

## MEMO

**To: Ross Caron; Development Review Advisory Committee members**  
**Fe: Peggy Moretti**  
**Re: Request for agenda item to discuss HB 2138**

As you know, I'm the preservation "seat" on the DRAC and also currently serve on the Portland Historic Landmarks Commission. Preservation-related issues haven't come up much during my DRAC service, but there are a couple of items in the next legislative session on which we may wish to weigh in collectively or individually.

- One is the proposed renewal of the Special Assessment program which offers a modest financial incentive for the redevelopment of historic commercial buildings: [HB 3190](#). This would prove very beneficial for those trying to convert commercial buildings to housing. There are also efforts underway to pursue a state Rehabilitation Tax Credit to help spur office-to-housing conversions and other building reuse in the 2026 or 2027 session. Oregon is dead-last in providing financial tools for reuse.

- The other is legislation intended to increase housing supply: [HB 2138](#). This should be of great interest to DRAC members. Of great concern to me and those who support preservation and reuse is a provision within this [bill](#) would remove all demolition review of designated historic homes and buildings. If there is no demolition review, a process which weighs the public benefit of retaining the structure vs replacing it, it would effectively remove all protection or means for community input on whether to save the places that matter to them from a cultural, economic, or environmental standpoint.

- For reference: here are the demolition review standards established by the DLCD (in compliance Oregon Statewide Planning Goal 5 which protects and stewards natural, cultural and historic resources): [OAR 660-023-0200](#): Factors considered during the review include the building's age, historic integrity, architectural design, community value, economic impact, and consistency with the local comprehensive plan.

I would appreciate hearing from DRAC members whether what their experiences have been and if they believe that removing demolition review from historic buildings will move the needle on housing supply. I look forward to a discussion and sharing more details at our February meeting.

Thank you –