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To: [JWMNR Exhibits](#)
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Such a sweeping change to the character of Portland neighborhoods as this bill allows will precipitate untoward, unforeseen consequences that will diminish the quality of life for thousands of residents.

Property Rights and Takings: Certainly the poor soul who a few years ago scraped together a down payment and has struggled to make his house payments through the perilous winds of recession and personal challenges inherent in life, deserves a hearing. He did not necessarily buy into his neighborhood with a mind to have the character of it changed (some would say debased) by wholesale changes without his formal or informal consent. He has made a lifelong investment in a place with a certain character. Now, this bill seems to deny him due process, and may decrease his livability and perhaps his equity. I feel this is patently unfair. To put it plainly: you thought you bought a property in a single family neighborhood and now it is not. Someone has taken something away from that person.

Lower quality of life and departing stakeholders: Those who held the fabric together of their family neighborhoods will seek the now missing ingredients of a satisfactory life elsewhere. They will vote with their feet. This may take a while, but eventually it will happen and has been mentioned by many urban planners. If you destroy the reason for coming here, people will depart these heretofore congenial neighborhoods. The homeowner will be replaced by the landlords, who will have a bottom line mentality, which does not allow for the personality, and neighborliness of the area.

Congestion vs Density. I see no plan in place to study or remedy the impacts of congestion on the quality of life. This bill attempts to resolve a "housing crisis" by fiat and dictum, but there is no sign that our currently very permissive development environment is making housing affordable. No or little parking, difficulty navigating city streets, increased crime, more litter, growing noise levels and difficulty moving through the city are only some of the problems facing the citizens who will be congested because the responses to density are insufficient. More bike lanes, believe it or not, will not solve these problems. Older and the settled citizens of these neighborhoods are feeling marginalized.

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