From:	Scott Pratt
To:	JWMNR Exhibits
Cc:	Laurelhurst Neighborhood Association Board of Directors; browningtj@msn.com
Subject:	Laurelhurst Neighborhood Assn Opposition to HB 2007
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Dear Natural Resources Subcommittee,
I sent this to many of you individually but want to submit this as formal testimony.

The Laurelhurst Neighborhood Association (LNA) of Portland urges you to oppose HB 2007, a well-intentioned, but seriously flawed bill that will *intensify the loss of more affordable housing* while causing permanent damage to Oregon's irreplaceable historic resources.

Among HB 2007's deficiencies:

- It would *accelerate* the developers' practice of demolishing smaller, more affordable homes and replacing them with significantly more expensive McMansions;
- It *does not require that homes demolished be replaced with affordable housing*; Section 10 of the bill *incentivizes demolitions* for high-end, unaffordable housing;
- It effectively repeals protection offered since the 1970s for historic resources under Goal 5, one of the state's land-use planning goals. It also invalidates the recent, and carefully vetted, revisions to Goal 5 rules finalized earlier this year under the supervision of the Department of Land Conservation and Development;
- It takes a "trickle-down" approach to affordable housing, an approach widely recognized as ineffective; and
- It foists a Portland-centric approach to land-use planning on small towns and cities through Oregon.

Oregon's affordable housing problem is far too serious to receive such a poorly thought through "solution" as the one offered by HB 2007. LNA supports amendments recommended by Restore Oregon which are more likely to achieve the desire results without wreaking havoc on Oregon's historic assets.

In short, we strongly urge you to oppose HB 2007 as currently drafted.

Scott Pratt
LNA President