

Submitter: Jamie Foehr
On Behalf Of:
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB2138
Please remove Section 22(1)(f) from this bill.

The intent of HB 2138 is to create more middle housing in Oregon, which I generally support. As written, middle or affordable housing is not required as a condition for removing a demolition review process. Historic designation requires rigorous research and vetting to prove cultural significance. They should not be erased without careful consideration.

No protection + no restoration & reuse incentives = Oregon dead last in the U.S. for stewardship of its heritage places.

How can we move the needle for increased housing in heritage areas? Create a better inclusive “both-and” strategy that would add more units within designated historic areas through an incentive package for adapting existing residential, add ADUs, add triplexes on non-contributing properties, etc.

Demolition review does NOT equal automatic demolition denial. It is a weighing of the public benefit of retention vs replacement.

This new rule would eliminate the minimal protection of a process that is designed to review and balance the needs of local communities and their historic homes and places.