

From: [Jess Youngberg](#)
To: [JWMTR Exhibits](#)
Subject: HB 2001
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Joint Ways and Means Transportation Subcommittee,
Please support HB 2001. Enabling multiplexes and flexibility in dividing lots will be essential to increasing home access *and* tackling climate change.

As the economy tanked soon after my college graduation, I never thought I would own a home. At best, I might own a condo--basically an apartment--but someplace where I could have a say as to the land under my feet? Never. Happily, we recently bought a house in the Portsmouth neighborhood, and the grandfathered-in half-lot was a big reason why.

My husband and I don't need a whole lot of space, and most of the single-family homes we looked at had too much yard or a poor use of space. Row houses and townhouses were perfect: tiny footprints with just enough space. We used to live in the Granada Ct apartments in Kerns, which were a series of duplexes. That was perfect. We had a bit of a garden space and we knew our neighbors. The denser setup meant that more people could live in the area, which was very walkable and full of amenities. We wanted something like that, and found a good fit in our townhouse.

A while back there was an opinion in the Oregonian where a real estate agent lamented that her clients didn't want multiplexes because they wanted to know their neighbors. In my experience, the multiplex model didn't limit me from knowing my neighbors, in fact, it encouraged it. Community in Granada Ct only started to break down when rents were raised and tenants were pushed out.

Housing instability causes people to not know their neighbors. Putting up walls (e.g. big yards with no communal space) discourages people to not know their neighbors. Not tiny lots and multiplexes. This instability and lack of neighborhood cohesion also impacts emergency response and neighborhood resiliency.

Enabling denser living will encourage environmentally sustainable living such as being car-lite and not wasting water on a lawn unless everyone gets to use it, as in New Columbia's lawns. Additionally, sharing walls with others means that you're going to spend less in heating/cooling.

Thank you for supporting housing density and access!

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