



October 22, 2017

To: Mayor Wheeler and Commissioners
Policy Committee Members and City Staff

This letter serves as notice to the City of Portland that the Woodstock Community Business Association Board of Directors have voted unanimously to oppose the unreinforced masonry retrofit mandate.

Buildings are in compliance with current codes. The mandate lacks recognition of hardships for building owners. Without a safety-net for owners, this mandate will force "fire sales" to developers and buildings will be demolished.

These buildings are the place-makers in our community. Actions that force building owners to sell to developers goes against basic Main Street protection, principles and neighborhood goals for Portland as demonstrated in the 2035 Plan.

Demolitions will erase the historic character of our neighborhoods and affordable rent. They will displace tenants across the city. Without a plan for funding or for the displacement of small businesses and residents, this mandate is untenable.

Woodstock is a small business district with 94% local ownership. Our building owners are part of our community. Many are owner-operators and multi-generational. To lose this local ownership and the small businesses will negatively impact our neighborhood.

We hope to help find solutions and a balance for our district. We note the ear-mark of \$5 million to Old Town/China Town. Woodstock would find the receipt of equitable funds a solution to many of the costs for the buildings in our district.

Respectfully,



Thad Davis, President