

SENATE COMMITTEE ON HOUSING
Oregon State Capitol
900 Court Street NE, Room 347
Salem, Oregon, 97301

Dear Members:

I am an attorney and homeowner in the Irvington neighborhood in Portland. I have lived in this neighborhood for over 17 years. I am a past president and board member of the Irvington Neighborhood Association. I am writing because I believe that proposed SB 10 is not only bad for my neighborhood, but will not address the housing issues that face our communities here and across the state.

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.

Objections to SB 10 include:

- * Bypasses Oregon's Land Use Goals
- * Overrides comprehensive plans
- * Disregards land use planning
- * Increases demolitions of affordable housing
- * Creates unaffordable housing
- * Displaces most vulnerable residents
- * Eliminates Single-Family Zoning
- * No parking requirements
- * No infrastructure requirements
- * No transportation planning
- * Environmental protections overridden
- * No protection for residential tree canopy
- * No protection for historic resources
- * No restrictions on vacation rentals
- * Promotes rentals over home ownership

Oregon does not need SB 10. Comp Plans are required to have a 20-year housing supply of all housing types with adequate facilities, infrastructure and transportation plans to support the housing supply. Single-family housing should not be zoned out by State mandate.

Due to weather concerns, please keep the record open and hold additional hearings.

Please add this to the Record.

Thank you,

Christine Coers-Mitchell
Portland, OR 97212