

May 17, 2019

Honorable Chair Keny-Guyer and committee members,

Welcome again to the "**Gallery of Mything Middle Housing**"; where you can view "Middle Housing" that is *present*, not "missing"; and all too real, not the myth that's being sold by developers.

**The claim:**

"Fourplexes can fit right into a single-family neighborhood."

The "mythical" image being sold as representative:



**The reality in Eugene:**

Here's what got built when Eugene Code allowed fourplexes in the Westside's older single-family neighborhood:



These four "fourplexes" were built on two lots at 1050 W. 11th Ave. One had a beautiful, classic and affordable duplex rental facing W. 11th Ave. The lots were scraped bare and the four buildings were jammed together as close and high as possible with 20-some parking spaces all requiring occupants to use an unimproved alley running behind the backyards of single-family homes.



The neighbors to the West now have balconies overlooking their backyards. Here's what it's like looking up from a neighbor's backyard.



All privacy gone. Of course, the one advantage is that the neighbors who are under these balconies can collect the 10-cent deposit on beer bottles thrown down into their yards during loud parties by the occupants of this "missing middle warehousing" development. *It's too bad, these fourplexes aren't actually "missing."*

Stay tuned for one more exhibit from the "Gallery of Mything Middle Housing."

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