

From: [Madeline Kovacs](#)
To: [HHS Exhibits](#); [Rep KenyGuyer](#); [Rep Sanchez](#)
Subject: In support of HB 2001
Date: Sunday, February 10, 2019 5:19:42 PM

Dear members of the House Human Services and Housing Committee and Representative Sanchez,

My name is Madeline Kovacs, and I am a resident of North Portland.

I am honored to submit my support for HB 2001, which I believe will open up housing options to more Oregonians, increase overall housing affordability, provide starter homes for my generation (Millennials), and for seniors and retirees, which we desperately need.

HB 2001 will also be a critical step in making sure that Oregon neighborhoods are more economically and racially diverse, with different kinds of homes at different price points.

“Missing middle” housing types, as duplexes, triplexes, four-plexes, courtyard apartments and ADUs have come to be called, were common in many places through the 1920 - 1940’s, and form the backbone of walkable neighborhoods today. We should bring back these common-sense housing types. Indeed, I live in a 1938 apartment, that is currently illegal to build on 90% of Portland’s residentially-zoned land. As a homeowner, thanks to both the decreased cost of my Missing Middle home, and also to the Community Land Trust, I am a homeowner, something that is out of reach for virtually all of my peers who do not have hefty assistance from their parents.

I am also pleased to enter into the record two articles which I think demonstrate why HB 2001 is the right direction for Oregon:

Firstly, my colleague Michael Andersen last January demonstrated the kind of redevelopment that we can expect more of in Portland until the rules are changed: Until we re-legalize smaller, less expensive housing types, Portland will continue to get only more of what we’re zoned to produce: Large, expensive new homes, and nothing else. This is a lose-lose for affordability, for flexibility, and for the character of the neighborhoods:

<https://medium.com/@pdx4all/every-month-portlands-infill-rules-aren-t-changed-the-city-looks-more-like-this-23686e1b9179>

Secondly, if Oregon is to live up to our international reputation, a leader in preserving and protecting our open spaces and natural resources, and smart land use planning, then gentle density in the form of small-scale “missing middle” housing types is a key means of achieving that objective:

<https://www.sightline.org/2019/01/23/re-legalizing-fourplexes-is-the-unfinished-business-of-tom-mccall/>

My sincere thanks for all that you do to house everyone in our community affordably,

Madeline Kovacs

6325 N Albina #7
Portland OR 97217

Madeline Kovacs | Senior Outreach Associate | she/her
Sightline Institute | www.sightline.org | Find us on [Facebook](#) and [Twitter](#)
T 510.410.4176 | @MadelineKovacs

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