

May 9, 2016

Planning & Sustainability Commission,

My name is Brent Carpenter, and I'm testifying today about our property at 3905 SE Main St.

First off, I want to express our gratitude to the Mayor and BDS who requested and supported the re-designation of our property to Mixed Use/Civic Corridor.

3905 SE Main sits on the intersection of SE Main and Cesar Chavez. Those familiar with the intersection know that the three other corners embrace Fred Meyer, US Bank and Da Lat Restaurant. Our property is the only one on the intersection that is not zoned commercial.

My wife and I have owned this rental property since 2003, and over the years, we've improved this once neglected house into a neighborhood asset. We currently rent out two units in the house.

Sitting on the Cesar Chavez corridor, the house is well suited for mixed used as residential and office space. In that event, we would move our small businesses into the first floor flat and keep the upper unit as a long-term rental.

My wife and I own two successful businesses that both need space to grow. My wife's company employs three agents and one full-time assistant, and my company scales to hire dozens of freelancers for projects.

Our property at 3905 SE Main would provide the space and lower overhead to grow our respective companies and hire additional employees and freelancers.

While we're very sensitive to the affordable housing crisis in Portland, we feel it's critical to balance those objectives with the importance of creating of real wage-earning jobs.

Both of our companies are prime examples of the types of small businesses which help create healthy employment opportunities. It's our firm belief that good paying jobs are just as critical in alleviating Portland's affordable housing challenge.

By rezoning 3905 SE Main, you will help small business to flourish in Portland and make a positive impact on our local economy.

We support it. The Mayor supports it. BDS supports it. It's well-reasoned and sensible.

We respectfully ask you today to change the zoning for 3905 SE Main St. to Mixed Use/Civic Corridor.

Thank you,

A handwritten signature in black ink, appearing to read 'Brent Carpenter', with a long, sweeping horizontal stroke extending to the right.

Brent Carpenter
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