

From: [kevin kaufman](#)
To: [JWMTR Exhibits](#)
Subject: HB2001
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I'm writing to underscore the importance of delivering to market a MUCH wider set of housing options to the market. As a commercial real estate broker and a volunteer board member for JOIN, I have a unique perspective on housing supply, the market and causes of homelessness. Economic prosperity is the number one determinant is homelessness. Our community is in dire need of a wider variety of housing options, not just because of affordability but also because the consumer is demanding smaller and more efficient housing options.

Yes, there is a climate component to this type of legislation but the more important reason to consider this is our current zoning is eliminating options for most of the community - the amount of people spending nearly 50% of their income to cover rent is astonishing.

I'm worried that my family, who has been in Oregon and East Portland for over a century, will not be able to remain here because we are over supplied with single family zoning. Portland is quickly becoming a playground for the rich. Please help stop this trend and vote to pass HB2001.