



**HBBA 2017-18
Board Members**

Officers

Hilda Stevens
President
Bazi Bierbrasserie

Gregg Harris
Vice President
Roosevelt's

Liz Potter
Secretary
New Seasons

Roger Jones
Treasurer
Aetna Brokerage

Past President
Greg Moon
Western Seminary

Directors:
Miranda Levin
Memento
David Rappaport
Hawthorne Cutlery
Don Mack
Multi-Pure Dealer
Jay Ihrke
Belmont Eco-Laundry

Ryan Malen
Fred Meyer
Sarah Balzer
Pomegranate
Julia Hanfling
3 Peaches Nutrition
Bret Lubic
Attorney at Law
Michele Machado
Hawthorne Hostel

HBBA Mission
HBBA promotes, supports & celebrates the prosperity and livability of our District

HBBA Vision
HBBA conserves the uniqueness of our past and embraces the possibilities of the future.

HBBA
P.O. Box 15271
Ptld, OR 97293-5271
(503) 775-7633
www.hawthomepdx.com

Bld. Tree Lighting
December 2, 2017

October 10, 2017

To: City of Portland Mayor and Commissioners
Bureau of Development Services
Bureau of Emergency Management

From: Hawthorne Boulevard Business Assn. Board of Directors

This letter is to express our strong disagreement with the proposed regulatory action regarding City of Portland Unreinforced Masonry (URM) buildings which are currently in compliance with City Codes.

This regulatory proposal created under the guise of being a "Safety Measure" will, in reality, become a land grab of small building owners' property or it will become a huge obligation without financial assistance or resources.

Lowering the value of property by creating requirements for upgrades that will cost more than any property owners set aside for maintenance will mean selling the building for many owners. In addition, this project/potential has been known to the development community for two years, so the value of the targeted properties has already decreased. These regulations, if approved, will, too often, mean that buildings will have to be sold to, hopefully, maintain some of the income for current livelihood and/or future retirement.

Our community's historic buildings create the ambience that makes Portland, Portland. Insurance costs will rise. bank loans will rarely be available and rents cannot be increased enough to make \$600,000 to over \$1,000,000 retrofits feasible. We insist that the Bureau and the City defer this mandate until a time when community funding is guaranteed

The Hawthorne Boulevard Business Assn. Board has seen that over 40 District buildings are targeted in the URM inventory and the proposed retrofit will lead to, presumably, unintended consequences. Clearly, without funding, mandating this retrofit project is irresponsible. This project is a larger community obligation that the community has not stepped up to fund. Approving any mandate is an invitation to decimate Portland's small, older buildings.

Do not do this to 1600 or more building and property owners in the name of safety and fear. When or if, the earthquake happens, then the properties can be sold and new buildings will rise out of the rubble.

Sincerely,

Hilda Stevens, HBBA President and the Board of Directors.