

Senate Committee on Housing Oregon State Capitol
900 Court Street NE, Room 453 Salem, Oregon, 97301

Re: Opposition to SB 10

Janet Teshima 3834 SW Dolph Court Portland, Oregon 97219-3651

I am opposed to SB 10 (the "Bill"). The Bill denies the right of citizens and local governments to determine what zoning and development is appropriate in each local area. Zoning and development should be decided at the local community level. I do not believe the community has had an appropriate amount of time to review the impact of this bill.

This Bill is NOT a solution to the affordability crisis; rather, it is a windfall for the developers. The City of Portland has found that rezoning single-family lots to allow for heavy and intense density such as proposed by SB 10 does NOT promote home ownership but merely enriches the rental/condo building owners. The Bill will result in mostly micro-rental units with unaffordable market-rate rents/prices which will escalate over time. Rather than affordable housing, the Bill will result in speculative redevelopment accompanied by increased demolitions of the most-affordable existing housing and more displacements of the most-vulnerable residents.

The Bill is objectionable for the following reasons: Increases demolitions of affordable housing, creates unaffordable housing, promotes rentals over home ownership, no infrastructure requirements, bypasses Oregon's Land Use Goals, eliminates Single-Family Zoning, no market analysis performed, decreased fire safety in multi-units, lack of parking requirements, no transportation planning, no restrictions on vacation rentals, no protection for historic resources, and it destroys environmental protections.

No one needs or wants this Bill. Comprehensive Plans are in place to achieve a 20-year housing supply of all housing types, including detached single-family housing. Single-family housing should not be zoned out by State mandate.

Please keep me informed regarding public hearings on this matter.

Best regards, Janet Teshima

A handwritten signature in dark ink, appearing to read 'Janet Teshima', with a long horizontal flourish extending to the right.