

Senator Courtney and members of the Senate Housing Committee

I am a resident of the Irvington Historic District, and chair of the Irvington land use committee. I have read HB 10 several times and have concluded SB 10 will cause harmful changes to those of us who live in N, NE, and SE Portland, where we have very good bus service, thanks to Tri Met, which has worked over the years to improve frequency. My no. 8 bus on NE 15<sup>th</sup> is a prime example. The frequency is about 6 or 7 minutes during the rush hour service in the morning and afternoon. The no 8 bus goes north on NE 15th, my street, from the Lloyd Center all the way to Dekum, not too far from Columbia Blvd. It dissects the Irvington neighborhood and other neighborhoods to the north. We bought on 15th so we could age in place, and use the no 8 to go to downtown and OHSU, where our doctors work.

As I read the bill, there will be a half mile swath (one quarter mile on each side of NE 15<sup>th</sup>) of 75 housing units per acre, and another half mile swath (that area which is within one half mile on each side of NE 15<sup>th</sup>) of 45 units per acre. Again, my calculations, which admittedly are rough, tell me that my block between Thompson and Tillamook, 15th and 14th, is about 2 acres and SB 10 would allow 150 housing units on this block.

I was not sure how many units we already had, so I put on my rain jacket and took a walk around the block and consulted Portland Maps. First, the good news, all four corners have plexes, a 10 plex, a duplex, and two 4 plexes, for a total of 20 units. Not bad. Then on my side we have 4 single family houses, two duplexes, and a recently remodeled sf house, but it now has an ADU. I counted this house as two units even though the ADU may be rented out on AirBnB. In any event, I counted 10 housing units on my side of the block, not counting the corners. On the 14th side of the block, after the corner four plex, there is a tri plex, a sf house, a duplex, a sf house, a duplex, and a sf house before the corner duplex, or a total of 10 units. When you add in the sf house between the corner duplex and the 10 plex on NE Tillamook, you have a grand total for my block of 41 units, not bad for a block zoned 2/3 single family, and 1/3 multifamily, but a far cry from the 150 that SB 10 would allow.

The bill says nothing about housing affordability, historic districts, parking, infrastructure, such as water, sewer, etc. the need for enlarging the local schools, and with all these new folks, the no 8 buses will need to increase the frequency even more. I guess these matters will be left up to the City and Tri Met to take care of. The homebuilders will take care of the density requirements.

My wife and I oppose SB 10, and respectfully suggest that one state wide density bill, (HB 2001) is enough for one session. SB 10 will increase demolitions of existing affordable housing, displacement of those most vulnerable, and will increase rents and home prices. Like HB 2001, the beneficiaries are the homebuilders and their investors, and the losers are renters and communities of color.

I am unable to attend the hearing on the 25th, so please enter this letter in the record of the hearing. Since the next neighborhood land use meeting is on the 28th, and the next ICA board meeting does not occur until the second Thursday in March, this letter represents our opinions, but I do have the sense of the neighborhood, and I am extremely confident that most of Irvington and probably much of NE Portland will be opposed to SB 10 for the reasons set forth above. Please do not send this bill out of committee, ever.

Dean and Susan Gisvold