

To: Senate Committee on Rules

From: James Gorter
SW Portland

Re: SB10 – Testimony in opposition. 6/5/2019

I oppose SB10 and urge the Committee to not move it forward.

While the goals of SB 10 may be to increase housing near transit corridors and to provide 'needed' housing, its consequences would be extremely negative. Even with the proposed amendments limiting its application to a small number of mid-sized cities, its impacts would be felt statewide.

What would SB10 do?

- Allow development of three to 10 story apartments in large swaths of affected cities.
- Bypass Oregon's Land Use Goals and Rules
- Override locally prepared and adopted comprehensive plans.

What are the consequences?

- Discourage cities and transit districts from providing frequent transit service.
- Remove existing affordable housing stock and replace it with more expensive apartments.
- Eliminate single family housing from large areas.
- Encourage absentee and out-of-state landlords over home ownership.

Lessons from the past and present.

- Light rail on Portland's Interstate Corridor was constructed without accompanying housing policies. The result has been gentrification and displacement of minorities and economically vulnerable households.
- The proposed Southwest Corridor light rail line in Portland and Washington County is specifically planning for the retention of existing affordable housing. SB10 would scuttle these efforts and could very well stop the construction of this needed transportation package.

Please, do not pass SB10.