

Submitter: Morgan Lee

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure: HB2984

I fully support this bill. The current restrictions on development encourage inefficient use of valuable land, leaving untapped potential. The commercial landscape has changed, and even prior to 2020, commercial real estate often sat vacant and unused. We need to make it more economically viable to redevelop for the people who make up our communities, then to hold on to empty real estate and land. Encouraging development into housing will make commercial downtown areas, and others, more resilient. Large areas committed to one use are less resilient. Mixing residential with commercial, retail, parks, etc. will allow for the local and regional economy to thrive while also providing additional housing when housing supply is historically low. The infrastructure is already in place for a strong multi-modal community, the only thing that is missing is the economic incentive to take advantage. This bill is a step in the right direction of remedying that.