

From: [Brandon Brezic](#)
To: [JWMTR Exhibits](#); [Sen Manning](#); [Rep Gomberg](#)
Subject: Support for HB 2001 - Public Testimony 6/11 - Brandon Brezic
Date: Wednesday, June 5, 2019 11:27:47 AM

Dear Chair Senator James I. Manning Jr.
Co-Chair Representative David Gomberg
and all Subcommittee Members,

I am a millennial, a recent graduate of the University of Oregon '16, a current grad student at Portland State University, and a renter in Senate District 19. I am a part of the generation that is struggling to attain home ownership in the midst of our nation's housing crisis. I work as a non-profit affordable housing professional with [CASA of Oregon](#) and alongside the [Oregon Housing Alliance](#), I am absolutely in favor of HB 2001 and Speaker Kotek's proposal to remove exclusionary single-family zoning throughout our cities. HB 2001 will re-legalize duplexes, as well as allowing for triplexes, four-plexes, cottage clusters, and ADUs statewide.

Having lived throughout Eugene and in various neighborhoods in the Portland metro region, I know the first-hand scarcity of housing and housing affordability within our growing cities. This significant and necessary change to our state's land-use policy is one step in helping to solve our housing supply shortage. Allowing for more housing options on our existing residential lands would make Oregon's cities equitable, affordable, and sustainable as we head into the future.

Without significant zoning reform, market demands will continue to force home prices and rental rates up unsustainably, further removing the option of homeownership for working Oregonians. Redevelopment of older renter-occupied homes and involuntary displacement of lower-income residents will actually be higher if zoning codes in our cities remain as they are today, as demonstrated in the [Displacement Risk and Mitigation Analysis](#) of Portland's Residential Infill Project. The added protection from the recent passage of SB 608 also protects renters that may be at risk of displacement from zoning changes.

The State of Oregon has always been a leader in the country with regard to revolutionary land-use policy, since the days of Governor Tom McCall. We have the potential to once again lead the nation as an inclusive, sustainable, livable, and affordable state. Allowing denser development is what will curb rising home prices, decrease our carbon footprint and ultimately create housing options for our state's growing population who are searching for housing stability. I urge you to please work with the other members of the Joint Ways & Means Subcommittee on Transportation and Economic Development as well as your colleagues throughout the State Legislature to support and enact the bill into law!

Thank you for your consideration and thank you for all your work at the legislature.

Respectfully,

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