



Sightline Institute is an independent think tank working to advance sustainability in the Pacific Northwest. We believe it exists at the intersection of environmental health and social justice.

We're writing in **support** of the latest version of SB 458, supporting lower-cost homeownership opportunities through middle housing.

Sightline was closely involved in the passage of 2019's House Bill 2001 and has since helped advise implementation efforts in Portland, Eugene, Hood River and at the state DLCD. Groundbreaking as the bill was, one of its key shortcomings was that by allowing smallplexes but in many cases *not* lot divisions, **HB 2001 boosted lower-cost rental options much more than it did lower-cost homeownership options.**

Both renting and homeownership are valuable options for different sorts of Oregon households. To offer true location choice to more Oregonians, it makes sense to ensure that our urban areas allow both. Fee-simple lot division is also a huge and essentially free way to help homeownership-focused affordable housing providers like Habitat. Their work, too, extends location choice to more Oregonians.

Like the rest of the world, our state faces an urgent need to reduce its energy consumption. Happily, many thousands of Oregonians are eager to spend *their own money* to reduce *their own* carbon footprint by living in slightly smaller homes closer to work, school, friends and family—if only they were legally allowed to.

SB 458 would remove another of the barriers to letting more Oregonians make that choice.

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