

From: [Oliver smith](#)
To: [JWMTR Exhibits](#)
Subject: I support HB 2001
Date: Tuesday, June 11, 2019 10:47:01 AM

Greetings,

I enthusiastically support passing House Bill 2001 for the following reasons.

- **Oregon's current zoning laws are harming the state every day.** Re-legalizing duplexes, triplexes and fourplexes will shift market-rate construction in low-density areas away from luxury mansions and toward middle housing that's affordable to the middle class from day one.
- **Legalizing missing-middle makes every dollar of funding for below-market housing go further.** That's why it's backed by nonprofit developers like Habitat for Humanity, PCRI and Hacienda CDC. The costs to the public are lower than in low-density areas where much larger public utility additions are required.
- **Legalizing middle housing makes it far easier for Oregonians to voluntarily cut their carbon emissions by reducing energy from heating and cooling.** Middle housing also better facilitates low-carbon transportation such as walking, biking and public transport. It's a perfect complement to statewide carbon pricing.

HB 2001 is one of the best policy tools to bring about economic, social and environmental benefits - a triple win!

Kind regards,
Oliver Smith
Portland, OR