

SENATE COMMITTEE ON RULES

Oregon State Capitol
900 Court Street NE, Room 453
Salem, Oregon, 97301

Email: srules.exhibits@oregonlegislature.gov

Re: Opposition to SB 10, as Amended

Please do not pass SB 10. Set up a system to work with Oregon communities to find better ways to accomplish some of the goals of this bill. The idea of increasing density in proximity to frequent transit is a practical approach to maximizing our collective investment in transit here in Oregon. However, SB 10, even as amended, is more likely to generate legal challenges, new opposition to increased density and local opposition to new transit than it is to accomplish its goal of increasing housing near key transit stops.

SB 10 is a heavy handed, one size fits all approach, not in keeping with Oregon's visionary land use planning system. It seems to totally ignore Goal 1, Citizen Involvement.

(a) (A) (Line 12) which asks jurisdictions to identify at least 50% of priority transit stops within a city's boundaries is a good starting point to raise awareness of likely areas where density might be increased. Once the data are available it will be easier to strategize on where increased density can best serve each community.

However, the bill as written requires massive rezoning. It is likely to cause an increase in the demolition of existing homes which are usually more affordable than the shiny, new, multi-family buildings that will replace them.

To successfully achieve SB 10's objective of increasing density near some high priority transit stops will require a thoughtful, local planning process that takes affordability, traffic, transit, infrastructure, environmental conditions, and social justice into account in each jurisdiction. Without such a process SB 10 is likely to lead to further displacement as our larger cities respond to the demands of the real estate market rather than the needs of the community. Oregon does not need SB 10.

Please add this to the Record.

Thank you,

Linda Nettekoven
2018 SE Ladd Ave
Portland, OR 97214

cc: Sen.GinnyBurdick@oregonlegislature.gov
Sen.HermanBaertschiger@oregonlegislature.gov
Sen.BrianBoquist@oregonlegislature.gov
Sen.MichaelDembrow@oregonlegislature.gov
Sen.ArnieRoblan@oregonlegislature.gov