen the destruction to the character as such areas as SE Division/Mount Tabor, Montevilla, and areas of Hawthorne, Glisan and Sandy. These neighborhoods are what make my neighborhood appealing and what drew us to Portland in the first place. I stand with my neighbors, and those of East Moreland and others, and oppose HB2007.

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

This is why I oppose HB2007:

HB2007 attacks our history and heritage. Neighborhoods listed in the National Register of Historic Places represent a fraction of 1% of the housing units in Oregon, and *even if every historic house in Oregon is demolished, it won't make any difference to our 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. *HB2007 should support density without demolition.*

HB2007 encourages demolition of the affordable houses that we have, replacing them with houses that are unaffordable for Oregonians. 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.*

The house across the street from me sold for about **\$300,000**. A developer demolished it and recently sold it for \$1.2 MILLION. This is not affordable! **The median income for Oregonians is \$54,000!** We cannot afford to live in our own city and state!

HB 2007 is a giveaway to developers who don't build affordable housing. The duplexes don't have to be affordable, the developments exempted from design review don't have to be affordable, and the replacements for demolished historic buildings don't have to be affordable. HB2007 should *provide benefits only to developers of housing that is truly affordable to low-income families making 60% of county median family income.*

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 & 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 makes sweeping changes without public input. HB2007 overrides zoning and comprehensive plans THROUGHOUT OUR STATE with *no opportunity for public input*. The House Human Services and Housing Committee took testimony only from developers, homebuilders, real estate investors and their partners before passing the bill to Way & Means. The house committee has since rejected all emailed public testimony. The Oregon League of Women Voters criticizes the *"lack of public process"* on HB2007.

HB2007 is not a serious effort to solve the affordable housing problem. All the bill does is help developers make more money building expensive housing. We want our legislature to *deliver real solutions, not handouts to developers* at the expense of neighborhoods.

You need to protect Oregonians and find real solutions to our housing problem. How can you choose developers (many whom are from out of state!) over the lives of your taxpayers? Do the right thing and VOTE NO on HB2007.

Sincerely,
Heather Smit

Dear Senators and Representatives,

We are writing to express my **OPPOSITION to HB2007**. **Our names are David and Christine Lentz** and our address is 4049 SE Ankeny Street.

We are asking you to remove all language related to historic districts from HB2007.

This is why we oppose HB2007.

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Sincerely,

Christine and David Lentz,
residents of Laurelhurst

Dear Senators and Representatives:

I strongly object to the current version of HB 2007.

As originally drafted, HB 2007 focused solely on affordable housing and measures to increase the stock of affordable housing in Oregon. However, through the lobbying efforts of the Oregon Home Builders Association (OHBA) and 1000 Friends of Oregon, HB 2007 has been amended to enable wholesale demolition of affordable housing for replacement with expensive housing that profits developers and home builders. *Less* affordable housing is not what Oregon needs and was not intended by the original draft of this bill.

Here is why I oppose this bill:

1. HB 2007 encourages demolition of existing affordable homes. HB 2007 is advertised as a solution to the affordable housing shortage, but nearly the entire bill is a giveaway to developers of market-rate and "high-end" housing. HB 2007 is a developers' dream come true – it encourages destruction of modest single family houses and historic structures for replacement with duplexes and apartment projects without design review OR affordability requirements. *Actual Portland data on demolitions and replacement residences shows that the replacements are typically priced at **three times** the price of the demolished homes. This does **not** contribute to affordability.*
2. **HB 2007 is a “one size fits all” attempt to usurp local control by requiring every Oregon city and county to permit the construction of duplexes and accessory dwelling units (ADUs) in every single family residential neighborhood.** In other words, this bill will force on all of Oregon the Portland “Residential Infill Project” (RIP), but without the planning and provisions that Portland is developing for its RIP. Developers will be able to build at will without design review. These issues should be decided by local cities, elected officials and voters, not imposed from the state. *Most importantly, none of these projects will have to be affordable.*
3. **HB 2007 prohibits the designation or protection of National Register Historic Districts in residential neighborhoods.** Neighborhoods listed in the National Register of Historic Places represent a *fraction of 1%* of the housing units in Oregon, and even if every historic house in Oregon is demolished, it won't make any difference to our 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 internal conversion of houses to duplexes, which contribute to affordable housing. HB2007 should support density without demolition.
4. HB 2007 is a **giveaway to developers who don't build** affordable housing. The duplexes don't have to be affordable, the developments exempted from design review don't have to be affordable, and the replacements for demolished historic buildings don't have to be affordable. HB 2007 should provide benefits *only* to developers of housing that is truly affordable to low-income Oregon families.

In short, the current version of HB 2007 is not a serious effort to solve the affordable housing problem. All the bill does is help developers make more money building expensive housing. We want our legislature to deliver real solutions, not handouts to developers at the expense of cities and neighborhoods throughout our state. Please amend HB 2007 to reflect its original purpose of increasing affordable housing in Oregon.

Sincerely,
Michele Delaney

Dear Senators and Representatives,

I am writing to express OPPOSITION to HB2007. My name is Shannon Cappuccio and my address is 1139 NE Imperial Ave, Portland OR.

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

My understanding of HB2007 is that it is simply an effort by developers to make more money and that it will do the following:

- Permit demolition of historic houses.
- Encourage demolition of current housing stock.
- Not require that what replaces current housing be affordable.
- Usurp local control for the benefit of a small group of people unrelated to the neighborhood they seek to change and profit from.
- Make changes without public input.

If you claim to represent me, you can bet your vote for HB2007 will be followed by a vote for your opponent in the next election.

Dear Senators and Representatives,

I am writing to express my **OPPOSITION to HB2007**. My name is Stacie Balzer and my address is 846 NE 43rd Ave Portland, OR 97213.

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

This is why I oppose HB2007.

HB2007 attacks our history and heritage. Neighborhoods listed in the National Register of Historic Places represent a fraction of 1% of the housing units in Oregon, and *even if every historic house in Oregon is demolished, it won't make any difference to our 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. *HB2007 should support density without demolition.*

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HB2007 makes sweeping changes without public input. HB2007 overrides zoning and comprehensive plans THROUGHOUT OUR STATE with *no opportunity for public input*. The House Human Services and Housing Committee took testimony only from developers, homebuilders, real estate investors and their partners before passing the bill to Way & Means. The house committee has since rejected all emailed public testimony. The Oregon League of Women Voters criticizes the *"lack of public process"* on HB2007.

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Sincerely,

Stacie Balzer

Dear Senators and Representatives,

I am writing to express my OPPOSITION to HB2007. My name is Dara Loeper and my address is 513 NE Hazelfern Place, Portland, OR 97232.

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

This is why I oppose HB2007.

I grew up in a Historic Home and Historic Neighborhood in Pocatello, Idaho. Due to the fact this neighborhood is near to the University, which also has protected Historic buildings, the neighborhood has been able to KEEP ITS HISTORIC FEEL AND CHARM. Recently moved from CA in December of 2015, where grotesque box homes are built with absolutely no character, I can attest that Portland needs to keep its historic homes and neighborhoods. Are we really so greedy as a species that we need to infill, demolish and decimate character all in the face of getting more money? How much money is enough? I implore you, in fact I BEG YOU, to STOP HB2007.

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Sincerely,
Dara Loeper
513 NE Hazelfern Place
Portland, OR 97232

Dear Senators and Representatives.

I am writing to express my OPPOSITION to HB2007. My name is Ed Hickok and my address is 627 NE Laddington, Ct. Portland, OR. 97232. I am asking you to remove all language related to historic districts from HB2007.

This is why I oppose HB2007.

My family and I have lived in our Laurelhurst home since 1949. Laurelhurst has always been a unique place. A neighborhood that was inclusive yet distinctive, with houses ranging from small to huge. House Bill HB 2007 would ruin that and destroy our community. From my perspective it has the smell of MONEY all over it and in my opinion Developer's greed and desire is driving it.

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I hope that reason prevails and HB2007 is not passed.

Sincerely,
Ed Hickok,

Dear Senators and Representatives,

I am writing to express my **OPPOSITION to HB2007**. My name is Corrie Hausman and my address is 3356 NE Multnomah Street, Portland OR 97232.

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

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Sincerely,

Corrie Hausman

my name is Gerald Heade and i have lived (and owned) at 3265 E. Burnside St. in Portland, Oregon for the past 10 years. Just last month, i realized my dream of paying off my mortgage on my 1923 bungalow. I love this area, and as a young adult, never hoped i would be able to ever able tolive here. But through hard work and devotion, here i am. I always go for walks in the beautiful neighborhood and frequently run in nearby Laurelhurst Park. This neighborhood is a jewel for Portland. I will do everything in my power to make sure it stays just the way Portlanders planned in the early 1920s and that it will maintain the same character for generations to come.

Sincerely,

Gerald Heade

503 715 6641

jheade54@gmail.com

Dear Senators and Representatives,

I am writing to express my OPPOSITION to HB2007. My name is Jeff and Kathleen Hanson and my address is 4146 NE Flanders, Portland, OR 97232

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Sincerely,
Jeff and Kathleen Hanson

Greetings!

We are writing yet again in opposition to HB-2007. Rather than reacquaint you with the contents of the legislation (presumably, and hopefully, you are sufficiently familiar with its particulars), we are taking this opportunity to acquaint the State Legislature with a few facts.

Our neighborhood, Laurelhurst, submitted declarations in support of, and in opposition to, the Historic District proposed for our approval in late May, 2017. These were counted last week, and here are the results:

- 1,817 Laurelhurst residents and property owners submitted declarations.
- 83.4% supported the historic district,
- 13.2% opposed, and
- 3.4% were undecided.

Both property owners, and residents who do not own property, participated:

Of property owners:

- 82.5% supported,
- 13.8% opposed,
- 3.7% were undecided.

Of residents who do not own property:

- 92.9% supported,
- 7.1% opposed, and
- 0.0% were undecided.

What can the savvy politician conclude from these independently validated figures? The overwhelmingly favorable endorsement of historic district designation for Laurelhurst is an implicit repudiation of pending legislation (HB-2007) designed expressly to eviscerate protection for existing homes.

As has been expressly stated by numerous Portland residents (inside and outside existing historic districts and regardless of whether or not such an application is pending), there is a solid core of voters who can - and will - remember at the time of the next election how legislators' votes on the bill reflect the concerns and positions of their constituents: these are voters, not simply corporations with financial self-interest at stake. Bluntly stated, support for this anti-environmental bit of commercially sponsored legislation will provoke a voter backlash... from us, at least. We can -and we will - vote our interests at the next election and support of HB-2007 is directly counter to environmentalist and anti-corporate sponsored bills are counter to our interests.

Sincerely,
Keith Comess
Frances DeRook
Saskia Lynn Comess

Dear Senators and Representatives,

I am writing to express my **OPPOSITION to HB2007**. My name is Ron Cascisa, I am a life-long resident of Portland and a 35 year owner of my home in the Eastmoreland area of SE Portland (7314 SE 30th Ave. 97202). I was born here, raised in lower SE Portland and attended Cleveland High and am a graduate of the University of Oregon. I have always been a proud Oregonian and Portlander and have touted it to hundreds over the years. Unfortunately, in the last few years I haven't risen to the same level of pride as I have in the previous 60 years! Things are changing in our state, city and my neighborhood, and not for the good. It's sad and I am disheartened. They say that change can be for the good, but not what I am seeing. Profit motives, lack of attention/understanding, and short sightedness on the part of local politicians are destroying the livability of my world. Misrepresentations in the name of affordable housing is tearing at the livability of our city and desirable neighborhoods without much public input or say! I've watched as greedy developers have moved into my neighborhood purchased less expensive (than norm) homes that were perfect fixer-uppers, split lots and built very expensive (1mm plus) homes in their place. This is not making housing more affordable!

I'm sick and tired of seeing developers (and their lobbyists) making decisions on homes/properties in my backyard (allowed by city and state zoning laws)! I would much prefer to have neighbors making decisions in my own neighborhood than profit motivated greedy developers, politicians and dark funded organizations. Quit putting our local environment in the hands of profit oriented decision makers! Let's please get back to listening to our citizens and keep Portland and our revered State livable!

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This is why I oppose HB2007.

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Sincerely,

Ron Cascisa (503) 777-0135

Dear Senators and Representatives,

I am writing to express my opposition to HB2007. My name is Matthew Davis and my address is 3559 NE Stanton Street in Portland.

I support the policy of expediting the review of affordable housing to address Oregon's housing crunch. In its current form, however, HB 2007 does very little to incentivize affordable housing over other kinds of housing, and will in fact decrease the supply of affordable housing by encouraging demolition and replacement with market-rate housing. In a nutshell, the bill would not accomplish the goals its sponsors claim to espouse in sponsoring the bill, and will simply foster the production of low-quality, market-rate housing.

More specifically, I oppose HB2007 because:

- HB2007 is a "one size fits all" attempt to usurp local control. HB2007 would effectively eliminate R-1 zoning statewide, by mandating that almost every city and county in the state permit duplexes in existing single family residential zones *as of right*. And there's no requirement that these duplexes be affordable. This is a drastic, "one-size-fits-all" approach to addressing the housing shortage that, moreover, would encourage the demolition of affordable single family homes. It is also a Portland-centric approach that would significantly undercut the autonomy of other Oregon communities.
- HB 2007 is a giveaway to developers who don't build affordable housing. New buildings that would be exempted from design review don't have to be affordable, and the replacements for demolished historic buildings don't have to be affordable.
- HB2007 permits developers to build bad projects. Except for projects in select portions of Portland, HB2007 will deny every city the ability to use "discretionary review" to require livable, well-designed housing. But discretionary review is key to establishing a baseline of compatibility for new housing in established neighborhoods.
- HB2007 makes sweeping changes without public input. HB2007 overrides zoning and comprehensive plans with no opportunity for public input. The House Human Services and Housing Committee took testimony only from developers, homebuilders, real estate investors and their allies. The House committee has since rejected all emailed public testimony. The Oregon League of Women Voters has criticized the "lack of public process" on HB2007.
- HB2007 is not a serious effort to solve the affordable housing problem. All the bill does is help developers replace affordable houses with expensive housing.

Given these aspects of the bill, one is forced to conclude that HB 2007 is not really about affordable housing at all, but instead reflects the Oregon Home Builders Association's effort to circumvent discretionary review for housing construction at all price points. But removing discretionary review for virtually all housing will not produce more affordable housing; it will simply produce more market-rate housing, because such housing will always be more profitable for the home builder.

I request that HB 2007 be revised so that, first and foremost, its provisions be truly limited to affordable housing. Second, the bill should focus on streamlining the discretionary review process for affordable housing, not on throwing it away for all housing. Third, the decision of where and when to permit duplexes should be left to local jurisdictions to decide. Only with these changes would HB 2007 actually incentivize the creation of compatible, high-quality, affordable housing.

Sincerely,

Matthew M. Davis

Matthew Davis, AICP
Principal

ARCHITECTURAL RESOURCES GROUP

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www.arg-pnw.com | [Facebook](#) | [LinkedIn](#) | [Twitter](#)

Dear Senators and Representatives,

I am writing to express my OPPOSITION to HB2007. My name is Catherine and I live in Portland at 3427 SE Clinton Street.

This is why I oppose HB2007:

HB2007 encourages demolition of our affordable houses. In

Portland, developers have demolished thousands of affordable houses to build luxury houses and expensive duplexes. *This bill gives developers even more incentive to demolish affordable houses.*

HB2007 is a "one size fits all" attempt to usurp local control. HB2007 will forcibly rezone every single-family house neighborhood in Oregon to multi-family (duplexes and accessory dwelling units). *These issues should be decided by local cities, elected officials and voters,* not imposed from the state.

HB2007 permits developers to build bad projects. HB2007 will deny every city, except Portland in downtown & Gateway, the ability to use "discretionary review" to require livable, well-designed housing. The bill *permits developers to build ugly, poorly designed boxes that blight our cities.*

HB2007 attacks our history and heritage. Neighborhoods listed in the National Register of Historic Places represent a fraction of 1% of the housing units in Oregon. Even if every historic house is demolished, it won't make any difference to our supply of affordable housing. *HB2007 should support density without demolition.*

HB 2007 is a giveaway to developers who don't build affordable housing. The duplexes don't have to be affordable, the developments exempted from design review don't have to be affordable, and the replacements for demolished historic buildings don't have to be affordable. HB2007 should *provide benefits only to developers of housing that is truly affordable to low-income families* making 60% of county median family income.

HB2007 makes sweeping changes without public input. HB2007 overrides zoning and comprehensive plans with *no opportunity for public input.* The House Human Services and Housing Committee took testimony only from developers, homebuilders, real estate investors and their allies. The house committee has since rejected all emailed public testimony. The Oregon League of Women Voters criticizes the *"lack of public process"* on HB2007.

HB2007 is not a serious effort to solve the affordable housing problem. All the bill does is help developers make more money replacing affordable houses with expensive housing. We want our legislature to deliver real solutions, not handouts to developers.

Sincerely,

Catherine Smith

Dear Senators and Representatives,

We support preserving the unique character of historical neighborhoods.

We support Oregon's unique historic architecture and open spaces.

We support new creative ways of building affordable housing.

We oppose HB2007.

Our names are Alice Knouff and Mike Chewning, lifelong Portland residents.

We live at 3944 SE Ankeny St, Portland, Oregon.

We do NOT support HB2007 and here is why:

It does not solve the lack of affordable housing problem. It is a rushed attempt to create a mandate that will not help our current housing issues, but will accelerate tearing down the rich fabric of our cities. We feel it is important to keep a mix of small affordable homes (such as our bungalows), not raze them and put up huge structures that command high rents and mortgages. Infill needs to be carefully planned, not quickly rushed into, under pressure from developers eager to squeeze profits out, no matter the result.

DEMOLISHING HISTORY IS NOT BENEFICIAL CITY PLANNING

We are asking you to remove all language related to historic districts from HB2007.

Neighborhoods listed in the National Register of Historic Places represent a fraction of 1% of the housing units in Oregon, and even if every historic house in Oregon is demolished, it won't make any difference to our 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. HB2007 should support density without demolition.

HB2007 DOES NOT CREATE AFFORDABLE HOUSING

HB2007 encourages demolition of the affordable houses that we have. 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. The duplexes DO 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 should provide benefits only to developers of housing that is truly affordable to low-income families .

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 & 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.

CITIZENS HAVE NO INPUT IN THIS BILL!

HB2007 makes sweeping changes without public input. HB2007 overrides zoning and comprehensive plans THROUGHOUT OUR STATE with no opportunity for public input. The House Human Services and Housing Committee took testimony only from developers, homebuilders, real estate investors and their partners before passing the bill to Way & Means. The house committee has since rejected all emailed public testimony. The Oregon League of Women Voters criticizes the "lack of public process" on HB2007.

HB2007 is not a serious effort to solve the affordable housing problem and needs to be seriously retooled. We want our legislature to deliver real solutions, not handouts to developers at the expense of neighborhoods. Please listen to the people who live here, pay taxes, and care about Oregon

Sincerely,

Alice Knouff and Mike Chewning

Greetings,

We are Susan and Goran Samojlovski, residing at 6734 SE Reed College Place, Portland , Oregon 97202. Please hear our opposition to HB 2007.

We have lived at this address for 25 years, and raised our two children here. The charm, character and livability of Eastmoreland is what drew us to this neighborhood and preserving this historical character is of great importance to us. Although we recognize the great needs for affordable housing, this Bill and specifically the amendments impacting historically designated neighborhoods does nothing to accomplish this goal. In fact, the homes we have seen demolished have been irresponsibly razed, then at least one, maybe two grossly oversized and listed and sold for more than the purchase sometimes quadrupled price. These amendments amount to nothing more than giving developers(a few in particular) the right "all across the state if Oregon" to run roughshod over any neighborhood designated as historic while pretending to champion affordable housing, since that appears to be the current buzz term. Call this what it is, as it is simply about profit on all levels from builders, to real estate professionals, to city and state government. It is a "Wolf in Sheeps clothing" per se.

In Eastmoreland, we are currently embattled in that the some in our neighborhood are attempting to obtain Historic designation, it a divided and controversial topic.

However, it is a local neighborhood issue and regardless if the outcome, It should be left to the neighborhood and local and existing to sort out.

Not at the state level, which then affects all Historic Neighborhoods, past and future.

The state legislature should not pass HB 2007 as currently amended as it does NOTHING towards achieving the goals of "affordable housing", appends all past and current historic designations, rules and protections, and in our opinion will increase housing costs while destroying livability and air quality, in some of Oregons most charming and historic neighborhood treasures.

Please vote no on HB 2007 (A)

Thank you,

Susan and Goran Samojlovski

Good Morning.

I live at 4320 SE Oak Street Portland OR 97215

I am writing this in opposition to a bill HB2007. My wife and I purchased a home in this neighborhood specifically because of its architecture and lot sizes afforded to each home. This bill I believe will alter the architecture and history of this neighborhood. You cannot inset cheaper material construction into a 90 year old neighborhood and expect market forces will keep the price down afforded to lower income housing.

Sincerely,

Andy Kappler.

Dear Senators and Representatives,

I am writing to express my OPPOSITION to HB2007. My name is Christopher Healy and my address is 2517 NE 21st Ave, Portland, OR 97212.

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

This is why I oppose HB2007.

HB2007 attacks our history and heritage. Neighborhoods listed in the National Register of Historic Places represent a fraction of 1% of the housing units in Oregon, and *even if every historic house in Oregon is demolished, it won't make any difference to our 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. *HB2007 should support density without demolition.*

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HB2007 is not a serious effort to solve the affordable housing problem. All the bill does is help developers make more money building expensive housing. We want our legislature to *deliver real solutions, not handouts to developers* at the expense of neighborhoods.

Sincerely,

Christopher J Healy
2517 NE 21st Ave., Portland, OR 97212
503-680-2814
chealy63@comcast.net

Dear Senators and Representatives

I would like to express my deep disappointment at the lack of public input on HB2007.

This bill would override local zoning and land use decisions, effectively re-zone every single family house neighborhood in Oregon, permit demolition of historic houses in all National Register listed historic districts, and exempt all residential development from cities' discretionary design review. I think everyone would agree that these are big, big changes.

Yet to date, only five developer-related organizations had the opportunity to testify at the only public legislative hearing on HB2007. At that time, the published summary and text of the bill referred only to the time limit for permit review, the majority of the current bill was neither engrossed bill nor publicly available, and virtually no-one but the bill's sponsors and industry backers were aware of the amendments that were being written.

Here is a list of those witnesses (see blow, scan of Witness Registration form for the one and only public legislative hearing on the bill, on March 14, 2017). You will note they are all developer-connected groups: LOCUS (real estate investors and developers), Oregon Homebuilders Association, Oregon Realtors Association, 1000 Friends of Oregon, and a land planning organization. No opponents, no **neighborhoods, no renters' groups, no affordable housing groups, no historic preservation groups,** and no ordinary citizens have had the opportunity to testify.

You may be aware that on May 25, 2017 the House Housing and Human Services committee held an "informational session" on the bill. Dozens of citizens traveled to Salem to attend the session. Hundreds of citizens emailed their testimony on the bill. All of those emails were *rejected* by the committee, on the grounds that HB2007 had left the committee and the session thus did not qualify as a public hearing. The remarks by the handful of "invited speakers" do not appear on OLIS when any ordinary citizen looks up the bill. We, the public, have been denied the right to even submit our input.

Even as of today, June 10, 2017, the latest -4 amendments to the bill still do not appear on OLIS when any ordinary citizen attempts to research the bill.

Is this bizarre and irregular process what passes in Oregon for full and fair public input for a law of such sweeping effect? Is the Legislature committed to pursuing an open, transparent process in a deliberative, inclusive manner? Or has this bill been fast-tracked in a stealth fashion by a committee chaired by the bill's sponsor, in a manner designed to speed HB2007 to law before the great majority of interested persons and groups have been able to provide input?

HB2007 is intended to, and will have the effect of, radically changing the neighborhoods where your constituents live. After my wife and children, nothing is more precious to me than my neighborhood where I live, have invested my life savings, and raise my family, and will grow old and enjoy my grandchildren. I imagine many citizens feel the same way.

This is not a bill that you should pass. It does not promote affordable housing; the great majority of its operative provisions are not limited in any way to affordable housing. Many commentators and groups, who are very familiar with the housing situation in Portland, have reached the same conclusion. Please see a small sample of those views here: <http://www.historiclaurelhurst.com/single-post/2017/06/10/What-Portlanders-Are-Saying-About-HB2007>

I ask your committee to take no action on HB2007 in this Legislative session. Affordable housing **and** our neighborhoods are both vital issues for Oregonians. We deserve better than this.

John Liu
461 NE Mirimar Pl, Portland OR

To whom it may concern:

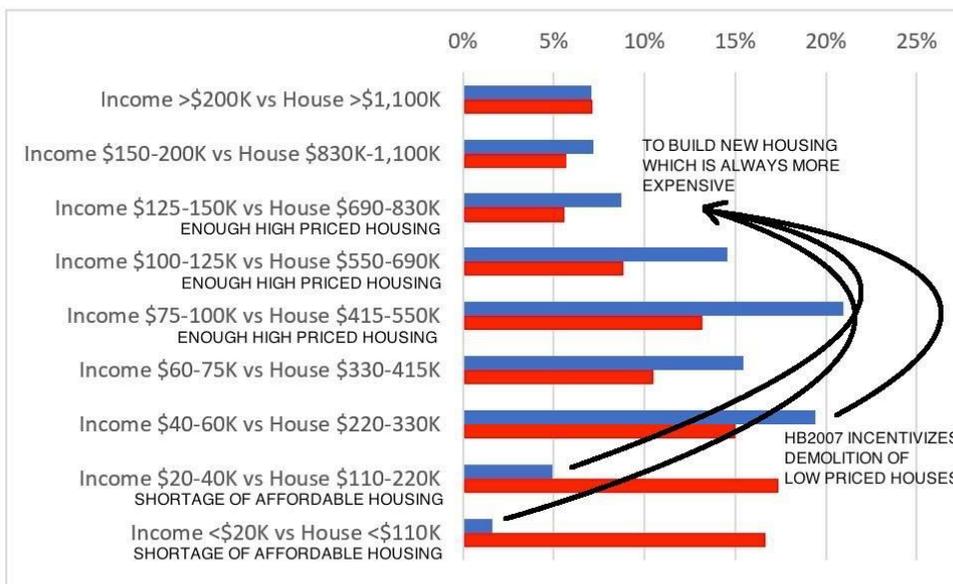
Hb2007 speeds up the process of building more and more market rate expensive homes while demolishing affordable homes and rentals. Please amend or remove your support for HB2007. State wide inclusionary zoning and demolition exclusion will be a devastating to our state.

Please review the attachments below. These attachments are a visual example of how Portland is building more and more market rate homes and duplexes. This is gentrifying the city while demolishing affordable homes, historical homes and rentals. Finally, the last infographic shows suggested methods to protect affordable housing and rentals by removing inclusionary zoning and exclusionary demolitions.

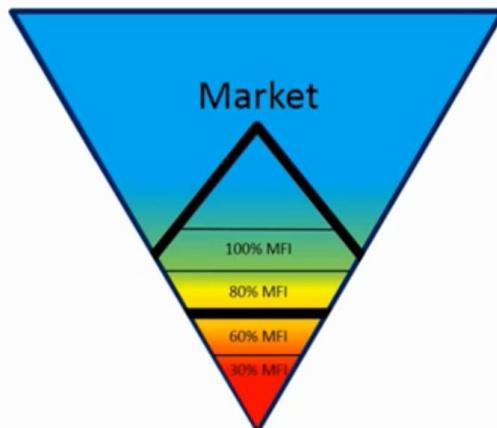
I grew up in Oregon and I am excited about our growth and changes. Please help longtime Oregonians be able to still afford to live in the state. Let's not demolish our history in the process.

Brad mckenzie
Laurelhurst
532 ne 41st Ave
Portland, OR 97232

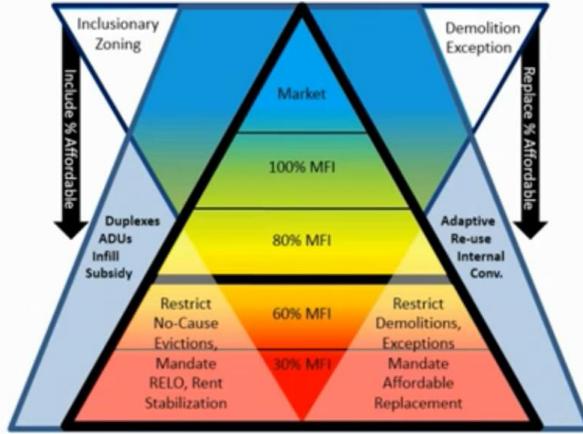
Distribution: Household Income (Red) vs Prices of Houses For Sale (Blue)



HOUSE BILL 2007



REGULATING THE MARKET TO ACHIEVE RESULTS



Dear Senators and Representative

I am writing to express my **OPPOSITION to HB2007**. My name is Jonathan Rettmann and my address is 30 NE 41st Ave
Portland, OR 97232

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

This is why I oppose HB2007.

HB2007 attacks our history and heritage. Neighborhoods listed in the National Register of Historic Places represent a fraction of 1% of the housing units in Oregon, and *even if every historic house in Oregon is demolished, it won't make any difference to our 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. *HB2007 should support density without demolition*.

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HB2007 is not a serious effort to solve the affordable housing problem. All the bill does is help developers make more money building expensive housing. We want our legislature to *deliver real solutions, not handouts to developers* at the expense of neighborhoods.

Sincerely,

Jonathan A Rettmann MD

Dear Senators and Representatives,

I am writing to express my **OPPOSITION to HB2007**. My name is Gail Karvonen and my address is 3390 NE Multnomah St. Portland Oregon 97232..

I am asking you to remove all language related to historic districts from HB2007. I am in favor of increasing affordable housing but this bill does not adequately address this issue. In many neighborhoods small houses are being demolished and replaced by larger more expensive houses that do not address affordability. The consequence is that the housing character in the neighborhood is permanently changed and smaller houses that are more likely to be affordable are eliminated. Leaving affordable housing to the free market is not the answer.

This is why I oppose HB2007.

HB2007 attacks our history and heritage. Neighborhoods listed in the National Register of Historic Places represent a fraction of 1% of the housing units in Oregon, and *even if every historic house in Oregon is demolished, it won't make any difference to our 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. *HB2007 should support density without demolition*.

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Sincerely,

Gail Karvonen

Dear Members of the Joint Ways & Means Committee;

First, thank you for your commitment to serve.

We are writing to express my concern over HB 2007. The lack of input and due process are disturbing. How did this bill go forward without full process?

We recently moved to Ladd's Addition and our home is on the Nat'l Historic Register. Previously, we lived in North Portland where we spent five years restoring the historic John Palmer House to health. I speak from experience when I say that we are not NIMBYs. We believe in historic preservation. We believe in preserving the character of historic neighborhoods—not just those close-in but throughout Portland.

We think infill is smart. But effectively re-zoning the entire city to multi-family is NOT a good approach. **There's nothing in the current patterns to suggest that it will lead to AFFORDABLE housing.** In fact, it will reduce it. Multi-family was build next door to us when we were at the Palmer House and it is very expensive there. We have plenty of renters in Ladd's...but they are paying very high rents.

We urge you to STOP the progress of this bill and work with a wider circle of Portland citizens to craft a better solution.

Sincerely,

Maggie Kolkena & Susan Dunn

Maggie Kolkena
1918 SE Elliott Ave
Portland, OR 97214

Dear Senators and Representatives,

I am writing to express my OPPOSITION to HB2007. My name is Joy Engleman and my address is 6314 NE 23rd Ave, Portland OR 97211.

This is why I oppose HB2007.

HB2007 encourages demolition of our affordable houses. In Portland, developers have demolished thousands of affordable houses to build luxury houses and expensive duplexes. *This bill gives developers even more incentive to demolish affordable houses.*

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). *These issues should be decided by local cities, elected officials and voters, not imposed from the state.*

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HB2007 is not a serious effort to solve the affordable housing problem. All the bill does is help developers make more money replacing affordable houses with expensive housing. We want our legislature to *deliver real solutions, not handouts to developers.*

I have lived in Portland since 1986. In the Portland I know and love, people buy old houses and fix them up not knock them down. There is NO affordable housing in Portland. My sister has been trying to move here for the last 5 years, and though she can find work, finding affordable housing has been impossible. I'm discouraged when I see new construction all over town and in my neighborhood knowing that none of it is really available to working Portlanders. Outsiders want to make a killing in the Portland real estate market, but are killing the character and people of Portland in the process.

Sincerely,

Joy Engleman

Dear Senators and Representatives,

I am writing to express my **OPPOSITION to HB2007**. My name is Jeffrey B Welty and my address is 3372 NE Holladay St, Portland, OR 97232.

This is why I oppose HB2007.

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Sincerely,

Jeffrey B Welty

I am writing to express my opposition to House Bill 2007. I am astounded that my representative, Alissa Keny-Guyer (who calls herself progressive) has aligned with deep-pocketed developers to sponsor a bill that will do NOTHING to increase affordable housing in Portland. What it WILL do is enrich developers at the expense of the quality of life in neighborhoods such as mine.

My family and I are residents of Laurelhurst, and we are very much in favor of designating Laurelhurst an Historic District to protect the neighborhood from predatory developers, who ruin neighborhoods in which they themselves are not residents, and therefore not stakeholders.

In its current form, HB 2007 explicitly attempts to interfere with existing local, state and even federal law regarding historic designation and design review that protects the character of neighborhoods such as mine.

We expect our legislators to be working to find EFFECTIVE solutions for Portland's housing crisis—such solutions will require actual commitment and investment by the city of Portland and the State of Oregon. House Bill 2007 provides neither.

This bill is being promoted under the guise of expanding affordable housing, but the fact is, it will do no such thing. There is ample evidence for the fact that it will not provide any meaningful solutions to the housing crisis in Portland—just look to Seattle, where similar measures have been enacted. Meaningful solutions to the housing shortage will require significant public investment—our legislators can't simply throw up their collective hands and say “let the private sector take care of it.” As I am sure you are aware, the private sector's primary motivation is to maximize profit, not provide solutions for our city's social problems.

Representative Keny-Guyer has called her own constituents who have expressed thoughtful concerns about this bill “racist NIMBYS who want to self-segregate.” This is both insulting and demeaning. Representative Keny-Guyer's position is at best willful ignorance, and is at worst the selling out of her constituents for deep-pocketed developers.

Over 1500 residents of Laurelhurst currently support an Historic District, and that number is growing. We are keeping close track of this bill, and we WILL be voting in the next election.

Respectfully,

Dr. L.M. Eddleman
Laurelhurst resident

Dear Senators and Representatives,

I am writing to express my **OPPOSITION to HB2007**. My name is _Michael Booker and my address is 3372 NE Holladay St, Portland , OR 97232.

This is why I oppose HB2007.

HB2007 encourages demolition of our affordable houses. In Portland, developers have demolished thousands of affordable houses to build luxury houses and expensive duplexes. *This bill gives developers even more incentive to demolish affordable houses.*

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Sincerely,

Michael Booker MD

Dear Senators and Representatives,

I am writing to express my OPPOSITION to HB2007. My name is Carol Hanna and my address is 541 NE 43rd Ave., Portland, OR 97213.

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

I am a newcomer to Portland. In 2013, my husband and I, after much careful consideration, chose to relocate from Pennsylvania to Portland. Many factors entered into our decision-but foremost among them was Portland's livability. We made this decision, even though it was not financially advantageous for us and involved a substantial and complicated life change. We are professionals, civic minded, and enthusiastic about our new home state. We believe that we are and will be assets to the future of Oregon. However, for the reasons set forth within, we believe HB2007 will advance changes to Portland and Oregon that will negate our motivations for moving here. Please understand that we are not the type of new residents that want to "pull up the ladder" after they are on the boat. Both my husband and I have a lifetime of involvement and commitment to public service and community engagement. We support the development of affordable housing. However, we are opposed to legislation that is essentially a giveaway to developers that does not advance its stated intention. Frankly, we believe Oregon, with its history of progressive land use and urban development policies, is capable of better than HB2007.

This is why we specifically oppose HB2007.

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Sincerely,

Carol Hanna

Nick Landekic
32 NE Laurelhurst Pl.
Portland, OR 97232

RE: HB 2007

Dear Senators and Representatives,

I am a resident of Portland, and live in Laurelhurst. 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:

HB2007 attacks our history and heritage. Neighborhoods listed in the National Register of Historic Places represent a fraction of 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. HB2007 should support density without demolition.

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 extraordinary gems, and must be preserved both for those who appreciate their unique artistic beauty, and for future generations. Once they are gone, they can never come back. Their loss would both significantly damage the quality of life, and cause financial harm, to the homeowners in these neighborhoods.

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 simply allows developers to 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 are not required 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 makes sweeping changes without public input. HB2007 overrides zoning and comprehensive plans throughout the state with **no opportunity for public input**. The House Human Services and Housing Committee took testimony only from developers, homebuilders, real estate investors and their partners before passing the bill to Way & Means. The house committee has since rejected all emailed public testimony.

It is absolutely outrageous that public input has not been allowed on something as significant as HB2007. It is also shameful and egregious that HB2007 effectively seeks to force re-zoning without the consent of the homeowners being affected. I, my family and friends, and many people in our neighborhood, will remember this – and your role – when the time comes to vote in the next election.

HB2007 is not a viable means 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, you should instead focus on allowing rent controls in Portland and Oregon, instead of ineffectual and misguided abominations such as HB2007.

Thank you for listening to your constituents, and for putting the interests of the many voters above those of a few developers.

Respectfully submitted,
Nick Landekic

Dear Senators and Representatives,

I am writing to express my **OPPOSITION to HB2007**. My name is susan freedman and my address is 4123 ne flanders st, portland, oregon 97232.

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

This is why I oppose HB2007.

HB2007 attacks our history and heritage. Neighborhoods listed in the National Register of Historic Places represent a fraction of 1% of the housing units in Oregon, and *even if every historic house in Oregon is demolished, it won't make any difference to our 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. *HB2007 should support density without demolition*.

HB2007 encourages demolition of the affordable houses that we have. 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 don't build affordable housing. The duplexes don't have to be affordable, the developments exempted from design review don't have to be affordable, and the replacements for demolished historic buildings don't have to be affordable. HB2007 should *provide benefits only to developers of housing that is truly affordable to low-income families making 60% of county median family income*.

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 & 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*.

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HB2007 is not a serious effort to solve the affordable housing problem. All the bill does is help developers make more money building expensive housing. We want our legislature to *deliver real solutions, not handouts to developers* at the expense of neighborhoods.

Sincerely,
susan freedman

Dear Senators and Representatives,

I am writing to express my **OPPOSITION to HB2007**. My name is Susan Carter-Low and my address is 4005 NE Davis St. Portland, OR 97232. Our 1600 square foot house is on the National Historic Register because it was the "Brick Sampler House" built in Laurelhurst in 1923 to showcase brick. It has over 25 different brick patterns. Due to its smaller size, it would certainly be a house that a developer would demolish under HB2007 to build another \$950,000 McMansion which is happening throughout our neighborhood.

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

This is why I oppose HB2007.

HB2007 attacks our history and heritage. Neighborhoods listed in the National Register of Historic Places represent a fraction of 1% of the housing units in Oregon, and *even if every historic house in Oregon is demolished, it won't make any difference to our 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. *HB2007 should support density without demolition*.

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Sincerely,

Sue Carter-Low
(503) 317-3039

Dear Senators and Representatives,

I am writing to express my OPPOSITION to HB2007. My name is Vivienne Popperl and my address is 3933 SE Ankeny St., Portland 97214.

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

This is why I oppose HB2007.

HB2007 attacks our history and heritage. Neighborhoods listed in the National Register of Historic Places represent a fraction of 1% of the housing units in Oregon, and *even if every historic house in Oregon is demolished, it won't make any difference to our 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. *HB2007 should support density without demolition.*

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Sincerely,

Vivienne Popperl

HB 2007 has LITTLE to do with affordable housing. Its primary impact will be to speed the pace of demolitions for expensive new houses and duplexes.

The tear-downs HB 2007 encourages will reduce our supply of smaller, less-expensive homes. It will displace renters who have few options.

This is an intellectually dishonest bill, twisted by amendments supported by the home builder's association. There is virtually no way to build "affordable" housing with profit margins demanded by for-profit builders. The most affordable house is the only that is already built.

This bill also expresses home-builder contempt for our historic districts. We don't need to destroy our best urban fabric to make way for home-builder profits. Design review this bill emasculates is intended – and succeeds – at improving the quality of buildings that should stand for decades, if not centuries.

HB 2007 is terribly misguided. Please see it for what it is...an end-run around local regulation by for-profit builders.

Fred Leeson
2226 NE Hancock St.
Portland, OR 97212

To the above indicated Senators and representatives.

The Laurelhurst residents voted overwhelmingly for a slate of Representatives who staunchly oppose HB 2007

This Bill is “not “the answer to our issues.

Respectfully,

-
415-531-7744 (Mobile)

Jim D Healy

1132 NE 42nd Ave

Portland,97213

To my political representative.

I am writing to appose house bill HB2007. Please, please, please don't support this bill. Yes, Portland and all of Oregon do desperately need much more affordable housing. HB 2007 is NOT the way to achieve this goal. Let's treasure the current beauty and diversity of our current housing situation and write legislation that adds to what we have in order to create many new affordable housing options.

Please do not support HB 2007.

thanks,

Gary Martel

11604 SW 33rd Place
Portland, OR 97219

Dear Senators and Representatives,

I am writing to express my OPPOSITION to HB2007. My name is R.Foster and my address is Corvallis, Oregon.

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

This is why I oppose HB2007.

HB2007 attacks our history and heritage. Neighborhoods listed in the National Register of Historic Places represent a fraction of 1% of the housing units in Oregon, and *even if every historic house in Oregon is demolished, it won't make any difference to our 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. *HB2007 should support density without demolition.*

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HB2007 is not a serious effort to solve the affordable housing problem. All the bill does is help developers make more money building expensive housing. We want our legislature to *deliver real solutions, not handouts to developers* at the expense of neighborhoods.

I am in Corvallis, and see homes demolished to build condos by only a few corporate developers. We are losing affordable homes in Corvallis in support of housing OSU students. I am working to pay rent and not saving money to buy a home, so I am losing out as I try to live in Corvallis paying high rent and trying not to become homeless. Allowing this HB2007 to occur may add more pressure for the working poor to become homeless, all throughout Oregon as affordable homes and Historical Districts vanish under this bill. Corvallis is becoming a money pit for global developers who house students, on leases which discriminated against affordable family homes, and our land use policy allows housing for students without code language for families, so students can be housed on Residential Zoned land which is zoned specifically for family housing without family housing being built, so Corvallis is a sink for global student housing firms, to all come and provide zero family housing and pay some taxes, while sending profits out of state. This bill will add more pressure onto families and the working poor, in Portland and Corvallis, Salem and all of Oregon.

HB 2007 can be written to protect Historic District zoning, and keep all the years of work on Goal 5. Thanks, R.Foster Corvallis, Oregon.

I am writing you to express my disapproval for House Bill 2007 for the public record. Best case, it is a woefully doomed desire to do good. Worst case, it is a blatant example of regulatory capture masquerading as “progressivism”.

Abundant evidence of the effects of legislation like that of HB 2007 and it’s relatives in Portland is available in Seattle. Did such laws produce ample affordable housing? Or is Seattle more expensive than ever, with it’s lovely historic areas gutted? Who benefitted?

Simple math will show that if you converted all (100%) of historic East Portland housing stock to multifamily (as described in “RIPSAC” and evidently supported by your legislation in a two-pronged attack) you would solve the housing crisis in Portland for one year or less, (and it wouldn’t be affordable housing), based on numbers expected to move to Portland in coming years. Again, who benefits from less than a year’s solution spread over years?

So who, exactly, does a solution that neither creates affordable housing stock, nor provides a long-term solution actually benefit?

It isn’t young people living in, or moving to Portland. The stock created by tear-downs (and that’s what will come) won’t be affordable. It can’t be, just do the math.

It isn’t the current and long-term residents of the neighborhoods whose existing rights and protections you are prepared to legally trample at the state level.

So then, WHO ARE THE SPONSORS AND SUPPORTERS OF HB 2007 ACTUALLY WORKING FOR?

Clearly, the only group to truly profit from this legislation is the PROPERTY DEVELOPERS, who will be free to destroy Portland’s history, and the fabric of its neighborhoods, for their profit.

This may be proposed state legislation, but it is aimed squarely at historic East Portland.

What HB 2007 proposes amounts to handing a blank check to developers and saying “Look! It’s progressive!”. It is an intellectually dishonest non-solution.

Do not allow the Oregon legislature to be hijacked by deep-pocketed developers!

Sincerely

William Eddleman

803 NE Laurelhurst Pl, Portland

Dear Senators and Representatives,

My name is Jessica Lasher and my address is 55 NE Meikle Pl, Portland, OR, 97213.

I am writing to express my Opposition to HB 2007.

I am in full support of affordable housing. However, this bill does not line our streets with affordable housing. Instead, it lines the pockets of developers by incentivizing the demolition of current housing stock - and threatens our history and heritage.

In Laurelhurst, where I reside, lower-priced homes (average of \$350K) are being demolished in order to build over-sized homes that range in 900K-1.2M. Even if duplexes are built, those are in the \$700-\$800K+ range. This does nothing to promote affordable housing. It does, however, destroy our history, fill our landfills and displaces (in many instances) renters. It also succeeds in driving up the price of surrounding homes, thus leaving the neighborhood even less affordable to families.

Neighborhoods listed in the National Register of Historic Places represent less than 1% of Portland's housing units in Oregon. Yet, the protections for historic districts will be removed with the current HB2007. HB2007 should instead support density without demolition. Density and affordable housing can be accomplished in tandem within historic districts through internal conversions and ADUs - many of these already exist in Laurelhurst.

I respectfully ask that you remove all language related to Historic Districts from HB2007. Destroying our historic neighborhoods is not needed in order to increase density within the city.

Sincerely,
Jessica Lasher

55 NE Meikle Pl
Portland, OR 97213

Dear Senators and Representatives,

I am writing to express my **OPPOSITION to HB2007**. My name is Dr. Glori Gray and my address is 1224 NE 37th Ave, Portland, OR 97232.

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

This is why I oppose HB2007.

HB2007 attacks our history and heritage. Neighborhoods listed in the National Register of Historic Places represent a fraction of 1% of the housing units in Oregon, and *even if every historic house in Oregon is demolished, it won't make any difference to our 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. *HB2007 should support density without demolition.*

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HB2007 is not a serious effort to solve the affordable housing problem. All the bill does is help developers make more money building expensive housing. We want our legislature to *deliver real solutions, not handouts to developers* at the expense of neighborhoods.

Sincerely,

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Glori Gray,
Portland Resident

Dear Senators and Representatives,

My name is Nancy Conescu. I live at 631 NE Royal Ct, in the Laurelhurst neighborhood of Portland. My zip code is 97232.

I am writing to express my strenuous opposition to HB2007. Before I outline the specific reasons for which I oppose this bill, I would like to explain to you a little bit about who I am and why I'm writing to you, in the hopes that my story may help you understand why **HB2007 is such a terrible piece of legislation.**

I grew up in New York City, where my father was a successful architect, contractor and developer. He devoted his career to building middle and lower income housing. When his largest project, Tribeca's Independence Plaza, was built in the 1970s, my dad was required by law to save three historic brick colonial houses which were located on the property.

I would like to say that my father, an ardent proponent of affordable housing, rose to the occasion by happily shouldering the responsibility of saving these historic buildings. I would like to say that he was proud to have contributed to the preservation of a small part of New York's architectural history. However, I would be lying. The lifting, transporting, and re-siting of these houses was a logistical headache. He bemoaned the time, money and effort he had to devote to moving these structures. **The only reason he and his partners rescued the buildings was because they were required to do so by law.** And to this day, I and many other New Yorkers are very grateful for it.

Portland has been my home for nearly 28 years. I moved here for three reasons. First and foremost, Portland boasted beautiful neighborhoods containing an abundance of affordable housing. Second, Portland had very large and active musical, artistic and literary communities compared to other cities of its size. Third, Portland had, at that time, the greatest number of parks and book stores per capita of any city in the US. I felt that Portland was a city which both valued and supported its unique cultural and artistic communities, of which none could have existed without the advantages that moderately priced housing afforded creative individuals with modest incomes.

I saw in Portland a city that was not only proud of its history, but of the neighborhoods whose houses seemed to embody that history by virtue of their architecture. I was intrigued by the fact that Portland had voluntarily established urban growth boundaries. And I was impressed by the strict building codes which were enacted to protect Portland's neighborhoods from potential destruction by unscrupulous developers.

How times have changed! Portland is becoming a city in which only the wealthy can afford to live. It is becoming a place in which developers, financed by investors who often don't live here and have no personal stake in Portland's future, are being aided by government officials in their quest to alter the laws which have historically safeguarded our neighborhoods from unrestricted profiteering. Everything that I've come to value about Portland is being bulldozed, as rapacious developers strive to secure ever more profitable infill deals, at the expense of those who need decent, affordable places to live. In the process, Portland's unique character, culture and history is being lost. Unlike New York City's officials, who both honored and enforced the preservation laws that required my father to save three small historic homes, Oregon's legislators are acceding to the demands of those who would have demolished them.

This is why I oppose HB2007, and you should too!

HB2007 attacks our history and heritage. Neighborhoods listed in the National Register of Historic Places represent a fraction of 1% of the housing units in Oregon, and *even if every historic house in Oregon is demolished, it won't make any difference to our 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. *HB2007 should support density without demolition.*

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HB2007 is not a serious effort to solve the affordable housing problem. All the bill does is help developers make more money building expensive housing. We want our legislature to *deliver real solutions, not handouts to developers* at the expense of neighborhoods.

Sincerely,
Nancy Conescu
631 NE Royal Ct
Portland OR 97232
(503) 863-4185

Dear Senators and Representatives,

I am writing to express my **OPPOSITION to HB2007**. My name is John Blecher and my address is 4301 SE Ash St, Portland, OR 97215.

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

This is why I oppose HB2007.

HB2007 attacks our history and heritage. Neighborhoods listed in the National Register of Historic Places represent a fraction of 1% of the housing units in Oregon, and *even if every historic house in Oregon is demolished, it won't make any difference to our 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. *HB2007 should support density without demolition.*

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Sincerely,
John Blecher

Dear Senator Devlin,

I am writing you about my concern over HB2007. Specifically I believe that this bill will have terrible implications for the preservation of historic resources in Oregon and especially in Historic Districts.

While I applaud an attempt to find affordable housing solutions this will not provide them in that it will encourage developers to tear down older smaller less expensive historic homes and replace them with expensive and unaffordable McMansions. An example of this occurred near my home in the Laurelhurst neighborhood of Portland. One half block away from my home there was a small older home which was purchased two years ago by a developer for \$601,000. It was torn down and the developer replaced it with two large out- of- scale homes, each of which sold for just under \$950,000 - hardly affordable! This was allowed because Laurelhurst is not yet an historic district. We hope to change that in the near future by applying for historic district designation so that we can preserve the older homes and the original design heritage of the neighborhood.

HB2007 would destroy the protection that an historic district provides since it would do away with design review and allow fast track demolitions. This is a greedy developers' dream and I find it hard to believe that the legislature would pass a law that would assist developers in destroying the historical character of Oregon's neighborhoods.

HB 2007 as it is currently written needs to be amended so that it would:

- leave protections for historic districts in place
- remove the prohibitions in the proposed law to design review
- add prohibitions to demolition of existing housing and limit fast track approvals to affordable housing only

I hope that you will consider these suggestions and help preserve the character of Oregon's older historic neighborhoods.

Jan Cassetta

3709 NE Couch St.
Portland, Or 97232
503.232.3405

Dear Senators and Representatives,

My name is Carol Keener and I am writing to express my **OPPOSITION to HB2007**.

My husband Karl and I live at 3457 NE Davis Street, Portland, OR. We have lived here in the Laurelhurst neighborhood for five years and absolutely love it. Before moving here we had lived in San Francisco for several years and will forever love the City and its unmatched beauty. But it had become so expensive we could no longer afford to live there. Before moving to Portland we looked off and on for more than three years and visited more than one hundred houses and condos throughout the greater Portland area before one day our realtor insisted we needed to see Laurelhurst. It was love at first sight and on that very day we bought our house.

Like San Francisco, Oregon has many wonderful old houses and neighborhoods. Unfortunately, in Oregon all of those old houses and neighborhoods are being threatened by HB 2007. I am therefore asking you to remove all language related to historic districts from that terrible bill. We fully support true “affordable housing,” but HB 2007 is currently being held hostage by special interest groups hoping to build, build, build without regard to “affordability” or design characteristics.

This is why I oppose HB2007.

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HB2007 is not a serious effort to solve the affordable housing problem. All the bill does is help developers make more money building expensive housing. We want our legislature to *deliver real solutions, not handouts to developers* at the expense of neighborhoods.

Sincerely,

Carol Keener

Ckeener2010@gmail.com

Dear Senators and Representatives,

HB2007 is NOT OK.

I am writing to express my **OPPOSITION to HB2007**. My name is Sarah Lambert and my address is 4239 NE Flanders Street.

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

This is why I oppose HB2007.

HB2007 attacks our history and heritage. Neighborhoods listed in the National Register of Historic Places represent a fraction of 1% of the housing units in Oregon, and *even if every historic house in Oregon is demolished, it won't make any difference to our 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. *HB2007 should support density without demolition*.

HB2007 encourages demolition of the affordable houses that we have. 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*.

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Sincerely,

Sarah Lambert

Dear Senators and Representatives,

I am writing to express my OPPOSITION to HB2007. My name is Melanie Allen and my address is 4115 NE Flanders Street, Portland, OR, 97232.

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

This is why I oppose HB2007.

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Sincerely,

Melanie Allen

moreyallen@gmail.com

Dear Senators and Representatives,

I am writing to express my **OPPOSITION to HB2007**. My name is Tanya Baikow-Smith and my address is 3410 NE Multnomah Street, Portland, Oregon 97232.

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

I have lived in Laurelhurst since 1981, so I am a very long-term resident.

This is why I oppose HB2007.

HB2007 attacks our history and heritage. Neighborhoods listed in the National Register of Historic Places represent a fraction of 1% of the housing units in Oregon, and *even if every historic house in Oregon is demolished, it won't make any difference to our 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. *HB2007 should support density without demolition*.

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Sincerely,

Tanya Baikow-Smith

Please consider the full impact of hb2007.....who opposes it, who supports it and what would be your reason for supporting it. If you think this will make housing more affordable you are wrong. It is time to stand up for neighborhoods, to be tough. Liz and Jake Jay

4273 NE Hazelfern Pl, Portland OR

Dear Senators and Representatives,

I have written to several of you before regarding my opposition to HB2007, but since this bill is pending a vote in the Ways & Means Committee I wanted to reach out to all who may have influence and the ability to amend this legislation. As this legislation is current drafted, it will reduce affordable housing within many of Portland's neighborhood, it will not improve the availability in core Portland Metro area. It gives developers a free pass to demolish good, modest-priced houses and replace them with much more expensive homes that will do nothing to ease the affordability crisis. Several sections of this bill need to be revised or eliminated if it's truly going to address affordability. Some of the problems as it's currently drafted:

- HB 2007 offers no incentive to build 'affordable' housing to residential builders who specialize in replacing existing single family homes.
- HB2007 offers no protections against the demolition of existing affordable homes, and includes no requirement that a demolished home be replaced by a more or equally affordable units.
- HB2007 eliminates discretionary design review for ALL housing types, not just affordable housing, sharply reducing neighborhood input and local control over compatibility.
- HB2007 denies local historic districts protections against demolition or incompatible infill.
- HB2007 is a giveaway to builders and developers who don't build affordable housing.

On the last point, I've documented this trend in my own neighborhood where developers are demolishing modestly affordable homes at an alarming rate. These are then replaced with obscenely expensive trophy homes, making the cost of entry near 7 figures; a copy my report is attached.

While these slides only document the demolition trend in our neighborhood, this type of demolition is widespread. I hope you are aware that this same problem exists in neighborhoods across the Portland Metro area, and we need affective and impactful legislation that will address the root causes driving this housing affordability crisis. Currently, nothing in HB2007 will address this problem. I stay optimistic this bill can be revised and amended to be affective, and reduce the demolition of existing affordable home stock and provide incentives for developers to build truly affordable housing.

I appreciate the opportunity to have input into the process.

Best regards,
John Deodato
3925 NE Hazelfern Place
Portland, Oregon

John Deodato | Chief Engineer I
Hyster-Yale Group
Mast Design
Office: +1 (503) 721-6191
john.deodato@hyster-yale.com
www.hyster-yale.com

Dear Senators and Representatives,

I am writing to express my **OPPOSITION to HB2007**. My name is Howard Freedman and my address is 4123 NE Flanders St., Portland, OR 97232.

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

This is why I oppose HB2007.

HB2007 attacks our history and heritage. Neighborhoods listed in the National Register of Historic Places represent a fraction of 1% of the housing units in Oregon, and *even if every historic house in Oregon is demolished, it won't make any difference to our 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. *HB2007 should support density without demolition.*

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I feel this bill is more evidence that builders and developers are calling the shots when it comes to Portland's urban planning. I am concerned about our current housing crisis and feel a fair and comprehensive plan is needed to address the concerns of all Portlanders and Oregonians, with emphasis on those currently living here, not those that we anticipate coming. If you are not able to advocate for my needs, I will give my future votes to those who are.

Sincerely,

Howard M. Freedman

Dear Senators and Representatives,

I am writing to express my OPPOSITION to HB2007. My name is Nicole Kenney and my address is 4121 NE Laddington Ct. Portland OR 97232.

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

This is why I oppose HB2007.

HB2007 attacks our history and heritage. Neighborhoods listed in the National Register of Historic Places represent a fraction of 1% of the housing units in Oregon, and *even if every historic house in Oregon is demolished, it won't make any difference to our 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. *HB2007 should support density without demolition.*

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Sincerely, Nicole Kenney

I am writing in OPPOSITION to HB2007 for it's impact on historic districts.

Affordable housing is an urgent issue, but destruction of affordable older homes to build expensive new homes is not helping. Historic districts protect smaller, more affordable homes. HB2007 encourages demolition of the affordable houses that we already have. Accessory Dwelling Units are helping alleviate the shortage, without destroying the historic character of our older neighborhoods.

We are told the House Human Services and Housing Committee took testimony only from developers, homebuilders, real estate investors, with no opportunity for public input? This is outrageous! There are so many things wrong with this bill, please slow down and listen to a broader range of expert voices on how to fix this bill.

Sincerely,

Celia Carl

447 NE Hazelfern Place, Portland OR 97232

Hello ,

As a 5th generation Oregonian and a 4th generation N.E. Portland resident & homeowner I OPPOSE this bill .

My family was a founding force in early Portland and The Portland Irvington neighborhood .

Please don't destroy my 125 year + family history .

Thank you ,

Robert T. Elston
4215 N.E. Laddington Court
Portland , Oregon 97213
503-234-1932

Dear Senators and Representatives,

I am writing to express my **OPPOSITION to HB2007**. My name is Karen Van der Veer and my address is 2730 SE Market St.

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

This is why I oppose HB2007.

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HB2007 is not a serious effort to solve the affordable housing problem. All the bill does is help developers make more money building expensive housing. We want our legislature to *deliver real solutions, not handouts to developers* at the expense of neighborhoods.

Sincerely,
Karen

Dear Senators and Representatives,

We live at 35 SE Laurelhurst Place, Portland OR 97214 and we are writing to express our opposition to HB2007. We are asking you to remove all language related to historic districts from HB2007. Here's why we oppose HB2007:

HB2007 attacks our history and heritage. HB2007 should support density without demolition.

HB2007 encourages demolition of the affordable houses that we have. 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.

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HB2007 is not a serious effort to solve the affordable housing problem. All the bill does is help developers make more money building expensive housing. We want our legislature to deliver real solutions, not handouts to developers at the expense of neighborhoods. This city is changing so quickly and in almost every way not for the better. This bill only exacerbates the issues we already have without fixing a SINGLE existing issue.

Sincerely,

Steven and Michelle Berlin
35 SE Laurelhurst P1
Portland OR 97214

Dear Senators and Representatives, my elected officials

I am writing to express my **OPPOSITION to HB2007**. My name is Sara Reed and I live in Laurelhurst at 4218 NE Flanders Street in Portland. I am very much in favor of maintaining the character and diversity of my neighborhood, and I believe the development which HB2007 will bring to this area will destroy its livability while not increasing affordability. We still have some small and more affordable homes in our neighborhood, but those will disappear to be replaced by the McMansions the developers prefer.

I am asking you to remove all language related to historic districts from HB2007. The historic district restrictions will not discourage folks from adding ADU's or internal conversions to duplexes. It will stop the demolitions of wonderful old homes.

This is why I oppose HB2007.

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I know you are receiving other emails like this one. Please take us seriously, and don't let our zoning processes and design review systems already in place be neutralized by developers' insistence on avoiding those constraints.

Thank you.

Sara Reed

Dear Senators and Representatives,

My husband and I have a special affection for historic architecture. Our appreciation of historic homes and neighborhoods is a primary reason we chose to live in Portland, and more specifically, in Laurelhurst. In addition to our 1914 classic home, we own an historic 1888 commercial building / opera house in the Willamette valley, a project that could only be called "a labor of love," for we have had to scrape and scrimp in order to preserve the character inherent in it's every detail. Years of research, hands-on work (complete with blisters and bruises!), and investigative history-detective work, has awarded us an even deeper appreciation of what lays beyond the surface beauty of old buildings. There is simply no way new construction can compare to the old-growth wood, structural integrity, historic quirks, and beautifully crafted details of an historic home. And if there are changes to be made (which of course, must be expected) we feel they must be done with sensitivity to the historic nature of a home's design.

There are those who do not appreciate the special characteristics of historic homes, and that is perfectly understandable. There are plenty of neighborhoods where new construction will not detract from it's environment, and may very well add beauty and integrity. But for those of us who could never dream of living in new construction, nor among new construction, demolishing these treasures is genuinely heart-wrenching. And to eliminate any possibility of demolition protection and allow developers to bypass design review is terribly hasty and reckless. It is for this reason we oppose HB2007.

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Sincerely,
Courtney Baker
3301 NE Irving St.
Portland, OR 97232

Dear Senators and Representatives,

I am writing to express my **OPPOSITION to HB2007**. My name is Dennis Puetz and my address is 1832 SE Hazel St, Portland Oregon, 97214.

Please do not pass HB2007.

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

Sincerely,
Dennis

Dear Senators and Representatives,

I am writing to express my **OPPOSITION** to **HB2007**.

My name is Connie Schwendemann and my address is 1031 NE Floral Place, Portland, Oregon 97232. My husband and I will have lived in our home for 43 years this November. Yes, we've seen an increase in the value of our home, especially recently. A great deal of the increase is being caused by developers purchasing older, many times smaller and more affordable homes, and replacing them with bigger and much more expensive homes. We need small homes, too, and not just apartments, to accommodate the needs of younger families. These overly inflated house prices are a bad sign for our City.

My Representative, Alissa Keny-Guyer is a sponsor of this bill. She hasn't responded to the email I sent recently, so perhaps this will elicit at least one response from someone else. Also sponsoring the bill is Rep. Tina Kotek, who represents St. Johns, an area of the City I grew up in and know well.

I'm asking you to vote "No" on HB 2007. A better bill can be written to address the need for population infill without losing so much of Portland's rich history and special character while, at the same time, putting so much power in the hands of those who stand to gain so much monetarily. This appears to be governance of the developers, by the builders, and for the investors.

This is why I oppose HB2007.

HB2007 attacks our history and heritage. Neighborhoods listed in the National Register of Historic Places represent a fraction of 1% of the housing units in Oregon, and *even if every historic house in Oregon is demolished, it won't make any difference to our 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. *HB2007 should support density without demolition.*

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Sincerely,
Connie Schwendemann

Dear Senators and Representatives,

We are writing to express our **OPPOSITION to HB2007**. Our names are Larry & Laurel Roberts and our address is 3236 NE Everett ST, Portland, OR 97232.

We are asking you to remove all language related to historic districts from HB2007.

This is why we oppose HB2007.

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HB2007 makes sweeping changes without public input. HB2007 overrides zoning and comprehensive plans THROUGHOUT OUR STATE with *no opportunity for public input*. The House Human Services and Housing Committee took testimony only from developers, homebuilders, real estate investors and their partners before passing the bill to Way & Means. The house committee has since rejected all emailed public testimony. The Oregon League of Women Voters criticizes the *"lack of public process"* on HB2007.

HB2007 is not a serious effort to solve the affordable housing problem. All the bill does is help developers make more money building expensive housing. We want our legislature to *deliver real solutions, not handouts to developers* at the expense of neighborhoods.

We have lived in the same house in the Laurelhurst neighborhood for 48 years and raised our family here. The quality and character of the Laurelhurst neighborhood are being threatened by HB2007. In order to preserve our beautiful district, we oppose HB2007. Thank you for your attention and time in this matter.

Sincerely,

Larry & Laurel Roberts
3236 NE Everett ST
Portland, OR

Dear Senators and Representatives,

I am writing to express my **OPPOSITION to HB2007**. My name is Christine Yun and my address is 1915 SE Alder Street in Portland. I live in a historic neighborhood and do not want to see the neighborhood demolished. People live in historic neighborhoods because they like the human scale, architectural variety and variety of housing types. My neighborhood is already very dense, with many homes already on 3000 SF lots or less and with narrow street frontages. What this bill means for my neighborhood is that these houses with modest yards will be torn down to build extremely large duplexes with no yards. This area of Portland was not designed for this kind of density with no public parks as amenities. The lack of open space and parks will be dehumanizing.

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

This is why I oppose HB2007.

HB2007 attacks our history and heritage. Neighborhoods listed in the National Register of Historic Places represent a fraction of 1% of the housing units in Oregon, and *even if every historic house in Oregon is demolished, it won't make any difference to our 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. *HB2007 should support density without demolition*.

HB2007 encourages demolition of the affordable houses that we have. 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 don't build affordable housing. The duplexes don't have to be affordable, the developments exempted from design review don't have to be affordable, and the replacements for demolished historic buildings don't have to be affordable. HB2007 should *provide benefits only to developers of housing that is truly affordable to low-income families making 60% of county median family income or less*.

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Sincerely,
Christine Yun

Dear Senators and Representatives,

Hi, I'm David Zeryck, a 16-year resident of the Laurelhurst neighborhood. I am writing to express my opposition to **HB2007**. There is a lot wrong with this bill – its broad and arbitrary nature, the seizing of administration from local authorities, the removal of any sort of design review, lack of language to require affordable housing to be built. Put it together and it is toxic to Portland's neighborhoods.

It's a bad bill and it would be best if it could be stopped in committee. Barring that, at least remove language related to historic districts from HB2007 – which would at least give neighborhood residents a method to stop the demolition of older, smaller homes – which are invariably replaced by larger, newer, more expensive homes. In the process, we see debris and pollutants released into the environment, and nothing is less green than wrecking an older home to build all new.

This is why I oppose HB2007.

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Sincerely,

David Zeryck
554 NE Hazelfern Pl
Portland, OR 97232

I am writing to express my OPPOSITION to HB2007. My name is Scot Kamins and my address is 4210 SE Pine Street Portland Oregon 97215

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

This is why I oppose HB2007.

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Sincerely,

Scot Kamins 4210 se Pine Street Portland 97215

Dear Senators and Representatives,

I am writing to express my **OPPOSITION to HB2007**. My name is Christa Blecher and my address is 4301 SE Ash St, Portland, OR 97215 in the Laurelhurst neighborhood.

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

This is why I oppose HB2007.

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Sincerely,

Christa Brady Blecher

Dear Senators and Representatives,

I am writing to express my **OPPOSITION to HB2007**. My name is Timothy Askin and my address is 934 SE 15th Avenue.

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

This is why I oppose HB2007.

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At less than one percent of residential land in Portland and an infinitesimal amount of residential land statewide, there is no reason these areas cannot be left alone. They have been declared historic often because the development pattern that created made them highly livable as they are. ADUs can certainly be encouraged, but abolishing any sort of discretionary design review will destroy these neighborhoods and their livability at their current high densities.

Sincerely,
Timothy Askin
Buckman Neighborhood
934 SE 15th Avenue
Portland, OR 97214

