

Roseco Property Management, LLC

May 2nd, 2017

To: Tenants of Roseco Property Management

From: Paul Medica
Managing Partner

Tenants,

Some of you may have received the May 15th Special Session Voters Pamphlet without regard. This Special Election and Measure Vote has a hidden agenda that all Multnomah county voters should be made aware and could have a dramatic impact on your future rent rate. I urge each of you to vote by mail for one reason only – to make your wallet great again!

In this Special Election and Measure Vote, the Multnomah County School District is asking voters to approve measure 26-193: BONDS to improve health, safety, learning by modernizing, repairing schools. The school district is asking for \$790 Million dollars that would fund modernization of Benson, Lincoln, and Madison High Schools and Kellogg Middle School with \$150 million (or just 18%) in health and safety projects at schools across the district. This would add roughly \$1.40 per \$1,000 of assessed property taxable value for the first 4 years then diminishing in rate for the remaining 26 years – yes that is correct – 30 years of special school bond property tax payments.

Normally, the Portland School District would not need to stretch a special bond over 30 years however due to the size (\$790M) of the request, the only way to make the annual payment palatable to property owners is to spread it over a lifetime. Especially, if it is draped on top of an existing School District Improvement Bond!

Four years ago, the Portland School District came to the voters with Measure 26-144. It was a request from the School District for voters to approve a \$482 Million general obligation bond for (you guessed it) renovation of Franklin High School, Grant High School and Roosevelt High School, and replacement of Fabian PreK-8 school. It was also to begin planning for upgrade of all high schools in coming years. I underlined the “begin planning” clause because the School District has a website that makes it clear – the “planning” aspect of the upgrades includes generating publicity for their long term objective, raise funds through voter approved bond issuance to renovate every high school in the school district! (For those of you who have lost track – that would include: Jefferson, Cleveland and Wilson, Lincoln, Madison and Benson, Franklin, Roosevelt and Grant.)

This bond was approved by the voters in the 2012 November election vote and went into effect on the 2014 property taxes, it has an 8 year term. It added \$1.10 per \$1,000 of taxable assessed property value. The School District has announced to voters that the funds of this bond have been completely spent during the last 4 years on the projects outlined in the voters’ pamphlet (which I

attached for all to view) however Property owners will continue to make payments for 26-144 thru 2022.

Then there was the timely findings of "lead in the pipes" in schools that were sampled. The Political Action Committee for Portland Public Schools (known as PACPPS1) wants you to believe that "every school" has this issue. The fact is that PACPPS is walking a very fine line with its wording. Every school that was sampled or 4 schools in the entire district had lead levels above the DEQ standard. It was PPS's decision to turn off every drinking water faucet in the city schools without sampling the entire facility system. The facts suggest it is highly improbable every school facility in the PPS system has lead levels above the acceptable standard however PACPPS1 wants you to believe the entire drinking water in the city is tainted!

The real travesty is that in the unlikely condition every faucet in every school is distributing drinking water with lead levels above the acceptable standard, the bond does almost nothing to "get the lead out of PPS facilities." Eighty-two (82) percent of the money is directed at 3 reconstruction projects (Lincoln, Madison & Benson) and according to PACPPS – "Every School has contaminated drinking water."

Bottom line: With this bonds approval - I will have no choice but to substantially raise rent rates as the LLC will be faced with PPS District double dipping on property taxes for at least the next 4 years: measure 26-144 and the passage of measure 26-193

I urge each of you to: VOTE NO on measure 26-193.

And make your wallet great again!

Paul Medica