

**From:** Michael Molinaro  
**To:** [JWMNR Exhibits](#)  
**Subject:** HB2007  
**Date:** Tuesday, June 20, 2017 6:35:07 PM  
**Attachments:** [Introduced HB2007.pdf](#)  
[a Overlay permit stats.pdf](#)  
[a overlay Exhibit D-6 Alternative Design Density Overlay.pdf](#)  
[Portland residential historic neighborhoods.xlsx.pdf](#)

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I attended the Multnomah town hall on Saturday April 29, 2017, outside of my district, because it was an opportunity to gauge how representatives understand and view HB 2007..

This bill was so misunderstood by the representatives present that a member of the public had to explain it to the attendees.

This bill does nothing for affordable housing. Here in Portland the proposed residential infill will succeed only in making it easier for those residents earning \$70,000 or more to find housing. Not the populace who needs it the most.

As for design review? The average of all projects here in Portland for a completed design review is 102 days.

Land prices will continue to rise, and demolitions of existing affordable houses will increase and be taken from the market and replaced with \$1mil houses and the proposed HB2007 will only exasperate this.

The existing zoning in Portland allows for many "middle Housing" opportunities. One, the "a" overlay designation which allows for increased density was placed on 44,000 lots. Yet only 212 buildings took advantage of this opportunity. (attached is from BPS, unedited) Why? Home builders make more money building single family homes. Plain and simple.

ADU's are becoming effective but their approximate building cost of \$120,000 make renting them on an affordable basis impossible. The R-1 zoning, which exists today, allows many types of multi family opportunities for developers, but few developers take advantage of it.

As for the Historic Districts? They currently comprise 1.526% of available land in Portland. (attached) Adding Eastmoreland and Laurelhurst to that total increases it to 2.9%. Hardly an amount of land to be singled out in this bill for eliminating design review.

The original bill (attached), prior to amendments, was an excellent attempt to begin addressing the affordable housing issue, until the HBA and 1000 Friends began influencing subsequent amendments.

Please, do not rely on home builders and realtors to set the land use patterns of the future. Also, 1000 Friends, has morphed from a land-use watchdog to the lapdog of the home builders lobby.



4 Attachments

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