

# SENATE COMMITTEE ON HOUSING

Oregon State Capitol

900 Court Street NE, Room 347

Salem, Oregon, 97301

I oppose Senate Bill 10. It overrides and disregards Oregon's strong history of careful land use and urban planning championed by Governor Tom McCall.

A blanket state-wide proposal like SB 10 ignores the value of localities deciding the best plans for transportation, traffic, and housing styles and density based on their own unique situations and needs.

Senate Bill 10 will result in the loss of many of Oregon's single-family affordable houses, and family-friendly neighborhoods. It will decrease the supply of affordable housing, introduce new more expensive housing, increase average rents, displace longterm residents, increase the strain on already overburdened infrastructure, and generally lead to a decline in Oregon's famous livability. Tree canopies will be reduced, leading to environmental decline and increased "heat islands".

Senate Bill 10 contains no requirements for adequate parking or infrastructure accompanying new construction. Without these, the additional housing density required by this bill will add to the strain on Oregon's transportation system and utilities, and make it increasingly difficult for residents who are unable to use public transportation.

Oregon has long been known for its tradition of careful, long-term planning. Senate Bill 10 abandons this in a short-sighted giveaway to the construction and development industry. ALL Oregonians, regardless of income level and wealth should have access to both transportation choices AND housing choices. Increasing housing costs and rents by destroying existing housing and replacing it with more expensive new construction is a terrible trend that seems to be increasingly popular with Oregon government and its allies in the construction and redevelopment industry.

I urge you to take a long, hard look at Senate Bill 10 and similar legislation and consider the long-term, irreparable consequences of these short-sighted policies!

Finally, notice of this hearing was much too short. Please respect your constituents enough to provide notice well in advance, so they have time to provide careful testimony. Otherwise, whether the impression is accurate or not, it appears that these bills are being rushed through, and therefore don't have merit to hold up to scrutiny from the public. If the bill has merit, surely it can be given the light of day for a longer period and the public can be given adequate time to comment.

Please add my testimony to the public record.

Thank you,

Joe Dudman  
SE Portland