

**From:** [eric.mandel](#)  
**To:** [JWMTR Exhibits](#)  
**Subject:** HB2001 support  
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I am writing in support of HB2001. Single family housing is not a sustainable housing model for Oregon. The development industry is unable to keep pace with the demand for housing. The ability to create more units is constrained by two factors - urban growth boundaries and density limitations. Urban growth boundaries are a major factor contributing to the high quality of life in Oregon - access to nature, sustainable agriculture communities. Without increasing the growth boundaries, we need to maximize development within.

We can not stop population growth - Oregon is relatively inexpensive compared to other areas of the country and offers a relatively high quality of life with access to nature often mentioned. The newcomers will continue to bid up housing costs. We need supply so Oregonians are not kicked to the curb.

What we can do is maximize the benefits of population growth by creating denser neighborhoods. These will better support public transportation and the car as a service in future. We need dense infill in existing neighborhoods to allow for small units which can lead to more socioeconomic diversity.

This is a state level priority as it is highly unlikely that cities are going to enact on the density measures on their own. We Need leadership and binding commitment from all cities to act in a way that will benefit Oregon as a whole.

Please lead for Oregon and ensure the passage of HB2001. Thank you - Eric Mandel