

Submitter: James Heuer

On Behalf Of:

Committee: House Committee On Rules

Measure: HB3414

I strongly oppose the current language of the HB3414 bill as it would erase essential protections for historic resources that have been fought for so long and hard by communities throughout the state. As a member of the Regulatory Advisory Committee that drafted the approved Goal 5 Rules in 2017 for protection of Historic Resources, I know the importance of the sensible protections of those resources as enabled by the balanced and thoughtful rules adopted by the Land Conservation and Development Commission. Tossing them out constitutes a repudiation of Oregon's nation-leading land-use laws while leading to minimal increases in new housing construction that can lead to greater affordability.

While it is true that some communities have adopted groundless zoning regulations to thwart the increased allowances for multi-family housing adopted state-wide, they are not grounded in Goal 5 policies for protection of historic resources. Exceptions for all protected resources: environmental, cultural, and historic must be carved out of this legislation to prevent it from doing more harm than good!

If you are not aware already, the latest historic resource protection ordinance adopted by the City of Portland, eliminates all limitations on the number of housing units on a site in designated Historic Districts -- thereby providing a dramatic increase in flexibility to adaptively reuse historic structures within the current zoning codes.