

February 13<sup>th</sup>, 2019

Commissioner Keny-Guyer & Members of the Committee,

My name is Sam Stuckey. I'm a new homeowner in East Portland's Mill Park neighborhood. I've lived in Oregon my entire life. I'm writing to support HB2001. I'm impressed by the proposed bill and feel that it would be a great step forward for Oregon.

My wife and I, and many of our peers, have struggled to find a foothold in Oregon's competitive housing market – and that is with a college education and stable jobs. It is even harder to find affordable housing when you don't have those same advantages. Portland and many other cities in the state simply have not provided an environment that has room for anyone but the most affluent to find safe and affordable housing.

It is clear that opponents of this bill are clinging to version of Oregon that they've grown accustomed to and love deeply. I empathize with that feeling. I, too, love the state that I call my home, but the housing is too damn expensive. If we can't find ways to add homes to our existing neighborhoods – the ones within our UGBs, the ones with established infrastructure, the ones with jobs, grocery stores, transit, and safe, walkable routes to school – we are failing future generations. My generation is fighting for housing scraps, and that is before our children are even seated at the table. It is time for our state to get back in the kitchen and try some new recipes. I thank you for being willing to tackle this issue with bold action.

Apart from the increased affordability that a greater supply of housing would bring, HB2001 also brings added benefits with modest density increases. Denser urban areas mean smaller urban footprints and fewer fossil fuels being burned on daily commutes. More diverse housing types lead to more diverse communities, bringing Oregonians of all types closer together at a time when it seems that our nation is becoming more and more divided. A range of housing allows young adults to find affordable homes in the neighborhoods where their support system is. It allows empty nesters and new grandparents to age into smaller homes without having to leave their community where their roots are deep.

When our residential neighborhoods are zoned exclusively for single family homes, we leave no options for our friends and family that are no longer able, or are not yet ready, to take on the responsibility of a home, yard, and the maintenance that comes with that.

HB2001 is an opportunity for our state to show true leadership in creating welcoming, neighborly, sustainable, affordable, and prosperous communities all across Oregon. I commend your courage in leading us into an exciting new era for Oregon. Thank you!

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Sam Stuckey, AIA  
Portland, OR