

To Whom it may concern:

If this designation of R20 is implemented it will create a large hardship for me and my family personally, as well as other in the same area, I beleive. I have about 2 acres on Patton. We have had this property, as well as the property to the east of it when my grandfather purchased it to be a rental income property in the 1940's. My father continued as same, selling half in the late 70's. I inherited it 12 years ago, and some years ago we began the process with engineers to divide it into about five 10,000 square foot lots. Then land values dropped dramatically, so I decided not to continue at this time, as we would barely break even after all the division costs, even though we would retain the origional antique farmhouse as a rental. So even though we put nearly 40K into it we halted the process. Basically this new proposed designation would certainly not help the rental or housing shortage in Portland, and I'm really surprised to find this has even been suggested. Although we certainly praise and appreciate green spaces, still, if our spaces are divided intelligently and well, it could remain beautiful with our R10 origional plans.

Also, correct me if I'm wrong, but I beleive an R20 designation would increase our property taxes.

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