

Dear Senate Housing Committee Members,

Portland and Oregon are well noted for the preservation of single family neighborhoods. It is one reason why people want to move here. When people purchase a home in specific neighborhood, they are investing into the atmosphere, appeal and amenities of that particular neighborhood. SB10 which dictatorially aims to require minimum high density requirements within one quarter and one half mile of a priority transit corridor, and with in one quarter mile of a light rail station is a total injustice towards homeowners of any ethnicity or income level who have made long-term investments in their homes. The injustice is particularly true for senior citizen homeowners who are expecting to age in place.

SB10 will trash existing single family home neighborhoods by destroying them with the promise of more home demolitions to make room for extreme density. The bigger structures will remove large mature trees that store carbon, replace attached green yards, create more urban heat island development and otherwise make the urban living environment less eco and family friendly.

Without mandatory off-street parking requirements, surrounding streets will become car storage lots that will likely spill over into neighborhoods beyond the where the extreme high density is applied. There will be no parking available for visitors. Tranquil adjacent neighborhoods will become alike to the parking deficient mess on many Northwest Portland residential streets where demand exceeds the number of parking spaces. Housing costs will be greatly increased if paid parking permits are required. Will households with electric cars have to run extension cords across the sidewalks or down the block for overnight home charging?

Single family homes in inner-city neighborhoods, especially in Portland, are already in short supply. With a strong economy, as if on steroids, SB10 will accelerate the demolition of the most affordable single family homes which in turn will increase the price tag for all single family homes. SB10 will reduce the opportunity to accumulate wealth through the purchase of a home by shifting more housing stock from owner-occupied to rentals predominantly affecting first time home buyers of all ethnicities. This lack of opportunity will also have an infliction on the children of young families who might not have a safe attached yard to play in. It should be noted that children raised in owner occupied homes score an average of 7 to 9 percent higher on math and reading tests and are less likely to drop out of school than children that live in renter occupied homes. Seniors wanting to downsize will likely have difficulty finding a less expensive home. The new refill construction allowed in SB10 will not make rental housing more affordable. To truly reduce housing costs for renters and homeowners alike, a reduction in residential property taxes is necessary.

The destruction of in-city/established single family home neighborhoods could also cause the gentrification of middle and working class families fleeing to the suburbs where home demolitions are less likely and where property taxes are less costly. A migration to the suburbs will create an even greater need to expand highway and road systems triggered by longer work-related commutes.

Per a survey that Metro conducted a short few years ago, the preference of the majority of respondents was to live in a single family home. SB10 inharmoniously puts out a "for sale" sign offering up single family home neighborhoods to developers for the highest bid. It opens the door to the kind of neighborhood destruction that is taking place in Vancouver, B.C. where one in every four single family homes being sold is demolished. The removal of large mature trees and loss of open space yards to add density is the opposite of the preservation of public health, safety or even being eco friendly.

Opposing SB10 is about protecting the urban landscape and preserving a quality of life not only for existing residents, but also for future generations. In Portland, the Comprehensive Plan already has enough zoning for multi-family development in town centers and along major corridors without adding extreme density requirements and destroying single family home neighborhoods.

SB10 is offensive to present day homeowners, offensive to those who have the American Dream of purchasing a home, and an offensive urban environmental nightmare whereby the demolition of existing homes and the construction of large refill structures significantly add to the urbanized carbon footprint. **SB10 is a prejudice assault on taxpaying homeowners that declares war on single family home neighborhoods.** The state and legislative supermajorities should not be "dictating" zoning issues and/or density requirements to local jurisdictions. These decisions and regulations need to remain with local municipalities for the people, by the people, and of the people in those local municipalities! Any legislator that thinks SB10 and/or HB2001 is a good idea should be required by law to live in high density rental housing.

Respectfully submitted,

Terry Parker
Northeast Portland

Dear Senate Housing Committee Members,

In that the one quarter mile distance between East-West priority transportation corridors on the eastside of Portland overlap, passage of SB10 would be throwing out any form of zoning allowing extreme high density structures to be constructed just about anywhere in any neighborhood within the City of Portland East of the Willamette River.

With a strong economy, single family home neighborhoods will be ravaged by the acceleration of demolitions of single family homes. One Northwest millionaire developer of high end luxury apartments and condos who is financially backing the lobby efforts to pass higher density legislation already owns approximately 200 homes in Portland. Any acceleration of home demolitions and/or added density requirements will significantly increase the price of land and therefore increase the price tag for all single family homes. A recent study done in Chicago after rezoning to higher densities took place supports this methodology.

The opportunity for first time buyers of any ethnicity to accumulate wealth through the purchase of a home will be significantly reduced. Therefore SB10 becomes a government taking from the working class and a generous gift bestowed on the rich. Add to that the taking of large mature trees that store carbon, the taking of attached green yards where children can play and learn, and the taking of any requirement for off-street parking whereby streets will become car storage lots with no parking available for visitors and no room for trash and recycle pickup containers. The end result of all these takings from the public is an urban living environment less eco and family friendly, and more expensive housing for all.

Terry Parker
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