

Submitter: Andrew Pearson

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2138

Dear Committee Members:

I am writing to ask that Section 22(1)(f) be removed from HB2138-1. The intent of HB 2138 is to create more middle housing in Oregon, which I support. However, I do not believe that historic preservation protections are at odds with creating new housing units. In fact, as this bill is written, creation of middle or affordable housing is not required as a condition for removing demolition review. As an architect, I know that there are opportunities for creating greater affordable housing density in historic districts through strategies such as the addition of accessory dwelling units, division of large buildings into multiple units, and infill on land with non-contributing structures. Preservation of existing houses also reduces the carbon footprint of redevelopment in comparison to demolition and replacement. Our statewide land use goal #5 clearly supports preservation of historic resources, which are lost forever once they are demolished. Please rewrite HB2138-1 to provide better balance with our statewide land use goals for historic preservation.

Sincerely,

Andrew Pearson