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Chair Marsh, Vice-Chairs Andersen and Breese-Iverson, and Committee Members,

We are writing to strongly support HB 2138.

You've likely read that Oregon's failure to produce enough housing might well cost us a congressional seat in 2030.

You have doubtless read about how Oregon is short thousands of "units". Here in Bend alone, we need nearly 2000 more units, or as we prefer to call them, "homes".

The lack of homes in Oregon has wide ranging consequences:

- Being priced out of a city where you live and maybe even grew up is incredibly stressful, and sad for the person in question as well as their friends, family and broader circle.
- People forced into longer commutes have less time for themselves, and those long commutes output a lot of CO₂ and cause more wear and tear on our roads.
- The housing shortage creates problems for employers who struggle to fill roles, and for employees who might like to take a job but can't afford to live where the job is.
- Homelessness is directly correlated to the lack of housing.

We need to do everything we can to provide more housing, and do it in a way that is compatible with Oregon's long-standing land use rules.

Part of that is that no part of our cities should be exempt from change, including historical districts. Preserving specific buildings is a good way to keep some of our history, but sealing off entire areas - often very central, walkable, more expensive areas - is not warranted, and can be misused to push change into other, generally less wealthy, areas of our cities. A fair compromise would be protecting specific structures, not every single structure in an entire area.

Thank you for moving Bill 2138 forward.



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David Welton

Jim Roberts

Kathryn Olney

John Heylin

Chris Martin

Richard Russell

James Teeter

Ben Taber