



Adam BARBER <adam.t.barber@multco.us>

PC-2018-9900**Susan Frashour** <susanfrashour@yahoo.com>

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To: Susan Frashour <susanfrashour@yahoo.com>, "adam.t.barber@multco.us" <adam.t.barber@multco.us>

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Adam Barber,

Thank you for taking my call yesterday. I really appreciate the efforts that you have gone to inform myself and other land owners of the proposed amendments that will affect our community. Unfortunately, the short notice of the public hearing and my previous commitment to my daughter's school meeting makes me unable to attend the hearing. With the notice for the hearing arriving during Spring Break I hope you will not necessarily interpret the low attendance of homeowners at the hearing as an endorsement or apathy to the proposed changes to our community.

I would like to start by giving you a little history of myself and my family. My father immigrated to this country as a child and my grandparents and father both instilled in me a great desire to work hard to better my community and the future prospects of my family. I firmly believe that a strong work ethic is what is required to make the American Dream become a reality. My sister and I are the first generation in our family to earn college degrees. We both were required to take out loans and put in many hard hours of work to both complete our degrees and pay back the loans we took out. I am thankful for the doors that hard work has opened but am also very cognizant of the price it cost me. I am in the financial position I am in because I made sacrifices along the way to achieve my dreams. My husband worked full time and went to school full time to finish his degree.

My husband and I owned our previous home for 12 years. We watched as our once close knit community began to be surrounded by an increase in the development of more "affordable housing". We saw that as the density of our neighborhood increased, crime increased. We also found that our enjoyment of the area decreased. We found that as the density of the neighborhood increased that there were more and more occasion where we heard our neighbors or where they heard us. Where broken down and stolen cars were abandoned on our street. Our loss of privacy and a feeling of security was significant.

When we purchased the home I felt comfortable running in our neighborhood. By the end I no longer felt safe. The increase in affordable housing brought a new unwanted element to our neighborhood. A number of people who were homeless had moved into the green spaces. Collecting cans and garbage from neighborhood homes. Tents and stolen shopping carts accumulated on the sidewalks. The City sent in crews a number of times to remove the refuse that accumulated as a result. In the end these two factors drove us to find a new home. It is very important to me to raise our children in a safe environment and we felt that change in the development of our area changed the safety.

When we made the decision to sell our home we found that the shift in our environment changed the value of our home. The value of our home was significantly different then the selling price of the same size and quality of home in more desirable areas of Gresham. We were very thoughtful in our decision to make a larger investment in a low density community because we value the attributes of such a community.

In November of 2016 we purchased 4.5 acres in unincorporated Multnomah County. We broke ground on our new dream home in September 2017 and are still in the process of building. I think it is very important for the Planning Commission to recognize that while this proposed amendment positively affects those in low-income it could very realistically cause an extreme hardship for myself and my family.

Our property is in unincorporated Multnomah County and as such does not have city water, sewer, or natural gas. The expense to develop our property has been significant but we felt it was worth it to live in a low density community. The permit from the City of Portland for our septic was \$3,831. The cost to hire an engineer to evaluate our property for the Storm Water Certificate was \$500. The well was \$17,124. The water treatment system an additional \$3,000 The septic system was \$17,500. There are no fire hydrants near our home so the Fire Marshal required us to put an interior sprinkler system in our home at the cost of \$8,000. The cost to install a propane tank and lines was \$8,460. This is a total investment of \$58,415. If density is increased in this area and public services like water and sewer are brought to our area will we be forced to install and access those utilities? If so will we be reimbursed for \$58,415 of the value of our investment fees and utilities? Fees, permits, and utilities required by the county at this time. The additional cost of the mandatory fees to hook up to new city utility services would be something we could not afford.

As you so astutely pointed out during our conversation today, I can't sell my well or septic system on Craigslist. I can not express to you the extreme financial hardship this would create for our family. It is very possible that this lost investment and the increased expense would push us out of being able to keep our dream home. The desire to increase affordable housing for others not yet members of our community would make our home unaffordable for us. It is heartbreaking to me to fear losing our dream home before we have even finished building it.

I reflect on the fact that we purchased the land in November but didn't clear the permitting process until September. It took time because the hardworking people at Multnomah Land Use Department and City of Gresham took the time to evaluate and consider the current code requirements and the impact our project would have on the community. I appreciated that when we were first doing our due diligence when first considering to buy the property that the planner on duty took the time to inform us of the 2005 Springwater Plan to make the area industrial. My husband and I heavily considered what this change would mean for the property if it went into effect. We understand that nothing stays the same but felt that this was an evolution that our family could accept. Industrial zoning and affordable house are not the same.

When we were working with Multnomah County Land Use Division my eyes were opened to the effect that land development has on the environment around us. Jessica Berry and Eileen Cunningham of the transportation department educated me on the increase in traffic accidents if driveways are too close together and the demand that more families put on our roads. Chris Liu took the time to explain the erosion control measures needed during building and informed me of the concern for increased erosion that occurs with development. I also now have a better understanding that increased impervious surface areas cause erosion and increased polluted stormwater runoff. With Johnson Creek so close to our property it is a concern that needs to be considered. I'm also concerned about the decrease in wildlife habitat. We must consider that we are not the only ones who live on this land.

There have already been several brand new neighborhoods built in our area in the last year that have brought affordable housing and increased density. At 282nd / orient drive 23 homes are being built, Schafer's view on orient drive is adding 11 homes, another high density neighborhood is going in on orient drive near chase road. 186 homes are currently being built on Palmquist/Hogan. These neighborhoods already create more traffic, more need for police, crowding in our schools, and more demand on our fire department. A demand that is already feeling the strain of the current population. We just don't need already established lots to double their load. Our area can't handle it.

The proposed amendment would allow for accessory dwelling units in areas zoned for detached residential use. What this says to me is that properties can not be subdivided but an additional dwellings being built would likely be used as rental properties. There are many articles arguing that an increase in affordable housing does not necessarily bring down property value but in each and every article this was stated with the caveat that the housing was "well designed, fit in the neighborhood and was well managed." Things that article after article cited as "well designed and well managed" were the ability to commute to work, to access shopping and dining by foot. The proximity of these feature decreased the need for multiple cars in the same family. This simply is not possible in the area you are considering. There is no industry of any kind within walking distance. The result will simply be twice as much traffic and congestion as we currently have.

If this amendment moves forward what safe guards would be put in place to insure the value of the surrounding homes and the general livability of the current homeowners? You mentioned that a permanent foundation would be required but there is so much difference between a mobile home and a stick built home in the long term quality of the home. Will there be standards for the energy efficiency of these homes as they create more demand on our environment? Will you allow short term rentals so that these homes become "party houses"? Will you have safeguards to keep garbage from accumulating around these dwellings? Will you require that landscaping meet certain standards to decrease erosion and keep property values up?

I can see a number of neighbors from my front porch. Without exception the homes that are single family owned homes are very well taken care of. They come in all shapes and sizes. Some are very elaborate, some of very humble but the pride of home ownership and the understanding of the importance of keeping of the investment is evident in the well maintained structures and yards. Across the street from me there are two mobile homes. They are both rental properties. Each home is in poor repair. The yards are littered with shipping crates, broken down cars, and the landscaping is poor. Why would this be? The answer is that these families don't have any skin in the game. They see these homes has something that is used and when it is used up they move on. There is no reason to keep up the homes or yards because they haven't sacrificed anything to earn them. The American Community Survey reports that areas that have a higher then average concentration of renters have lower property values compared to other properties in the county they are located in by an average of 14%. Like many Americans, my greatest investment of wealth is in the equity of my home. This amendment could decrease my greatest investment by 14%! What has taken my husband and I years to create could be taken away much more quickly.

Multnomah County authorities must recognize that they have to look out for the well being of ALL of its citizens. I fear that in the haste to create affordable housing measures by next month, very important things are not being considered. I implore you to not just think of those who would live in affordable housing but to consider the families that are already a part of this community. Those of us in low density did no arrive here by accident. It was not a simple bit of luck or birthright that allowed us to purchase our homes. The current residents are made up of women like me who have taken a second job. They are made up of men like my husband who have taken extra shifts to afford things for our families. This very weekend my husband will miss our Easter celebration so that he can work two extra shifts to help pay for our home. No one has made our dreams affordable. We have set goals and chased after them!! Please don't take away the very things about this area that drew us to it. Please don't create such a high density that we would be required to hook up to public utilities and lose our home.

Susan Frashour