

From: [Kol Peterson](#)
To: [LRO](#)
Subject: Letter in support of HB 2663
Date: Monday, March 4, 2019 3:00:39 AM

Chair Nathanson and Members of the House Committee on Revenue,

Please enter this testimony into the public record for consideration.

I'm writing in support of HB 2663, which I just learned about. While the details of the bill aren't yet available, the intent of the bill is excellent, and I wish to offer my support of its intent.

Internal conversions of existing structures (including both primary dwelling and accessory structures, such as garages), represent the least expensive form of housing development possible. Nonetheless, we see very few of these units done formally.

This is largely due to honorous process of legal ADU development, and due to the fact that they're still very expensive for an average homeowner. The typical internal conversion costs \$70-90K, though the range is more like \$20K-\$400K. So, while they are the least expensive form of housing development possible, they're still expensive.

Any kind of tax credit that can serve as a time-limited fiscal incentive, will likely serve to boost the development of this type of ADU, much in the same manner that Portland's SDC waiver boosted ADU development from 2010-present.

The bigger the tax break, the more impact this bill will have in creating new housing units.

In conjunction with HB 2001, this bill could dramatically accelerate this excellent type of infill residential development in areas that are experiencing a housing crisis in Oregon.

Sincerely,
Kol Peterson

Resident of Portland, Oregon
Editor of AccessoryDwellings.org
Author of Backdoor Revolution- The Definitive Guide to ADU Development