

*(NOTE: Although the School Board will most likely not put much emphasis on the boundary change's effect on property values, Here is an opinion from a realtor about the subject)*

Sure. But here are some points to think about:

1. Such a change from an established school/reputation and location proximity to the subdivision ALL effect value in the LOCATION of a home...therefore the home value is effected, period.
2. Would any buyer (and all of us are one from time to time and most likely will be again in the future) be willing to offer any price OR the same price for 2 like homes in the general area if home A is walking distance or a 36 second drive from updated, highly reputable and established versus home B that is at minimum unknown teaching faculty and zero reputation?
3. All like homes in any sector of Portland or in any other city that are closer to amenities such as shopping, schools, attractions, commute paths always fetch a higher price for those conveniences then homes further way.
4. Happy Valley city officials and residents have always toted the Happy Valley area as a "bedroom community". The exponential growth sought after and permitted by officials working at H.Valley city hall has already caused degradation to the quality of the "bedroom community" aspects of the Valley and are reducing it further by pushing families into more density cluster housing, increased traffic, perpetual construction hindrances (such as major truck traffic and noise, construction noise, dust, unsightly debris and trash-all permitted 13 hours a day, 6 days a week with a bonus work day of 10 hours less no major earth moving on Sundays totaling 88 hours a week and then multiplied by ? # of years). Lets add several school boundary changes in which kids are being separated from friends, culture and teacher relationships just because the City is looking at numbers on paper. Simply translated, Happy Valley city officials and school boards are joining together to combine all of the factors listed above to manipulate and subject the residents to a reduced quality of life and squashing their reasons for moving here for in the first place. Shuttling kids to schools some distance away is easy to achieve in many parts of Portland proper. When parents pay to live in various bedroom communities such as Happy Valley where their desire is not have shuttled kids, shouldn't they be able to entitled to it when a city wants to change and grow? Why does change and growth eliminate what parents moved here for to begin with? How can this concept not affect home values when parents weigh home location and quality of schools to 90+% of their decision to move at all? The City and school board have an expected duty by the local residents to protect these residents' quality of life and the aspects of their community in which they moved there in the event such entities agree to undergo change and growth.

All of these points above beg the following question: Is the school board managing the growth and expansion to the best of their abilities for the quality of life of the large number of residents effected or are they managing the growth and expansion to the best of their abilities to meet THEIR own needs?