

Mayor Hales and Commissioners,

Thank you for this opportunity. I'm Cora Lee Potter. I'm a decade-long resident of the Lents neighborhood, I served as the Chair of the Lents Town Center Urban Renewal Advisory Committee for 4 years, and I've participated in many budget and development advisory committees for the Lents Urban Renewal Area over the course of my tenure in the neighborhood. I also currently serve as the Land Use Chair for the Lents Neighborhood Association, but I'm here today to reflect on my role as a private citizen, advocating for Lents and on the aspirations and hopes for the neighborhood that I've been aggregating over the years as we've worked to reach this moment in time in particular.

A few years ago, I really wanted some nice beer. So, I walked the $\frac{3}{4}$ of a mile from my house to Fred Meyer and to my dismay, the small section of the beer aisle that had anything appealing had been emptied and not restocked. Of course, I complained to my friend and colleague Nick Christensen via text message – because that's our routine. And that set into motion more conversations about what's missing, what we lack and the real counter-intuitive way we were being left out as a neighborhood by a rebounding market and development. So, we decided to really push PDC to find us just one thing that folks had been asking for– just to get the ball rolling, and that was a brewery. A few PDC employees got to talking in their hang-out down the street, the stars aligned, and a fellow that ran the small brewery Pints, along with his business partners agreed to open a larger operation, Zoiglhaus Brewery, in Lents.

What we didn't know at the time was how lucky we had gotten in that one of the partners was Chad Rennaker of Palindrome Communities. And, in the time he spent in Lents Town Center working on the brewery project, he quickly saw what we saw in our own community. He saw a gathering place, a place where commerce should naturally occur and where people should live, work and play.

Our small victory led to advocacy for an action plan, which led to a request for interest, which led to an ambitious proposal from Palindrome communities to restore our town center. And, before you we have the proposal to provide funding to realize the first phase of a development plan that is really all about a true Lents revival. Chad and his team have been integral parts of our community since the opening of Zoiglhaus, and they work to ensure that they are intentionally including us – not just bringing us along but including us in the anticipated development and every aspect of the project - including making sure that we're keeping space for our neighbors who need affordable housing, but consciously mixing it with market rate housing to ensure that everyone has access to good services and our small businesses are supported. The project also includes a significant amount of ground-floor retail, which not only will provide much needed and in demand brick and mortar space, but will also turn our sidewalks back into places, not just thoroughfares.

Reading through the proposed ordinance and seeing the final details of the financing package, I am also encouraged by the sheer level of investment and the smart use of public and private funding that will get this project out of the ground. Getting projects like this to pencil is challenging work that often goes without proper acknowledgement. So, I encourage you to use your vote today to support the proposed financing from the Portland Housing Bureau and PDC for Oliver Station Apartments. And I encourage you to support Palindrome Communities as much as they have supported Lents.