

I'm writing in opposition to SB 10. This is a hastily put together and poorly researched Bill that will have extreme environmental, economic, and livability impacts for our current residents and for generations to come. Not only does this Bill work towards destroying the uniqueness of Oregon and its greenspaces, tree canopy, and livable, walkable cities, but it will have serious economic impacts to our most vulnerable residents by furthering the gentrification that has already taken such a toll in this century. It will contribute to the transfer of ownership of large parts of our neighborhoods to *investors and developers who have no vested interest in the cities, neighborhoods, or residents.*

Traffic congestion in our neighborhoods is already becoming a dangerous concern and it's having a considerable impact on the safety of residents and tourists. People flock to Portland for the trees, gardens, walkability, and bikeability of our safe neighborhoods. When developers and investors take control of neighborhoods and turn owned homes into rentals, the rental residents become less invested in the care, beauty, and safety of their neighborhoods.

This bill will invite:

- More demolitions of good homes
- Loss of green space to absorb rain water and offset rising temperatures
- More infrastructure headaches
- More opportunities for investors and developers to take control of our neighborhoods
- Potentially more short-term rentals in neighborhoods (there are few provisions to enforce short-term rentals)
- More "market-rate" rentals instead of affordable housing

Oregon cities are unique. One only has to travel to another part of the country to be reminded of that. There's no reason to water down such wonderful places. Play up our uniqueness, don't destroy it.

Thank you,

Erin Flasher
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