

Submitter: Ted Grund

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2138

Requirements for demolition review of historic structures SHOULD NOT BE REMOVED!!

There are numerous ways to facilitate development of affordable housing, most notably termination of policies that encourage and reward land banking. The problem is not a lack of properly zoned developable land, it is a lack of properly zoned developable land FOR SALE. As long as State and local policy tacitly supports the consolidation of housing resource ownership through the purchase and holding off market of developable lands for speculative purposes, often through highly favorable property tax rates for undeveloped or underdeveloped properties, there will be a highly distorted and inflated market for housing in general and affordable housing in particular. The very notion that the State of Oregon would consider the elimination of demolition review for historic structures because of some misbegotten notion that housing costs are too high because there's just not enough land available is absurd.