

Dear Committee Chair Keny-Guyer and Sponsor Kotek:

I am writing in support of HB 2001. There has never been a more urgent need to dramatically increase housing opportunity in Oregon's medium- to large-sized cities than there is right now. This bill supports creative solutions that will finally allow the addition of badly needed "missing middle" housing, which provides just the right amount of inclusive, gentle density in our single-family neighborhoods.

ADUs and other creative solutions are typically added without any visual impact to the neighborhood. But they add much lower-priced housing to the neighborhood, while making it more walkable! And 4-plexes are VERY important to keep in the final version of the bill. In Portland, 4-plexes MUST be allowed everywhere in order for housing to even BEGIN to be "affordable."

Missing middle housing used to be legal almost everywhere in Portland, but now it's totally illegal to build any of it in single-family zones. The disastrous 1959 downzone of Portland MUST be reversed. It made sense in the low-density, totally auto-sprawl-policy, small-town mindset of the 1950s. But it's time we *finally* addressed sprawl, climate impacts, health, land use, transportation, and *equitable* housing in a much more sensible way in 2019.

This would benefit the MANY, rather than cater to the extremely privileged and luckiest 10% of Portlanders who can afford to live in single-family, incredibly low-density neighborhoods within 3 miles of downtown. Yet, these are the people who *dominate* testimony every single time. They are *always* the people who don't want ANY change. Their comments are full of fear about "parking" and veiled references to "other" people.

Oregon is supposed to have very serious sustainability, transportation, housing, and racial equity goals. Well, HB 2001 does a GREAT job of addressing ALL of these issues! It makes *zero* sense for increasing numbers of people and families to be forced to drive 20 miles each way to work, school, etc. HB 2001 would help people find housing they could afford that's much closer to everything they need in their daily lives.

Just look at a map of Portland's zoning from its original code in 1924 until now; it is incredibly embarrassing—and an embarrassment of riches for the luckiest few who live in single-family homes super close to downtown. And it gets much worse every year as Portland continues to grow and LAND costs continue to escalate. It's time to at least allow what HB 2001 calls for in ALL residential zones from this point forward!

Oregon was a major national leader in land use and sustainability in the early 1970s. HB 2001 will again put us in the lead when it comes to sensible land use and housing policy. And it will create more thriving *local-business-oriented* walkable communities. HB 2001 is a clear win-win, whether you've already won the lottery or you're desperate to find housing.

Sincerely,

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