From:	Christopher Eykamp
To:	Sen.LewFrederick@state.or.us; Rep.BradWitt@state.or.us; Sen.FredGirod@state.or.us; Sen Taylor; Rep.SalEsquivel@state.or.us; rep.kenhelm@state.or.us; Rep Lewis; Rep Power; JWMNR Exhibits
Cc:	Rob Nosse
Subject:	HB 2007 Testimony
Date:	Thursday, June 22, 2017 12:11:17 PM

Dear Committee Members,

I am concerned about the shortage of affordable housing in Oregon. I want to see policies that increase density in existing neighborhoods while preserving their essential character. HB 2007 seems to do the opposite -- it creates incentives for disrupting established neighborhoods while reducing the supply of affordable housing.

In its current form, HB 2007 is a bad bill, and will not work as advertised. Similar approaches have failed elsewhere, and, in the end, the bill is a giveaway to builders at the expense of residents. HB 2007 could lead to an overall net loss in affordable housing as less expensive houses are demolished and replaced with high-end market-rate units that, while profitable, do little to ease the affordable housing crisis.

Please oppose the bill in its current form, or at least adopt the amendments to HB 2007 proposed by Restore Oregon. They would encourage the development of affordable housing (where our need is the greatest), discourage demolitions (which often result in affordable housing being replaced with expensive upmarket housing), and enable internal conversions of larger houses to multi-plexes which, if built right, can add density and affordability to existing neighborhoods without disruption.

Landuse regulation, zoning, and housing policy is best crafted locally. Statewide action should be reserved for establishing general frameworks such as our excellent Urban Growth Boundary policies. Detailed regulation, like that in HB 2007, cannot account for specific local circumstances, will bring with it a raft of unintended consequences, and will create disruption in many of Oregon's communities.

Please oppose HB 2007.

Thank you,

Chris Eykamp
2101 SE Tibbetts
Portland, OR 97202