

## SENATE COMMITTEE ON HOUSING

Oregon State Capitol  
900 Court Street NE, Room 347  
Salem, Oregon, 97301

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### **Re: Opposition to SB 10**

SB 10 undermines Oregon's visionary land use planning. It removes the right of citizens and local governments to determine what zoning and development is appropriate in each local area. Local voters and their elected representatives should decide where more density is desirable, based on a thoughtful planning process that takes affordability, traffic, transit, infrastructure, environmental conditions, and social justice into account.

The SB 10 mandates of increased density are so far reaching that SB 10 will eliminate most of the single family zoning in cities with transit. As a 30 year community development professional, I have never thought unrestrained zoning was an answer to housing market-rate or affordable. This bill overturns all of the 30 years of planning and land-use and quality of life that Portland and Oregon has stood for. It is time to hold the line on unrestrained development in the name of growth. This bill will not mitigate the housing crisis but will make it work and create density ghettos and selective gentrification.

In addition, there are many single family neighborhoods that are historic and benefit from thoughtful ADU development. I live in a beautiful ADU on my son's historic property and when I am gone, he and the community will have an affordable housing unit as a benefit. Engage thoughtful planners and developers who demonstrate commitment to the long-term wellbeing and quality of life in Oregon cities and are not just chasing the money that can be made, to create principled density. Please do not pass this bill and potentially destroy our diverse urban/rural landscape.

Due to weather concerns, please keep the record open and hold additional hearings. Please add this to the Record.

Thank you,  
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