

Hello,

My Name is Luke Kanies. I am 43, and I own a home in NE Portland. I moved to Portland for college, left for ten years while my wife got her PhD, and moved back to build a software company.

I am founder, board member, and former CEO of Puppet, which created more than 300 high paying jobs in Portland. We also brought more than \$85m in venture capital to Oregon.

I support HB 2001. Increased density means more affordable housing with a reduced carbon footprint. It's good for Portlanders, Oregonians, and everyone else. This kind of law is necessary to keep our promise to ourselves and our children of a greener city, a more livable city, and a sustainable city.

I think we could do even more to create more housing supply, but I think this is a great step forward, both in unlocking land not used as efficiently as it could be, and making a bold statement against protectionist, discriminatory efforts.

Even though most of the jobs at Puppet pay well, our employees worry about housing. Early in their career they rent, and worry that either they'll get pushed out, or their increased ability to pay will push others out. As they get promoted, they similarly worry that they're pushing out people critical to the neighborhood, and even if they can pay, they worry that others can't.

My employees are lucky. People in the tech community are generally lucky. But we're not enough to have a great city. We need a city everyone can afford to live in, and wants to live in. For that, we need reasonable house prices, and if the goal is lower prices, we must get there by increasing supply.

In addition to concerns around affordable housing, this bill also improves access to transit. All houses near transit and biking routes go up in value, and in a world of primarily single-family houses, that means those who would benefit most from non-car transit are least able to afford relevant housing.

If we want to build a greener future, we need to increase density around transit and bike routes. This is a great step toward doing that. It will reduce our dependence on cars in multiple ways — reduces parking requirements and increases density in the areas that need it most — which in turn reduces people's overall costs and their carbon footprint.

Increased density means more affordable housing with a reduced carbon footprint. It's good for Portland, Portlanders, and the planet.

Thank you,  
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