January 30, 2021

To: **Oregon House Housing Committee**

Dear Chair Fahey, Vice-Chair Campos, Vice-Chair Morgan and Members of the Committee:

My name is Jeff Fish, and I am one of the owners of Fish Construction NW, Inc. I have been building infill entry level homes in the Portland Metro area for over 40 years. As our land supply has become tighter, it is now more important than ever that we continue to look for ways to provide affordable homeownership opportunities as a part of infill development.

I am writing to share my strong support for House Bill 2283-1. House Bill 2001 was an important step towards providing needed infill and density options for missing middle housing, however it stopped short of providing home ownership opportunities. Typically duplex, tri-plex and four-plex development which are allowed under HB2001 are only rental options. Allowing for simplified land development options for the same type of buildings will allow for affordable home ownership opportunities.

Currently land use processes which are designed for larger sub-division type development are not cost effective or timely for small scale projects like a duplex or a tri-plex. There is no difference or impact to a neighborhood or utility systems between a duplex or a simarly sized and designed two unit town house. Yet to get a building permit for a duplex may only take a couple of months, whereas a land division to create two fee simple lots could take upwards of 18-24 months and cost ten's of thousands of dollars.

Allowing for a streamlined and simplified process for the same type of homes allowed under HB2001 is an important tool that should be afforded builders in Oregon. In most jurisdictions across the state, new construction is becoming more expensive and less attainable for middle to lower income Oregonians. HB2283-1 will help provide additional missing middle housing ownership opportunities.

Once again, we strongly encourage you to support HB 2283-1. Thank you for your service.

Sincerely,

Jeffrey Fish, President

Fish Construction NW