

Hello,

My Name is Paul Frazier. I am 31 years old and own a home in North Portland. I grew up in Beaverton.

I support HB 2001. We need more housing options for more people.

A couple of thoughts:

1. We cannot create more land

As my mortgage broker said when helping me get comfortable with the idea of buying a house, the supply of land in the world is fixed but the population keeps increasing.

Land in many cities is becoming as expensive or more expensive than the house built on top of it, this encourages developers and land owners to make the rational choice of building the biggest house they can on that lot. Currently in many cities even if they wanted to build multiple units they are not allowed to.

By allowing these previously legal types of housing this changes the math. Now the cost of the land can be divided among multiple units. This incentivizes different housing, while lowering the cost per unit.

Allowing multiple units is also a more sustainable and efficient choice. The footprint to house people declines AND we can be more efficient with backyards. This also gives people the choice to live in a situation where they can have a community that helps with landscaping vs requiring one family to do so. While they may seem trivial, that time can be spent enjoying the yard instead of maintaining it.

2. This creates choice

There will be lots of fear around this bill.

NO the government is not going to force you to move out of your home.

NO, single family homes will not disappear overnight (or likely ever).

YES if you want to build a duplex, triplex, cottage cluster you can. This restores property owner rights that have been taken away previously.

Yes this will create more affordable starter homes/condos/duplexes that can either be rented or purchased.

As we have seen we can build our way to rent stabilization. We have seen this to a large effect in Seattle and now in Portland. This can be even more profound if one construction crew is able to create multiple housing units on a lot instead of one.

3. More neighbors means more opportunity

Allowing more people to live in area creates all sorts of benefits:

- Increased ability to justify transit options. Bus service, bike lanes, light rail, etc
- Increased diversity of backgrounds and experiences
- Increased support for commerce in the area
- Increased tax base for cities
- Lowered housing costs allows for more income to be spent elsewhere in community

Thank you for consideration!

Best,

Paul

P.S I encourage you to read <https://www.sightline.org/2019/01/10/oregon-missing-middle-homes-hb-2001/> and <https://www.sightline.org/2019/02/01/talking-triplexes-missing-middle-messaging-tips/> for common sense reasons of why this is a beneficial bill that is worth fighting for!

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Paul Frazier