

## Rosenberg Corey

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**From:** Laurel Hines <laulehines@gmail.com>  
**Sent:** Monday, April 10, 2017 10:03 PM  
**To:** SHS Exhibits  
**Cc:** Sen.PeterCourtney@state.or.us  
**Subject:** No on SB 1024

Dear Honorable Committee Members,

I urge you to vote **NO** on SB 1024. It is a poor attempt to increase low cost housing. It would create more “sub-urbanization” of rural areas by increasing density in them. Neighbor conflicts would occur, since people in rural residential areas seek privacy, may have livestock, etc. and may not like having the property next to theirs suddenly grow to two homes and two families instead of one, when they expected there always to only be one, due to county restrictions.

There would be increased conflicts over limited groundwater, septic conflicts, noise and odor complaints, etc. Wildlife would be affected due to increased rural densities.

Affordable housing should be in city areas where people don’t need to cover gas and car costs to work, shop, etc.

The potential impact of this bill is too uncertain and threatens our land use system and it’s attempt to keep Oregon green, and rural areas from becoming “suburbanized”.

Please do not pass this bill out of committee. It is a bad idea.

Sincerely,

Laurel Hines, Salem, Oregon