

Dear Committee Members,

I'm an architect-developer specializing in affordable missing middle housing development, and am writing to voice my support for SB458. This bill would make major strides in making homeownership more affordable by enabling conventional mortgages for missing middle housing. Allowing smaller lot subdivisions would allow ownership of missing middle housing developments to be shared by multiple homeowners, rather than a single wealthy landlord.

Case in point: I am currently developing a shared house and ADU in Springfield in collaboration with SquareOne Villages. We are delivering 6 affordable homeownership opportunities affordable to 60% AMI households with just \$30,000 in subsidy per household. Most affordable multifamily properties require more than \$200,000 per household in subsidies. Development of this project does not conform to conventional financing mechanisms and so we had to partner with several private social investors to get it built. That has taken a lot of work, and is not a scalable solution. SB458 would make it much easier to develop missing middle housing into new, more affordable homeownership opportunities.

If widespread support for this bill is not forthcoming, I encourage you to consider it as a "Deeper Affordability" strategy to support HB2001. This would entail allowing the provisions of the bill if and only if the project was committed to objective affordability criteria, such as being affordable to households earning 80% of Area Median Income or less. This would allow a "test run" of the bill's impact on our neighborhoods and would immediately help the households that are currently at the losing end of our housing crisis.

Thanks for your consideration. You can learn more about the C Street Co-op here: www.cultivateplace.com/c-street

Sincerely,
Dylan Lamar
Architect