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Sent: Tuesday, April 12, 2016 9:42 PM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Cc: Jere Fitterman <jerefit@gmail.com>; needachange@comcast.net
Subject: Residential Map Testimony

Dear City Planning Team

I am writing as a leadership team from the Eliot Neighborhood Board of Director after attending the Land Use Committee and hearing concerns about the future Residential Zone change from R2 to R2.5. We heard from homeowners who have additional lots as well as those who have rental property that are concerned and we feel these are social equity issues that must be addressed. These include:

1. Concern that under Measure 50, the law allows reassessment with zone change so taxes can be increased and that the County can seek funding through reassessment. Some residents are concerned that the tax bill could increase to \$4000-\$5000 if reassessed.
2. Concern that this decision will be reducing the developable capacity for families that had planned to eventually develop adjoining lots or to subdivide doubles and with R2.5 would add costs of permitting. This creates challenges for wealth creation, retirement and a burden for long-term homeowners because of the need funding to pay for permits if the new zone requires additional development expense. Thus, some people are worried they would have to sell to pay for new taxes even as they could not afford to develop their land under new zoning due to additional rules.

These two challenges are equity concerns for the Eliot Board and known now to our LUTC Board. Therefore, as neighborhood leaders we want the City to consider these equity and displacement issues before rezoning in Eliot. We are planning a letter to Commissioner Loretta Smith and are seeking assurance from the Assessor's Office in the form of writing that Eliot will not be reassessed with this change in order to protect those long-time resident homeowner in the neighborhood. Less than 1/3 of housing units in Eliot are currently homeownership units compared to rental units.

Please consider the entire risks for Eliot residents of the zone change. Several of our residents are not in support of this change due to the potential increased taxes but our LUTC has considered the costs of loss of old homes and found this shift to R2.5 to be the best alternatives for that purpose. We are supportive of the LUTC efforts and wish you to also consider the other perspectives of those concerned and vulnerable residents.

Respectfully,

Angela Kremer, former Chair
Jere Fitterman and Pat Montgomery, Co Chairs
Eliot Neighborhood Association Board

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