

Dear Members of the House Committee on Human Services and Housing:

I support house bill HB 2937 and HB 2938!

My husband and I are owners of a 20 acre piece of land in Yamhill County. We purchased this amazing piece of property almost exactly one year ago and have spent the last 12 months tirelessly renovating what was an uninhabitable home. We are proud to say that with the completion of the remodel we have been able to save the architectural integrity of the home and have made it safe and functional for us and our three small children.

Much like the house, our acreage has been neglected for the last 25 years. Now that we have a safe home to live in we have turned our focus to the land. Resurrecting and saving the abandoned orchard, creating a safe space for animals including our dogs, barn cats and chickens and building that tree house for the kids are just a few things on the to do list! We are looking forward to the endless possibilities that these bountiful 20 acres have in store! Not to mention raising our children in this lush landscape overlooking vineyards and the Coast Range.

During our time bringing the home back to it's former glory we encountered a fair amount of resistance from the neighbors over various issues. Some as small as a mail box being backed over others as large as easement agreements. During this time a common theme began to take shape. Our neighbors (most who have been here for 30 or more years) at first loved that a young family was moving in and that what was an unsafe structure would be brought up to code and occupied again. However as construction began it became clear that the idea of change and the actual acceptance of change were two very different concepts.

Our neighbors are people who, like us, bought their dream properties back in the early 1980's while many were in their 30's. They labored over the land and their homes and were able to accomplish their dreams through hard work, creativity and ingenuity. Some have created amazing vineyards, some have created animal sanctuaries, while other have taken it upon themselves to be conservators of trees. But to each person they have been able to follow their passions and achieve their dreams.

As state legislators I don't need to remind you that it wasn't that long ago that the city of Newberg was a dry town. Now the area has blossomed into an amazing place to grow, produce and bottle wine. Willamette Valley wineries are know the world over for their amazing wines. People flock from across the globe in the hopes of tasting that perfect Pinot on a sun drenched patio overlooking the breathtaking Chehalem Valley. Bringing their dollars, their cultures and experiences with them, these travelers are shaping our state and economy.

Now lets imagine that the local or state government told those first pioneering wineries that they were not welcome. Think of the lost jobs, income, not the mention the beauty of a sunrise over a dew kissed vineyard. All of it was possible only because a few stood up and said we need to

be doing this here and now. They fought to change the local and state laws and 40 years later we have all benefited.

This is the point we find ourselves in again. Again new opportunities present themselves to rural land owners to grow the local economy. We, as a state and local communities, are at a crossroad. Do we stop? Do we say well this is far enough with change? That since I, as an individual homeowner, can't see any benefits in allowing my neighbor to have an income property or ADU it should be illegal?

New people bring with them energy, idea and creativity. We are reminded that yet again we are a part of this global community. Meeting and spending time with others only increases our ability to be compassionate and understanding. Tourism is in it's infancy here in Oregon and without forward thinking leadership it will stagnate and we will all miss out on huge economic and cultural benefits. Young families and farmers who see the beauty and vital importance of hard work and responsible stewardship of land will have a means to support their dreams.

Oregon has always been full of innovators, we pride ourselves on being community minded while independent in spirit. As a native Oregonian I can say that I am proud of our state in many ways and I have seen it change drastically over the last 38 years. This change is what keeps us alive! It's what gives dreamers the ability to be the change they wish to see. It's what made Miles and I uproot our children from the city and create a life Yamhill County. The possibility that we too can make our mark through sustainability and responsible stewardship of the land, be a part of a changing community and share all of this beauty with others.

Please take this letter into consideration when deliberating your decision. This isn't only about the here and now, but the future of a growing industry.

Sincerely,
Brandy & Miles Penner