

## SENATE COMMITTEE ON HOUSING

Oregon State Capitol  
900 Court Street NE, Room 347  
Salem, Oregon, 97301

Email: [shous.exhibits@oregonlegislature.gov](mailto:shous.exhibits@oregonlegislature.gov)

### **Re: Opposition to SB 10**

**There are proposed amendments by staff but no public hearings on the amendments. This is inconsistent with SB 100 that 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 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.

Please add this to the Record.

Thank you,

James Peterson  
2502 SW Multnomah Blvd.  
Portland, OR 97219

cc: [Sen.ShemiaFagan@oregonlegislature.gov](mailto:Sen.ShemiaFagan@oregonlegislature.gov)  
[Sen.DallasHeard@oregonlegislature.gov](mailto:Sen.DallasHeard@oregonlegislature.gov)  
[Sen.JeffGolden@oregonlegislature.gov](mailto:Sen.JeffGolden@oregonlegislature.gov)  
[Sen.TimKnopp@oregonlegislature.gov](mailto:Sen.TimKnopp@oregonlegislature.gov)  
[Sen.LaurieMonnesAnderson@oregonlegislature.gov](mailto:Sen.LaurieMonnesAnderson@oregonlegislature.gov)