

From: [clay_neal](#)
To: [JWMTR Exhibits](#)
Subject: Support for HB 2001
Date: Tuesday, June 11, 2019 10:19:27 AM

Dear Legislators,

My name is Clay Neal and I am a native Eugenic, a home owner, a member of my neighborhood association board, and a supporter of the intentions and current iteration of HB 2001. Having grown up in this community, lived in Portland and other cities in the US and abroad, and now living here as an adult, I believe we have a sincere need to create more sustainable, affordable housing options in every Oregon community.

In Lane County, our larger community goals require new approaches to housing. These goals include: reducing greenhouse gas emissions to curb climate change; providing more and better housing at all income levels to support our diverse community needs; encouraging walkable neighborhoods that promote healthy living; and, protecting our treasured rural farmlands from sprawl. HB 2001 provides opportunities for housing development that actually supports these goals rather than exacerbating the problems that we are trying to address through continued large scale housing developments that demand expansion of our urban growth boundaries.

I want to give a personal example of why encouraging smaller scale, infill development will benefit Oregonians. I was able to purchase a home in a close-in Portland neighborhood as a young professional early in my career. Living there, I could bike to work every day, walk to local bars and restaurants, and build equity in a quality and safe neighborhood. A change in career in my late 20s led to a drastic change in income and would have meant an inability to pay my mortgage on my own. However, I had built a permitted Accessory Dwelling Unit in place of a dilapidated shed and was able to live in the ADU and rent out my house, allowing me to retain the property even as my income was cut in half. A single father and his two sons moved into the house and our neighborhood kid ratio doubled - leading to play dates and block parties. Simultaneously, the next door neighbors built an attached ADU in their basement for their mother to live in and help take care of their child. Two ADUs in a small-lot neighborhood close to the city center and they were both built to improve the lives of the people who actually live there.

I moved to Eugene for graduate school and, since then, have rented out both the house and the ADU long term to people who have enriched the neighborhood and enjoyed the ability to walk, bike, and take the MAX orange line to the places they need to go. Because of this, I am lucky enough to build some wealth despite not having family wealth to begin with. I am not an evil developer or a slum landlord. I am a native Oregonian who is slowly and incrementally improving a property I bought and providing a quality place for people to live close to where they work and play.

I also know, through graduate research at the University of Oregon, that smaller houses in more pedestrian and bicycle friendly locations can have a drastic impact on reducing carbon emissions. Today, our state should be a model for sustainable development. Home size and location are the #1 and #2 determinants for environmental impacts of the housing sector so we should be encouraging smaller scale infill housing as opposed to large lot, large house development.

Despite fears that people may have about infill development, my experience has been that it can be great for historic neighborhoods and the people who live (or want to live) there. Thank you for your support of HB 2001.

- Clay Neal
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