

From: [Joanna Mickelson](#)
To: [HHS Exhibits](#)
Subject: Opposition to HB 2001 and Amendments
Date: Tuesday, April 2, 2019 10:42:03 PM

Re: Opposition to HB 2001 and Amendments

My address is 5451 SW 54th Avenue, Portland. I have lived in my neighborhood for 12+ years. All of my three children went to the neighborhood elementary school, Hayhurst as well as Robert Gray Middle school and now Wilson High. We moved to this neighborhood for the large backyards and single family housing in the immediate and surrounding neighborhoods which has provided the feel of a small town community.

Before buying this house we had looked for over a year. Many neighborhoods those 12+ years ago that were considered 'desirable' were out of our price range and the housing availability at that time was nearly non-existent. We bought a house much smaller than intended but ended up very happy with our decision. Just like my parents at my age who also had to make concessions and couldn't afford to be in the 'desirable' neighborhoods that they had originally intended to live in either. The price of housing continues to be expensive and I find it disturbing that the "solution" to this issue is to seriously change the faces of old established neighborhoods that families have lived in, raised their children in, and are currently very happy with.

Yes, it will be a struggle to keep my house as I age. Just like it was difficult for my grandmother to keep her house when she grew older. I don't see how adding additional units to properties will help people 'keep their property'. Instead what will happen is current owners who are aging will sell their house for far more than what they would have gotten before this change because developers will sweep in and put quadplexes where there used to be just one house, or one house and two additional units that can be 'rented' out. The person selling the house will no longer be in the neighborhood, but we will be, and we are the ones who will be affected by this change.

A few points to the current infill project that I have significant issue with are as follows:

*Quadplexes being built where a single house currently stands will put a strain on various utilities in the area. We already have sewer issues and drainage concerns in our area. Also with off-street parking not required to be included with these structures, our narrow streets will be overfilled with cars. We don't have sidewalks, people and children on their way to school walk in the street.

*The argument that this new housing will be more affordable I believe is untrue. I have seen what these 'plexes' sell for in surrounding areas. Now there will be four houses, and the person who owns them will 'rent' each for the amount of what the one house that used to be on the property cost. Housing costs will not decrease, the developer and 'owner' (who probably will not live in any of the units) will make a nice profit though.

*Studies have shown that what families are looking for, what they desire is detached single family housing. So if that is not what will exist anymore, who is living in these wonderful new houses crammed into once charming neighborhoods. Renters perhaps? Or vacationing visitors?

Essentially I feel that the city is turning a blind eye and ear to the long term residents who have been engaged in helping to build and sustain family neighborhoods. We sent our children to the neighborhood school, we have been paying our taxes, and we built a life for ourselves in neighborhoods we love AS IS. As a Thank You, the city will forever change this neighborhood to make it 'better'. Better? I don't think you heard the current residents of your old established neighborhoods complaining. But I hope you do hear our voices filled with concern and disappointment in this current plan.

Sincerely,

Joanna Niedermeyer

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