Submitter: Doug Klotz

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2138

Doug Klotz
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Testimony on HB2018 at State Legislature Housing and Homelessness Committee 3-3-25, 1:00 PM

Members of the Legislature:

I strongly support HB 2138, especially Section 22 (1)(f), as well as the "dash 1" amendment.

My wife and I bought a Portland house 25 years ago. My young nephew would now like to buy, but house prices have quadrupled, and incomes have not. He doesn't have a car, and wants to live in inner Southeast Portland so he can walk and bike for daily needs. Because of the prevalence of single-family zoning, his options are few. This bill would lead to more housing options, as many other housing types could be built.

This bill will enable people to find and afford a place to live that is closer to jobs, schools, stores, and parks. It will make it easier to build "cottage clusters" and will remove standards that prevent infill housing.

A key proposal in this bill, Section 22, 1,F, will allow more housing in well-served locations by repealing state requirements for demolition review on houses that are listed as "contributing structures" in a National Register historic district. These are houses that are not designated separately.

These "National Register District" mass designations are often used in bad faith, overriding local zoning, in a process that is not truly democratic or participatory. Such districts are approved unless 50% of the home owners submit a notarized objection to the proposal. In Oregon, these districts are often designed to keep less expensive housing types out of entire neighborhoods.With this change, significant houses and buildings can be still be preserved individually, but with a local historic district or designation, adopted by local city councils and planners, in a process that considers all competing community needs and aspirations.

Please adopt this bill to enable us to meet Oregon's housing needs.
Thank you.