

Dear Senate Rules Committee Members,

Portland and Oregon are well noted for the preservation of single family neighborhoods. It is one reason why people want to move here. When people purchase a home in specific neighborhood, they are investing into the atmosphere, appeal and amenities of that particular neighborhood. SB10 dictatorially endeavors to destroy this livability by excessively mandating minimum high density requirements. Inside a metropolitan service district, those requirements are within one quarter or one half mile of a priority transit corridor, and within one quarter mile of a light rail station. Due to the distance between transit streets, applying SB10 in Portland would overbearingly blanket almost the entire eastside. This is a total injustice towards homeowners of any ethnicity or income level who have made long-term investments in their homes. The injustice is particularly true for senior citizen homeowners who are looking ahead to age in place.

SB10 will trash existing built up single family home neighborhoods. The destruction will take place with the promise of more eco destructive home demolitions to make room for extreme density. The bigger and taller structures will remove large mature trees that store carbon, replace attached green yards, create more urban heat island development and otherwise make the urban living environment less eco and family friendly. Displacement and gentrification will become rampant.

Without mandatory off-street parking requirements, surrounding streets will become car storage lots that will likely spill over into neighborhoods beyond the where the extreme high density is applied. There will be no parking available for visitors and no place to set out garbage and recycle containers. Tranquil neighborhoods will become alike to the parking deficient mess on many Northwest Portland residential streets where demand exceeds the number of parking spaces. Housing costs will be greatly increased if paid parking permits are required. Will households with electric cars have to run extension cords across the sidewalks or down the block for overnight home charging?

Single family homes in inner-city neighborhoods, especially in Portland, are already in short supply. As if on steroids, SB10 will automatically increase land values (like occurred in Chicago with up zoning), and accelerate the demolition of the most affordable single family homes which in turn will increase the price tag for all single family homes. More housing stock will be shifted from owner-occupied to rentals. The opportunity for first time buyers of all ethnicities to accumulate wealth through the purchase of a home will be reduced. This lack of opportunity will also have an infliction on the children of young families who might not have a safe attached yard to play in. It should also be noted that children raised in owner occupied homes score an average of 7 to 9 percent higher on math and reading tests and are less likely to drop out of school than children that live in renter occupied homes. Seniors wanting to downsize will likely have difficulty finding a less expensive smaller home. The new refill construction allowed in SB10 will NOT make housing more affordable. To truly reduce housing costs for renters and homeowners alike, a reduction in residential property taxes is necessary.

The destruction of in-city/established single family home neighborhoods could also cause the gentrification of middle and working class families fleeing to the suburbs where home demolitions are less likely, where transit service is less frequent or not close by, and where property taxes are less costly. A migration to the outward will create an even greater need to expand highway and road systems triggered by longer work-related commutes.

Per a survey that Metro conducted a short few years ago, the preference of the majority of respondents was to live in a single family home. SB10 inharmoniously puts out a "for sale" sign offering up single family home neighborhoods to developers for the highest bid. It opens the door to the kind of

neighborhood destruction that is taking place in Vancouver, B.C. where one in every four single family homes being sold is demolished. The removal of large mature trees and loss of open space yards to add density is the opposite of the preservation of public health, safety or even being eco friendly. The biggest human caused threat to climate change and the environment is population growth.

Opposing SB10 is about protecting the urban landscape and preserving a quality of life, not only for existing residents, but also for future generations. In Portland, the Comprehensive Plan already has enough zoning for multi-family development in town centers and along major corridors without adding extreme density requirements and destroying single family home neighborhoods.

SB10 is offensive to present day homeowners, offensive to those who have the American Dream of purchasing a home, and an offensive urban environmental nightmare whereby the demolition of existing homes and the construction of large refill structures significantly add to the urbanized carbon footprint. SB10 is a prejudice assault on taxpaying homeowners that declares war on single family home neighborhoods. Up for growth, the product of millionaire developers that build luxury apartment complexes and high end posh condos are the primary financial backers of the lobby efforts to pass this kind of high density legislation. The state and legislative supermajorities should not be catering to millionaires who just want to increase their own profits. Instead of "dictating" statewide, zoning decisions and density requirements need to remain with local municipalities for the people, by the people, and of the people in those local municipalities!

Any legislator that thinks SB10 (and/or HB2001) is a good idea should be required by law to live in high density rental housing. SB10 belongs in the compost bucket!!!

Respectfully submitted,

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