

Submitter: Ryan Starr

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2138

Hello,

I'm writing in support of HB 2138.

In the city of Bend, Oregon, where I'm a practicing architect, we have loads of infill lots that would benefit greatly from missing middle housing types like those proposed in this bill. While our planning department has allowed many of these already, a state law would prevent backsliding for us and open these opportunities up for other similar cities.

This bill will allow:

1. Gentle increasing of density in existing neighborhoods and increased housing options for many. This also means less demand on the UGB and more homes allowed when it is expanded.
2. Small local owners and developers to profit from the housing market rather than limiting the gains large out of town companies that currently reap the benefits of large apartment developments.
3. Smaller missing middle housing projects that are more likely to meet neighborhood demands.
4. Increasing tax density via higher tax valuations with no added infrastructure. This means more income for a city, with no additional infrastructure maintenance liability.
5. Smaller developments that are less likely to be derailed by lawsuits.
6. Smaller developments that have faster development timelines than large apartment complexes.

In short, this bill provides a great number of amazing tools that we need to address the current housing crisis we are facing.

It should also be added that this bill needs the support of additional infrastructure funding so the passing of this, along with HB 3031 is what's needed to really unlock the hidden potential of the thousands of infill lots in cities all over the state.

Thank you for voting in favor of HB 2138.