

SENATE COMMITTEE ON Rules

Oregon State Capitol
900 Court Street NE, Room 453
Salem, Oregon, 97301

Email: srules.exhibits@oregonlegislature.gov

Re: Opposition to SB 10, as Amended

SB 100 that requires that legislative changes to land use laws be consistent with Oregon's Land Use Goals.

SB 100 is the foundation of the great land use planning we have in the state of Oregon. It formulated our Land Use Goals and is the basis of all land use laws and planning in Oregon. Each jurisdiction is required to have a comprehensive plan which is required to comply with the goals and have a 20 year housing supply. SB 100 requires that legislative changes to land use laws be consistent with Oregon's Land Use Goals. The legislative process of adopting SB 10 needs to be consistent with provisions of Goal 1 of OAR 660-015-0000(1) (Goal 1) that requires **citizens** to have a role in all phases of the planning process. SB 10 is also over riding our great Oregon great land use planning that is based on SB 100. The adoption of SB 10 will leave citizens out of the process of the land use planning process of their neighborhoods.

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.

Zoned capacity is not Greater Portland's challenge

The Metro UGB has zoned capacity for approximately 1.3 million total homes; far more than are likely to be built in coming decades.

Please add this to the Record.

Thank you,

James Peterson
2502 SW Multnomah Blvd.
Portland, OR 97219

cc: Sen.GinnyBurdick@oregonlegislature.gov
Sen.HermanBaertschiger@oregonlegislature.gov
Sen.BrianBoquist@oregonlegislature.gov
Sen.MichaelDembrow@oregonlegislature.gov
Sen.ArnieRoblan@oregonlegislature.gov