

Testimony in support of HB: 2558  
House Committee on Housing  
Bradley Bondy  
Feb, 22, 2021

I write in support of this bill to allow for more housing around our transit stations. This bill will help our state accommodate our growing population without the need to further sprawl out onto our farm and forest land. This will mean less congestion on our roads, and lower carbon emissions than if those homes are instead built as sprawl on the periphery of their region.

I also greatly appreciate the inclusion of a bonus to building size and unit quantity when affordable housing is included. We have a tremendous shortage of homes at every income level, but it's by far the most dire for our low income neighbors. This carrot approach is used in Portland and has started to show success there, and it can also be successful in the rest of the Portland region and state as well.

With all that said, I ask that this bill be amended to expand the area around stations that is subject to it. As written, only 1/8 of a mile around stations would be subject to the bill. I urge you to expand that to 1/2 of a mile, which is about a 10 minute walk. This change will ensure that we maximize the massive capital investment that we've put into our light rail system by allowing for more housing to be built in the entire station walkshed, and not just the lots immediately adjacent.

Please amend **Section 2. (2)** from

*Within **one-eighth** of a mile of fixed guideway corridor stops, in areas within an urban growth boundary that are zoned to allow for residential or mixed residential use, for residential uses, local governments:*

to

*Within **one-half** of a mile of fixed guideway corridor stops, in areas within an urban growth boundary that are zoned to allow for residential or mixed residential use, for residential uses, local governments:*

Thank you for considering my testimony.

Sincerely,  
Bradley Bondy  
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Milwaukie, OR