

Submitter: Nic Westendorf

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2138

Chair Marsh and members of the House Committee on Housing and Homelessness,

I'm writing in support of HB2138, including Amendment -1. I'd also encourage you to consider comments from our local agencies to ensure this bill aligns with their goals and policies already underway to increase housing stock and build safe infrastructure.

In particular, I am writing in favor of expanding allowable middle housing requirements to include urban unincorporated lands and making retroactive the prohibition on private restrictions, including restrictions in governing documents of planned communities, that would limit middle housing, accessory dwelling units or housing density.

As a resident of Cedar Hills HOA in urban unincorporated Washington County I understand the positive impact this change could have. Currently, my neighborhood is exempt from state rules requiring allowance of increased density in single family zoning. My neighborhood is located near two large transit centers (Beaverton and Sunset) and is within a 15 min walk of many services and destinations folks need in their daily life like grocery stores, healthcare, restaurants, schools, and public institutions like parks and rec centers. We chose to locate here because it allows us to live car free and I am in support of expanding access to that privilege. My neighborhood would be a perfect area for increased density through infill.

If we as a state plan to resolve our housing crisis we all need to participate in the solution. I am in support of this bill, with amendments and received feedback, to allow further expansion of infill density and to increase our states housing stock. Development within our UGB should be our primary focus to alleviate our housing crisis and this bill helps continue to create opportunities to do just that.

Thank you.