

**From:** [Garlynn Woodsong](#)  
**To:** [JWMTR Exhibits](#)  
**Cc:** [Sen Manning](#); [Rep. Gomberg](#)  
**Subject:** HB 2001  
**Date:** Monday, June 10, 2019 9:25:49 PM

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Dear Joint Ways & Means Transportation Subcommittee,

My name is Garlynn Woodsong and I am writing to you today from NE Portland to urge you to support HB 2001.

Adding four-plexes, townhomes, and other forms of smaller, less expensive homes will contribute greatly to our ability to bring down home costs. I've been performing some pro forma sensitivity testing as a planning consultant, which indicates that Missing Middle housing types that allow for more, smaller homes on lots of a variety of sizes can provide for workforce housing to be brought to market by private developers at price points affordable to households making under 80% of the average wage. When most folks making less than an average salary struggle in their search for housing, I think we all should be questioning our zoning regulations, if those turn out to be the most significant thing preventing the market from delivering workforce housing in large numbers. That, as it turns out, very much seems to be the case.

Adding gentle density to our already connected towns and cities will go a long way toward bringing down per-home greenhouse gas emissions, and curbing future sprawl.

In fact, housing built in communities, near transit, jobs and services, is one of THE most effective ways to reduce greenhouse gas pollution. More people can walk to shops in their neighborhoods, where frequent buses have enough ridership to be viable, and where more people can live in homes where BOTH their housing AND their transportation costs are affordable.

Without enough housing in our region's job centers, we will continue to push the workforce farther out, with longer commutes, more traffic, and more climate pollution.

As a resident of the Concordia neighborhood, and a Board member and the Land Use and Transportation Committee chair for the Concordia neighborhood association, I and many of my neighbors are concerned that the employees of businesses we interact with on Alberta street often do not have the opportunity to live in our neighborhood. Instead, employees of our local businesses have to commute in from decidedly non-local places, such as Sandy, St Johns, and Vancouver, because they can't afford to live in our neighborhood. We enthusiastically support changing the zoning regulations to allow fourplexes where today only single family homes are legal to build; we have far too many 3,000-sf new single family homes being brought to market for well over half a million dollars, and far too few new homes within a fourplex that are for rent or sale for a price affordable to employees of local businesses. We want to see more homes for regular folks, rather than just more homes for the very well-to-do.

We must protect our environment by ensuring enough flexibility for more affordable home types and more compact, inclusive neighborhoods.

Legalizing missing-middle housing types also makes every dollar of funding for below-market housing go further. That's why it's backed by nonprofit developers, like Habitat for Humanity and the Housing Alliance. Further, providing for more pathways to homeownership at lower price points is not only something that Missing Middle housing types can offer, it turns out to be a key equity strategy that is perhaps more effective than any other at providing potential relief from generational poverty and inherited inequities.

Lastly, HB 2001 will directly implement and strengthen Oregon's Land Use Planning System, balancing statewide land use needs with local expertise. Since 1973, Oregon's statewide land use law has required cities to provide housing for Oregonians of every income. HB 2001 addresses the state's long-term workforce housing shortage, while leaving size and design regulations to cities.

