

May 4, 2019

To: House Committee on Social Services and Housing

From: James Gorter, SW Portland

Re: SB534A Testimony 5/6/19

Please vote "NO" on SB534A

SB534A will have negative impact on the supply of housing that is affordable to households of modest means. Viable housing stock will be subject to demolition, only to be replaced by more expensive houses.

SB534A violates the goals, rules and intent of Oregon's land use planning process.

The state sets goals for land use planning. Local jurisdictions are required through Comprehensive Plans and zoning to develop local strategies for achieving those goals. SB534A places the legislature in the zoning business.

SB534A places land use designations in conflict with local Comprehensive Plans.

Public involvement is required for the development of those plans. SB534A circumvents this required process.

There are already mechanisms in place for local jurisdictions to make zoning changes.

The consequences of SB534A are to allow developers and other property owners to make end runs around local legally adopted Comprehensive Plans.

Local lots of record are historic artifacts and have nothing to do with zoning. The Portland City Council has formally rejected the recognition of underlying lot lines in the zoning process.

The legislature has far more important things to do this session than to draw lines on maps.

Please reject SB534A.