

Dear Commissioners,

I came downtown to speak about this item last month. I appreciated the opportunity to speak, especially since there were so many speakers. It was a great discussion. I no longer support a decrease in the original zoning request to RN-3. I did not support the original request for RN-4.

Commissioners spoke about the missing middle and how to support them. What you are overlooking is the working people that are being displaced to support the middle. I realize that I asked for a compromise to RN-3 zoning. I really thought about this after the discussion. We are just now getting sidewalks on Atlantic Avenue 100 years after the original development, so sidewalks will not be imminent for this small complex to get people safely to bus stops.

We have low-income neighbors being pushed out in the last few years due to flippers buying up inexpensive properties and selling them for double or triple what they paid and put into them. About half our properties are rentals, which have doubled rents or been sold. We also have increased taxes at the city and county, as well as increased home owners' insurance with inflated tax re-assessments. That has burdened low-income home owners as well as renters. Some of you may think this is an opportunity for low-income people to sell and get out. But they have nowhere to go and will not have enough for a down payment on a better property somewhere else. The median income for this area is less than \$50,000.

The best that can be done with this situation is to continue the RN-2 zoning and allow a couple of duplexes. This will stabilize the area for the remaining workforce housing. If apartments, townhouses, or condos go in, the rest of the block will fall to more development. The amount of paved area for parking for this density is not appropriate in a hillside protection area. This area is between 1st and 2nd Creek watershed areas.

As leaders, you need to find a way to restructure our dilapidated commercial corridors with high intensity housing. Those areas have the infrastructure for density, as well as public transportation.

Please do not displace existing workforce housing with something that is gentrification for an out of state developer. We need smart sustainable development.

Thank you for your attention,

Deborah Thomas
Oakwood Lincoln-Park