

Greetings,

I am opposed to SB 10 as it opens the door to yet more of what we're seeing here in Portland: old-growth affordable housing razed for new development. I've seen it happen multiples times in my neighborhood as the city smiles on the teardowns that result in even less affordable housing, at a time when we most need it.

Please don't fall for arguments for these bills (and others) that are pushed, lobbied for, and backed by those who only stand to profit and whose outsize impacts affect all us of at the ground level. Clyde Holland—Washington State's no. 1 Trumper and a billionaire developer—bankrolls 1000 Friends of Oregon, Portland for Everyone, and Up with Growth to push his business mission of "trophy communities with a high barrier to entry" (quote from homepage of his company website). In short, luxe housing.

Once erased, you will never get these modest well-built homes back, nor their typically attendant mature tree cover. If SB 10 passes \_at all\_ it should ONLY apply to vacant land. Otherwise, it will create even more economic redlining already running rampant in Portland.

Neighborhoods lose a lot in teardown development; the land use zoning and planning in place for decades should not be dispensed with, nor should local determination that works best for those who live where they do.

Historic resources should be protected, which SB 10 will not do. If you lose your history, you lose part of your soul. It may be too late for Portland anyway (in many places already turned into Anytown, USA, as teardown builders erase quality, unique construction that's stood the test of time), but at least give other Oregon cities and towns a chance to own their own land use planning, preserve their character, and give their residents a voice in how they grow.

Thank you for listening, Margaret Davis, Northeast Portland

--

Margaret Davis  
Ma Nao Books

[manaobooks.com](http://manaobooks.com)