

**LTD TAX EXEMPTIONS**

IF YOU WISH TO SPEAK TO CITY COUNCIL, **PRINT** YOUR NAME, ADDRESS, AND EMAIL.

NAME (print)	ADDRESS AND ZIP CODE	Email
✓ Ted Gilbert		
✓ Linda Robinson		

#784

June 25, 2012

Re: LTE Multi-family, Multi-income Housing

✓ Mayor Adams:

AUDITOR 06/27/12 AM10:21

I am opposed to using tax payer dollars to build more affordable housing. I do not believe that Portland's affordable housing problems can solely be resolved by enticing/rewarding developers with tax incentives to build multi-family dwellings that potentially deteriorate communities and create a foundation for criminal activities.

Portland homeowners already have lost much or all of the equity in their homes, yet taxes continue to rise and the City continues to spend. If the City will stop increasing taxes, landlords would be able to provide more affordable housing.

In addition to the burden of ever-increasing property taxes, the State of Oregon has the distinction of being one of the two states (Hawaii & Oregon) with the highest income tax rates in the U.S. Many baby boomer retirees are making plans to leave Portland. They realize that they will in a matter of years, be taxed out of their already depreciated homes. As families cut back and budget their money carefully, isn't it time that City leaders do the same instead of throwing more money into more projects that increase the financial burdens on the average homeowner?

I live in the Gateway area. If the City of Portland is sincere about creating mixed income housing, it will not put an LTE multi-family mixed income rental housing project in the Gateway District because we already have more than our fair share of poverty and low-income families. Due to our high crime rate, in addition to aesthetically displeasing surroundings in many areas of Gateway, the only families who will want to live in the developments are those who can't afford to live anywhere else. (Note: The Hazelwood Association in the Gateway District has more crime than all of Beaverton. The elderly are afraid to leave their houses after dark because of high crime in the Gateway area. And, many people either refuse to use the MAX or are fearful while using the MAX because of the high crime in the Gateway area.) Putting more low-income rental housing in an already existing low income/high crime area will only increase fear and multiply the problems. And, the multi-family developments will likely remain vacant unless they are strictly low income. This will defeat the purpose of building the mixed income developments.

In order to create a thriving environment for Gateway to be inhabited by middle class families, the City needs to first reduce the crime. No development is better than poor developments that reinforce the public's image of Gateway's increasing poverty and crime rate.

I believe LTE housing developments defy the image Portland tries to portray; a City that reuses and recycles. While we recycle everything from garbage, plastic and tin cans, the City does not show an interest in recycling homes in lieu of building new housing. While you are encouraging developers to build dwellings that are usually supposed to last 20-30 years but show signs of wear and tear and start to fall apart in 5-10 years, you are ignoring the foreclosure market. There are foreclosed homes

throughout the Portland area and beyond that are well-built, have been around for up to 100+ years and if well maintained could be around for many more years. If you are set on using tax dollars to implement your housing plans, why not use modest tax incentives for families to move into these homes?

As the City continues to spend our money then ask for more, many Portland homeowners are at a breaking point and are seeking out-of-state areas to live in. So while you are enticing some, you are displacing others that cannot afford higher taxes, and do not want to live with the increasing crime and City leaders that don't appear to be budget wise. Is this your intended goal?

Respectfully,

Sharon Miller  
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Cc. Commissioner Fish

Commissioner Amanda Fritz  
Commissioner Randy Leonard  
Commissioner Dan Saltzman