



February 25, 2019 (Sent by email this date)

Senate Committee on Housing <shous.exhibits@oregonlegislature.gov>

Oregon State Capitol

900 Court Street NE, Room 347

Salem, Oregon, 97301

Re: Opposition to SB 10 & Request to Hold the Record Open due to Inclement Weather

Thank you for the opportunity to testify on this very important bill. It is so important that it is imperative that it should be required that all City and County agencies as well as Service Districts and Neighborhood Associations receive a 30-day notice prior to the final public hearing on this topic.

The content of SB 10 undermines Oregon's visionary land use planning. It supersedes the rights of citizens and local governments to determine what zoning and development is appropriate in each local area. Locally 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 and negatively impact historical single family areas including those in Oregon City.

My objections to SB 10 include:

- Bypasses Oregon's Land Use Goals and the existing OARs, and ORS regulations;
- Overrides State-approved comprehensive plans
- Increases demolitions of existing affordable housing
- Proposes to replace it with market rate, unaffordable housing
- Displaces most vulnerable residents
- Eliminates Single-Family Zoning
- Further disadvantages resident in these units as well nearby with no parking requirements
- No facilities and infrastructure analysis have been conducted, Goal 14, prior to making this a requirement
- No transportation impact based on the added residential density has been developed as required by state planning law.
- Will supersede state and local environmental protections overridden
- No protection for historic resources
- No restrictions on vacation rentals
- Promotes rentals over home ownership, further feeding the largest landgrab since "Manifest Destiny". See: <https://shelterforce.org/2018/07/30/the-dark-side-of-single-family-rental/> and

https://www.urban.org/sites/default/files/publication/90226/gse_financing_of-single-family_rentals.pdf

Please, Oregon does not need SB 10. The state approved Comprehensive Plans for cities and counties include the required land use to accommodate a 20-year housing supply of all housing types with adequate facilities, infrastructure and transportation plans to support the housing supply.

Please keep the record open and hold additional hearings due to the impact of the current snow conditions and need for adequate public notification.

Please add this to the Record.

Respectfully,



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As Chairwoman, Rose City Park Neighborhood Association

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