

Respected Representatives:

Even though I am nearing retirement and last year shredded a box of forms I used(in 1982 and 83) to create a reasonably successful duplex and triplex condominium project intermixed with single occupancy dwellings south from SW Davis on SW 152nd in Beaverton, I urge the committee to move this bill to Ways and Means.

Continued discussion of the issues that this bill engenders is needed, the effort truly is consistent with the purposes of Oregon's Land Use system, that I, as student, was privileged to watch develop and as a professional, have had the opportunity work in my entire career.

I know the concepts are not necessarily congruent with the wishes the loudest and most oft heard voices that have used the system over most of the last 50 years. However I personally feel that many of the problems with inadequate infrastructure and inequitable housing supply our communities face are result of reasonable people having been drown out by these voices and at best attempting to do work arounds.

It is time, if Oregon is to continue to be a land use leader, to honestly discuss how someone who is willing to live close to or share a wall with their neighbors should, with government support, be discriminated against those people who choose not do so.

Based on my experience with and my observation of the Land Use process I believe that the most likely result of the discussion of a balanced mix of low rise residential dwelling types will be most productive of, albeit smaller more sustainable and safer, single dwelling residences than that produced by the "type segregated" current system.

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