

February 24, 2019

To: Senate Committee on Housing

From: James Gorter  
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Portland, OR 97219

**Re: TESTIMONY ON SB10 -- OPPOSED**

I have been active in Portland's Residential Infill Project issues, serving on official city advisory committees and working with neighborhood grass roots organizations. These experiences have given me knowledge and perspective that are relevant to SB10, and I can comfortably represent the views of a very large majority of the residents of Portland's single family neighborhoods.

**Oregon has a housing problem. SB10 is not the solution.** SB10 does not address the housing needs of those of lesser means, indeed, it will exacerbate them. SB10 is a land grab for developers. The legislature should focus its efforts to solving the housing problems for those with lower incomes.

**SB10 will not make family sized housing more affordable.** The most affordable house is the one that is already there, and most middle housing will come through the demolition of the housing stock. Many, if not most families will not be able to afford the new housing. Home ownership will be replaced by absentee landlords and very likely by out of state investors.

**SB10 will lead to displacement of our most housing vulnerable residents, especially renters.** It is urban renewal, one house at a time. Vulnerable families will be forced to areas farther from jobs, families, public transit, services and community. Gentrification along light rail high frequency transit lines in Portland has already led to loss of historic racial and economic communities, leaving them dispersed and without their basic needs being met. Preserving existing housing is a key part of planning for the proposed light rail line in southwest Portland and Tigard. **Any legislation should require the retention of existing reasonably affordable housing.**

**SB10 will reduce housing choices especially for families with children.** These families will have fewer options for housing that meets their needs for location, size, and affordability and for homes with backyards, and a garage for rebuilding an old car or a home business,. Metro's housing study found that the single family house is by far the most desired housing type.

**SB10 targets the Portland metro area,** and small sections of Salem and Eugene. It does not address housing issues in other cities.

**SB10 is not necessary to provide adequate land for housing.** Statewide land use goals and rules already require all cities within urban growth boundaries to provide for growing populations far into the future.

**SB10 will result in loss of local control.** City zoning will be decided by the state, not local residents. State land use regulations already require cities to assure they have enough land to accommodate growth many years into the future. This makes SB10 unnecessary. SB10 will disrupt and long range plans cities have made for land use and expensive infrastructure.

**SB10 is not supportive of environmental sustainability.** The most ecologically sound house is the one that is already built. Energy efficiency does not offset demolition and construction costs for many, many years. Dispersing higher density housing away from transportation corridors increases dependency on private automobiles and reduces the need for public transit. It will lead to loss of green infrastructure and damage watersheds.