

From: Sharon Hanna
To: [JWMNR Exhibits](#)
Subject: Opposing HB 2007
Date: Wednesday, June 21, 2017 7:45:04 PM

I am writing to explain why I am opposing HB 2007 as it stands right now and requesting that the section of the bill that nullifies local standards adopted by National Historical Districts be struck or significantly amended.

Please add this testimony to the public record in advance of the public hearing scheduled for 1 pm Thursday, June 21.

In our neighborhood, which is currently in the process of considering historic district designation, some of the affordability and density arguments for HB2007 simply do not ring true.

From an affordability standpoint, what we see happening is that the smaller original homes are being demolished and replaced with expensive, out-of-scale “trophy” homes that are far less affordable than the homes they replaced. This does nothing for affordability—in fact, it puts the neighborhood even further out of reach for lower-income residents.

We also know that the historic designation our neighborhood seeks is NOT in conflict with the goal of greater density. It will NOT prevent conversion of historic homes into multi-family dwellings. In fact, many homes on our street currently have or are planning to add accessory dwelling units—primarily in the form of converted garages and basement apartments. Additions such as these are not prohibited under the historic district rules we hope to implement. They must simply be designed in keeping with the current neighborhood so that its distinct character is preserved.

Our home, in fact, has recently added a two-bedroom apartment in the basement that would certainly be within historic district guidelines. For three years, it’s been home for two lovely grad students who wanted to live in a safe neighborhood where they could feel comfortable walking their dog at night.

These are just two of the reasons why I am opposing HB 2007 as it stands now and asking that National Historic Districts be excluded from the new standards. I believe that development decisions are best made by the communities that will be impacted—not by aggressive development interests with little regard for the value of preserving approximately 1% of the state’s residential assets.

Thank you,
Sharon Hanna
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