

From: [Laura Terway](#)
To: [Christina Robertson-Gardiner](#)
Subject: Fwd: Oregon City Annexation Report - 92 acres 2-12-18
Date: Thursday, February 15, 2018 3:54:31 PM

-Laura Terway

Begin forwarded message:

From: Nick Veroske <nick@willamette-equities.com>
Date: February 15, 2018 at 3:44:48 PM PST
To: 'Kent Ziegler' <kntzig001@aol.com>, 'Nick Dierckman' <ndierckman@gmail.com>, 'William Gifford' <WilliamG@ocbusinessalliance.com>, 'Crocker' <robb@funnelbox.com>, 'Fowler' <danf@abernethycenter.com>, 'Henson' <SHenson@columbiabank.com>, 'Holden' <Rose@ocgolfclub.com>, 'Meier' <blane@fccycles.net>, 'Parkin' <maureen@parkinelectric.com>, 'Slack' <donslack5@msn.com>, 'Storey' <chrisbstorey@yahoo.com>
Cc: Dan Holladay <dholladay@orccity.org>, Tony Konkol <tkonkol@orccity.org>, Laura Terway <lterway@orccity.org>
Subject: FW: Oregon City Annexation Report - 92 acres 2-12-18

All,

Please see the comment email below to KATU News regarding their reporting of the annexation hearing and efforts this week.

Laura: Would you please enter the comments into the public record for the annexation effort? Thank you.

Nick Veroske
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From: Nick Veroske [<mailto:nick@willamette-equities.com>]
Sent: Thursday, February 15, 2018 3:35 PM
To: KATU Channel 2 News (thedesk@katu.com); KATU Channel 2 Comments (webstaff@katu.com)
Subject: Oregon City Annexation Report - 92 acres 2-12-18

Dear KATU News, Anchor Steve Dunn and reporter Lashay Wesley:

Your recent reporting of Oregon City's proposed annexation of 92 acres was disappointing at best. Landowners, developers, and the City of Oregon City have been working for years to bring a desperately needed, fresh housing supply to a city who has seen its median home prices increase nearly 45%, from \$350,000 to \$500,000 since February, 2015. It is important for your viewers to understand how the lack of buildable land, thus lack of housing, affects the ability of both young families and our critical workforce to afford a home with a yard to raise their children or to build up their future retirement savings.

Oregon voters passed revolutionary land use planning legislation in 1978 in an effort to preserve farmland and wildlife habitat. The legislation also recognized the importance of "people habitat" as well as the importance of the environment by requiring cities to periodically expand their urban growth boundaries to meet their 20-year forecast of population and employment growth. Properly implemented, such a system should reduce the distance that commuters must drive to and from their jobs, thus reducing the need for highways and fuel consumption, thus reducing pollution and potential accidents. Shorter commute times also allow parents to spend more time with their children, more time at home together, or more time giving back to their communities in numerous ways.

Your report focused on one owner couple who appear to have lived in Oregon long enough to understand our land use system, its value and sometimes its consequences. You did not discuss the plight of the other dozen or so property owners who will finally be able to sell their lands, potentially realizing a financial return for the investments some of them may have made years ago as they planned for their financial futures. What was not reported by you was the harm those the property owners are doing to the remaining land owners and to the families that would eventually occupy those desperately needed homes.

Recall your reporting of the 23 Oregon City families displaced from their affordable apartments when the land slid out from under them a couple of Christmases ago. Lack of ANY housing forced those families into the high school gym, then out to who-knows-where as they were forced to evacuate the gym before school resumed for the new year. Understand that your sensationalist reporting in no small way actually contributes to the housing shortage plaguing Oregon.

Oregon taxpayers fund a state department, Oregon Housing and Community Services, with \$1.2 BILLION in the current biennium whose sole purpose is to help lower-income Oregonians simply FIND affordable housing. Under the direction of Governor Brown, numerous State Departments are currently engaged in helping create housing affordable for the State's workforce. Workforce housing is critical to Oregon employers to attract the workers they need to meet demand for the goods and services they produce and sell worldwide. Should companies leave the state due to an inability to attract the employees they need in order to meet their production demands? The couple you chose to interview imply that our employers should leave. Perhaps their

attitudes will change when they are ready to sell their home and pursue other goals.

Please let me know when you will be airing a report addressing Oregon's critical housing shortage and some of the solutions being sought by enterprising developers. May I suggest you research the effect it is having on the ability of families trying to start building wealth for their futures by purchasing their first home? I might also suggest that you look at Sheridan, Oregon, a community of 4,400 people. Sheridan is so encumbered by Federal and State environmental regulations that, as of a month ago, they had only four homes for sale and NONE under construction. A national manufacturer will soon begin operations in Sheridan hoping to employ 300 people. When I spoke with their officials last October, they reported that half of their prospective employees wanted to live in the community in which they worked. That is an immediate need for 146 new homes for family-wage workers, giving a much-needed boost to a community suffering from a poverty rate nearly 50% above the national average, persons under 65 without health insurance twice the national average and a school system that is declining from loss of students.

I'm looking forward to your thoughtful response. I'm also looking forward to seeing KATU News, of which I was formerly a dedicated viewer, take an active role in helping our state provide for its citizens by positive reporting of the seriousness of this situation rather than highlighting the emotional responses of obstructionist views.

Thank you for your attention.

Sincerely,

Nick Veroske
Director, Oregon City Business Alliance, and
Land owner and developer of housing for Oregon's workforce