

H O L S T

SENATOR KAYSE JAMA
CHAIR, SENATE COMMITTEE ON HOUSING AND DEVELOPMENT
900 COURT ST NE
SALEM, OR 97301

MARCH 16, 2023

RE: SUPPORT FOR SB 847

Dear Chair Jama and Members of the Committee,

For the past 30 years, Holst has designed beautiful, sustainable, and innovative affordable housing across our region. It is through this lens that we want to **express our support** for the entirety of SB 847, but in particular for Amendment 4 which would allow for taller single-stair buildings.

Creating a code path to allow for denser, taller single-stair buildings has a number of positive ripple effects for the creation sustainable and affordable housing.

These benefits include:

- Increased access to natural light and ventilation.
- Flexibility in small-lot re-development.
- New options for larger, family-sized homes.
- Increased floor-plate efficiency.
- Lower embodied carbon per home.
- Lower operational carbon per home.
- Advance innovation and quality of new housing.

Designing buildings with two-stairs (as the code currently requires for buildings taller than 3-stories) also means designing a connecting corridor between them, which inevitably chops up the floor plate. This results in narrow, single-aspect units on double loaded corridors – reducing access to natural light and limiting unit sizes.

With the single-stair option, units can be larger and designed around a central vertical-access core, increasing opportunities for natural light and ventilation, and reducing the amount of internal circulation space that needs to be heated and cooled. The result is a more flexible and livable design that is more efficient, both spatially and in terms of energy use.

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Compact, single-stair buildings are one of the most efficient ways to design dense, sustainable, and livable multi-family housing. Legalizing this type of building up to six-stories would give Oregon an invaluable new tool in our housing toolbox.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Otte", with a long horizontal flourish extending to the right.

DAVE OTTE
OWNER

A handwritten signature in black ink, appearing to read "Sam Stuckey", written in a cursive style.

SAM STUCKEY
ARCHITECT