From: shelley zucker
To: Rep.TinaKotek@state.or.us; Alissa Keny-Guyer; Rep.RobNosse@state.or.us; JWMNR Exhibits
Subject: Re: HB 2007
Date: Thursday, June 22, 2017 11:04:13 AM

I am writing to have my testimony added to public record. See below.

From origin, Laurelhurst has been an exclusive neighborhood. The historic arches and early development plan was intended to keep people out. No homes could be sold to Chinese or African Americans. I am not proud of the early racist origin of the neighborhood. Over the years, prices have deterred many. As a realtor, I spent a long time trying to find examples of problem development and in my opinion, it is a matter of judgement on whether the homes that have had complete make overs are in the character of the neighborhood. There has been only one duplex in the past decade to my knowledge. People fear change. However, whatever change happens in Laurelhurst will be slow. We do not have commercial zoning and people are using examples from neighboring areas as justification for a historic district.

A historic designation will affect the young who try to buy in or are faced addressing their parents' estates. I hope we can replace our roof with a solar roof when the time comes. I hope my children can make the best decisions in 40 plus years when they are faced liquidating our estate. We do not need an archaic historic district with the bureaucracy that comes along with it crippling the future generation.

Please see below:

On Sat, Jun 3, 2017 at 2:12 PM, shelley zucker <shelleyzucker@gmail.com> wrote:

> I am writing to urge you to support the amended version of HB 2007.
>
> I participated in a two year subcommittee in Portland's Buckman Neighborhood to look into the creation of a historic district. Many volunteers helped gather information and bring together state and city panel speakers. As board members, I do not remember who actually submitted the application. However, many neighbors were not is support at the time the application was submitted. The process of gathering notarized opposition was time consuming and a labor of love.
>
> Currently we live in Laurelhurst Neighborhood and there is a vocal minority that are pushing a fear based campaign with the desire to prevent demolitions. As a realtor and owner of rental properties in nearby neighborhoods, I understand how the zoning and demographics differ greatly between Laurelhurst and Buckman. I recently worked with a single mom who purchased a house in Ladd's Addition, a historic neighborhood. She had a back up offer on the home and moved to first position when the family decided dealing with the historic violations was to complicated. During the transaction we were unable to get any details from the city on how to correct the violations. My client almost walked away. I am 100 percent in support of preserving housing stock and reducing waste. Ironically, the historic violation required my buyer to replace 2007 vinyl windows and replace them back to the original or wood.
>
> Historic Districts favor investors, developers and folks savy with the ins and outs of working

with the city. Wealthy people who work with high end contractors many not care about additional costs associated with window replacements and wait times. Folks who are at the top of their price range do not want additional fees, uncertainty, and limitations associated with buying an old home with known needed repairs, including rebuilding stairs for safety and adding handrail. Many new buyers are looking to the future and want to install a solar roof when the technology becomes available.

The costs associated with design review negatively impact housing affordability.

Buckman's Website summarize my concerns. Please take a few minutes to review:

http://keepbuckmanfree.org

We need a better system of ensuring thoughtful design without restricting and increasing fees for owners.

Please support amended version of HB 2007. It is crucial neighborhoods smartly move into the future.

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