



CITY OF
PORTLAND, OREGON

**OFFICIAL
MINUTES**

A REGULAR MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS **10TH DAY OF AUGUST, 2016** AT 9:30 A.M.

THOSE PRESENT WERE: Mayor Hales, Presiding; Commissioners Fish, Fritz, Novick and Saltzman, 5.

OFFICERS IN ATTENDANCE: Karla Moore-Love, Clerk of the Council; Linly Rees, Senior Deputy City Attorney; and Jason King and Mike Cohen, Sergeants at Arms.

On a Y-5 roll call, the Consent Agenda was adopted.

		Disposition:
COMMUNICATIONS		
917	Request of Crystal Elinski to address Council regarding our City mafia connections (Communication)	PLACED ON FILE
918	Request of Kevin Martonick to address Council regarding a resolution supporting the closure of Guantanamo (Communication)	PLACED ON FILE
919	Request of Megan Harrington Wilson to address Council regarding a resolution welcoming cleared Guantanamo detainees into Portland (Communication)	PLACED ON FILE
920	Request of Rhonda Meadows to address Council regarding an exchange between a city worker and an African American homeless man (Communication)	PLACED ON FILE
921	Request of Jeff Cole to address Council regarding Portland's historic and affordable assets at risk (Communication)	PLACED ON FILE
TIMES CERTAIN		
922	TIME CERTAIN: 9:45 AM – Screening of student films from the Media Institute for Social Change summer program (Presentation introduced by Mayor Hales) 15 minutes requested	PLACED ON FILE

<p>923</p>	<p>TIME CERTAIN: 10:00 AM – Authorize lease of Terminal 1 from the Bureau of Environmental Services to the Portland Housing Bureau for use as a temporary mass shelter (Resolution introduced by Commissioner Saltzman) 1 hour requested for items 923-924</p> <p>Motion to amend Resolution and Loan Agreement regarding Fair Market Rent, Rate Payer Liability, Terms of the Lease, and Notice Requirements: Moved by Fish and seconded by Fritz. (Y-2; N-3 Saltzman, Novick, Hales) Motion Failed.</p> <p>Motion to amend Resolution to add a final BE IT FURTHER RESOLVED, that no general fund shall be spent on improvements or operations of the temporary shelter: Moved by Fritz and seconded by Fish. (Y-2; N-3 Saltzman, Novick, Hales) Motion Failed.</p> <p>(Y-3; N-2 Fritz, Fish)</p>	<p>37225</p>
<p>924</p>	<p>Authorize application to Metro for an Equitable Housing Planning and Development grant in the amount of \$100,000 to assist the Portland Housing Bureau in conducting predevelopment work on the Terminal 1 site to determine feasibility of the Oregon Trail to Hope project (Ordinance introduced by Commissioner Saltzman)</p>	<p>PASSED TO SECOND READING AUGUST 17, 2016 9:30 AM</p>
<p>CONSENT AGENDA – NO DISCUSSION</p> <p>Mayor Charlie Hales</p>		
<p>925</p>	<p>Appoint Ryan Hyke and Jamie Hurd to the Noise Review Board for terms to expire August 9, 2019 (Report)</p>	<p>CONFIRMED</p>
<p>926</p>	<p>Extend terms of Socially Responsible Investments Committee members Sayer Jones and Robert Landauer from July 1, 2016 until December 31, 2016 (Report)</p>	<p>CONFIRMED</p>
<p>927</p>	<p>Reappoint Alice Brawley-Chesworth, Cindy Dietz, and Marie Walkiewicz to the Portland Utility Board for terms to expire June 30, 2017 (Report)</p>	<p>CONFIRMED</p>
<p>Bureau of Planning & Sustainability</p>		
<p>928</p>	<p>Consent to the transfer of Cloudburst Recycling, Inc. residential solid waste, recycling and composting collection franchise to Heiberg Garbage & Recycling LLC (Second Reading Agenda 897) (Y-5)</p>	<p>187932</p>
<p>Bureau of Police</p>		
<p>*929</p>	<p>Accept and appropriate an additional \$4,996 from the Oregon Department of Transportation Traffic Safety Division FY 2016 Speed Enforcement Grant program for sworn personnel overtime reimbursement (Ordinance) (Y-5)</p>	<p>187933</p>
<p>Office of Management and Finance</p>		
<p>*930</p>	<p>Authorize charitable organizations eligible to participate in the City's 2017 Charitable Campaign and authorize exemptions from umbrella requirement for Portland Parks Foundation and Portland Fire Bureau Toy & Joy Makers (Ordinance) (Y-5)</p>	<p>187934</p>

August 10, 2016

*931	Pay claim of Katherine Decker in the sum of \$27,500 involving the Portland Parks and Recreation (Ordinance) (Y-5)	187935
*932	Pay claim of Mattie Khan in the sum of \$8,740 involving the Water Bureau (Ordinance) (Y-5)	187936
*933	Amend agreement with Portland Habilitation Center, Inc. to increase agreement by \$298,302 to provide janitorial services for The Portland Building for an additional six months (Ordinance; amend Contract No. 31000239) (Y-5)	187937
934	Authorize an Intergovernmental Agreement with Portland State University to perform a Pre-Development Building Programming Study for the Jasmine Block property (Second Reading Agenda 900) (Y-5)	187938
Commissioner Steve Novick Bureau of Transportation		
*935	Amend contract with CH2M Hill Engineers, Inc. for additional work completed for the Smart Cities Challenge grant project in the amount of \$10,000 and allow for final payment (Ordinance; amend Contract No. 31000660) (Y-5)	187939
*936	Authorize an Intergovernmental Agreement with the Oregon Department of Transportation to define the roles and responsibilities for real property to be obtained and used a part of right-of-way for road, street or construction of public improvements for the Foster Road Transportation and Streetscape Project (Ordinance) (Y-5)	187940
REGULAR AGENDA		
Mayor Charlie Hales		
937	Accept the Governor's Letter of Designation of the Lents Stabilization and Job Creation Collaborative as an Oregon Solutions Project (Resolution) 15 minutes requested Rescheduled to August 10, 2016 at 2:00 PM. (Y-5)	37227
Office of Management and Finance		
938	Authorize an Intergovernmental Agreement with the City of Gresham for the City of Portland to conduct transient lodging tax audits of Gresham hotels on behalf of the City of Gresham (Second Reading Agenda 899) Rescheduled to August 10, 2016 at 2:00 PM. (Y-5)	187941
Commissioner Dan Saltzman		

August 10, 2016

Portland Housing Bureau		
939	Approve application under the Multiple-Unit Limited Tax Exemption Program for 17 th and Kearney located at 905 NW 17 th Ave (Second Reading Agenda 908) Rescheduled to August 10, 2016 at 2:00 PM. (Y-5)	187942
940	Approve application under the Multiple-Unit Limited Tax Exemption Program for 17 th and Pettygrove located at 1331 NW 17 th Ave (Second Reading Agenda 909) Rescheduled to August 10, 2016 at 2:00 PM. (Y-5)	187943
Commissioner Steve Novick Bureau of Transportation		
941	Direct the City Engineer to waive City Code upon receiving evidence to support a proposal to rename SW 9 th Ave from W Burnside St to SW Montgomery St to Park Ave and allow the Portland Bureau of Transportation to process the street renaming application in good faith (Resolution) 10 minutes requested Rescheduled to August 10, 2016 at 2:00 PM. (Y-5)	37226
*942	Authorize a contract with the lowest responsible bidder for the SW 19 th : SW Taylors Ferry to SW Marigold partnership project (Ordinance) Rescheduled to August 10, 2016 at 2:00 PM. (Y-5)	187944

At 1:17 p.m., Council recessed.

August 10, 2016

A RECESSED MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS **10TH DAY OF AUGUST, 2016** AT 2:00 P.M.

THOSE PRESENT WERE: Mayor Hales, Presiding; Commissioners Fish, Fritz, Novick and Saltzman, 5.

OFFICERS IN ATTENDANCE: Karla Moore-Love, Clerk of the Council; Kathryn Beaumont, Chief Deputy City Attorney at 2:00 p.m. and Judy Prosper, Deputy City Attorney at 2:04 p.m.; and John Paolazzi and Mike Cohen, Sergeants at Arms.

The meeting recessed at 2:37 p.m. and reconvened at 2:38 p.m.

<p>943 TIME CERTAIN: 2:00 PM – Accept the Gateway Urban Renewal Area Five-Year Action Plan (Resolution introduced by Mayor Hales) 90 minutes requested (Y-5)</p>	<p>Disposition:</p> <p>37228</p>
---	--

At 4:00 p.m., Council adjourned.

MARY HULL CABALLERO
Auditor of the City of Portland



By Karla Moore-Love
Clerk of the Council

For a discussion of agenda items, please consult the following Closed Caption File.

August 10, 2016

Closed Caption File of Portland City Council Meeting

This file was produced through the closed captioning process for the televised City Council broadcast and should not be considered a verbatim transcript.

Key: *** means unidentified speaker.**

AUGUST 10, 2016 9:30 A.M.

Hales: Welcome to the august 10th meeting of the Portland city council, would you know call the roll?

Saltzman: Here **Novick:** Here **Fritz:** Here **Fish:** Here **Hales:** Here

Hales: We have a full council agenda this morning. Let me map it out for you. We have citizens signed up for the communications up front, and we'll do that first, and we will then take a couple of time certain items. Time certain means -- I'm sorry we'll take the consent calendar. Then we'll take a couple of time certain items, time certain means no sooner than that time, so we'll try to stick as closely to that as we can. Then we have our consent calendar and our regular calendar, as well, is there anything to be removed from the consent calendar? And we're going to reschedule one item, from the regular agenda to the afternoon agenda that is 937. So without objection I'll do that and if your here to speak, welcome, we will take public testimony on the items where it is appropriate, if you want to speak on a calendar item let the clerk know and she will give you an opportunity. We allow people three minutes to speak, and it looks like we might be able to accommodate that. I know that there is the student presentation here so a lot of the people are here for that. And if you are here to speak on the council calendar item you only need to give your name, not your address, and if you are representing an organization, you are required to let us know that, so please do. We follow the rules of decorum and common sense in this chamber, and that is if you want to show support for somebody's point of view, you are certainly welcome to give them a thumbs up or a wave of the hand, if you a happen to disagree with them and want to indicate your opposition, a negative hand gesture, a polite one is appropriate, as well. But we ask that we not make vocal demonstrations or applause in favor or against our fellow citizen's points of view. We make exceptions for students and visiting dignitaries, and I think that we'll be doing that in a moment. So if you are one of those, you might get a round of applause, otherwise we try to keep it calm in here. If you are just disruptive in the council chambers or interrupt others, you will be asked to leave, and if you don't leave you will be removed from the council chambers and excluded. So we hope that we don't have to do that, and we want to welcome everyone and we will start with communications item 917.

Item 917.

Hales: Ms. Elinski are you here? Let's move onto 918.

Item 918.

Hales: Come on up. Good morning.

Kevin Martonick: Thank you for the opportunity to speak. I am an associate member of veterans for peace, and I will just -- I work on this resolution that I have sent previously to the council as a concerned citizen. The person at Guantanamo was opened in January of 2002 by George w. Bush through executive Order without congress's approval. Nearly 800 people were imprisoned there including children, additionally made a declaration of these captured people were not prisoners of war denying them the rights of the Geneva Convention, forcing the U.S into illegal torture, very few, if any of those imprisoned at

August 10, 2016

Guantanamo have any charges against them, convictions are obtained through torture or bribery. And more detainees were denied at Guantanamo than convicted by military commissions. Of the remaining 76 prisoners, only a handful are being tried in military commissions. Nearly every case that has been won at Guantanamo has been overturned in federal court, and they have managed zero convictions that are not, not guilty pleas, not to mention the fact that it cost the taxpayers 5.5 million per prisoner for 2015, and that's 445 million a year to keep it open. As you know, our resolution supports the president's call to close Guantanamo. And it is modeled this after those from other cities, who have already passed such resolutions. Berkeley, California, Amherst, Massachusetts, and Leverette Massachusetts. It is in Portland's best interest to join the other cities who passed such resolutions because it falls in line with another resolution already passed by the city, resolution 37172, and reaching out to the Muslim immigrant and refugee communities, during the Muslim educational community center, the grand opening and at the city council meeting on December 16th, 2015, with the passage of resolution 37172, the fact that the Japanese community was the first to reach out to the Muslim community after 9-11 was honored, since the Japanese knew persecution from their internment in this country, in the 1940s. We have an opportunity to speak out against another internment, the Muslim internment that is taking place in Guantanamo, and it may be -- it may not be as large of a number as the people in prison, although it is just as illegal and worth considering what the next president will do with Guantanamo. Portland is reaching out to the Muslim immigrant and refugee communities is a great step in the right direction. However, for all of us to turn a blind eye to Guantanamo, where Muslims are illegally imprisoned and tortured, to let that slide without speaking out and standing up for the human rights, goes against our own values in every city of the country. This is one of many reasons why it is an issue for every citizen in every city. Today our country looks back on the World War II Japanese internment with regret. We are living in similar circumstances with Guantanamo, where every citizen and every city can speak out against it by passing resolutions. To not do so -- to not do so has allowed history to repeat itself. Thank you.

Hales: Thank you very much. We appreciate you shining a light on this. Thank you. Thank you. All right, let's move on, please, to 919.

Item 919.

Megan Harrington Wilson: Thank you for having us, I am Megan Harrington Wilson. I am a volunteer with the local amnesty international chapter, group 48. Amnesty international envisions the world in which every person enjoys all of the human rights enshrined in the human declaration. These rights apply to a an Iranian in prison for speaking out at a student demonstration, they apply to a baby born in a north Korean labor camp and apply to the men at Guantanamo bay in Cuba. Most international amnesty campaigns involve other countries, but at Guantanamo, human rights offenses are being committed by our own government in the name of our safety. And I want a voice when my government violates the international human rights' law, congress is not a vehicle for this human rights' voice. Congress is speaking from a place of fear and ignorance. So I hope to find a less fearful voice locally here in Portland. This is a local issue for two reasons. One we have seen time and again that the national movement often only happens after states and municipalities show leadership. So, as active citizenry, we must apply the pressure where there is the possibility of movement and sometimes that's at the local level. Second, the difficulty of transferring detainees to third party countries is cited as one of the reasons the facility cannot be closed. Why would we ask other countries to take the detainees if we won't take that responsibility ourselves? There must be a brave, informed, local voice welcoming these clear detainee who is have never been charged with a crime. 9 national security agencies have unanimously approved these transfers. Portland should follow the

August 10, 2016

lead of Berkeley, California and the two cities in Massachusetts that has spoken with this voice. The Portland city council made me proud with resolution 37172 passed in December, which expressed solidarity for Muslim and refugee communities. And I am proud to know that the discussions are underway about the creation of a Portlanders' policy commission on par with the human rights' commission. To close, I just want to share a few words from a former detainee. A detainee from Yemen released from Guantanamo earlier this year once said, I want to have the honor to speak out in my own voice and reach you directly. You, who are thinking people. I want to say thank you for caring. You are willing to view me as a human being, and that is something so precious to me. So, to you thinking people, thank you for hearing us out today. Our proposed resolution is supported by amnesty international usa, 9/11 families for a peaceful tomorrow, Americans united for Palestinian human rights Portland chapter, and Oregon physicians for social responsibility, and the pacific green party, and the women's international league for freedom Portland, and the Portland city human rights' commission, thanks so much.

Hales: Thank you very much. Thank you both. Let's take 920, please.

Item 920.

Rhonda Meadows: Good morning mayor hales and city commissioners, I am Rhonda meadows. I have 30 years of human resource management and founded two nonprofits in the city to support foster youth. And I am here to talk about -- I am here to speak about an incident that my daughter and I witnessed in old town on May 14. In this case I am speaking on behalf of an african-american man with a mental disability who cannot speak for himself. On May 14 my daughter and I were walking in old town on Broadway and Davis. Much of the road was coned off. There was a lot of construction going on that day, so there were police officers and a lot of city employees working. As I walked on the curb with my daughter, we saw a city employer, a driver for a city truck, standing next to the passenger door, yelling in a very loud voice. I apologize for the profanity, but I would like to convey the message as it was said, so I, "if you come near my [bleep] truck again I will knock your head off." after witnessing this behavior, I walked up to the city employee and asked him his name. He would not tell me his name. I told him that I would take his license number and the phone number on the truck. I told the city employee that -- what he said to the man was very offensive to me and my daughter. I was there to stand up for a man who could not stand up for himself. I stood five feet from a homeless man that this not one word, while describing my discontent of the employee's behavior. Right as I was leaving the employee said, I am sorry you and your daughter had to hear that. What I wanted him to say was, I am sorry for my behavior. On May 18, I called the number on the truck to report verbal violence and profanity that I witnessed from the city employee to a homeless man who appeared to struggle with a mental disability. I spoke to a man named Jonah and described the behavior and told him that I wanted to talk to his employee supervisor. On May 19 bill Clark called me, left me a voice mail, stating that he had received my complaint. I had bill Clark's voice mail still on my phone. This is what bill said to me. On my voice mail. Somebody tried to jump into the city's truck, not sure what your complaint is, and he had no choice but to get the person not to do that. I called bill back and got no response. On May 20, I called peter Wojcicki, bill's supervisor. And talked -- and talked to peter, told peter about the incident. Peter called me back, told me look into it, when he called me back he said that he did check with the employee about the incident and he told me that the Employee told him that the homeless man had a gun. That was why he acted the way that he did. I said to peter, standing right next to the man, there was no gun. I was a witness, as well my daughter, to the incident. I said, if he did have a gun, why didn't he call 9-1-1 and why was there not an investigation conducted as I am a witness of a situation. There were police officers half a block away, the city was full of construction, and

August 10, 2016

there were a lot of people around. I called peter back. Peter never -- I asked peter to call me back and he never did. I called Laura Hanson who worked for commissioner novick, talked to Laura about the situation, and she never called me back, on June 16, June 20, and June 28, I e-mailed Laura Hanson requesting a meeting with commissioner novick, and no response. And on July 5, I sent another email saying how appalled I was that the commissioner did not respond to my request to meet with him. I finally got an email back from Laura Hanson, and Heidi brown, the district attorney's office, stating that basically, the situation was handled, it's confidential, that the city does care, and she stated that the city conducts diversity and discrimination training. Mayor and city commissioners, this is not about diversity. This is about humanity. With all the violence in the world today, we need to hold our employees to a high standard, a high standard of behavior. We need to teach and educate our employees about inclusion and about people with all classes, all disabilities, and all abilities, all race and gender. My question to you today is mayor and commissioners, bill Clark seems to be the verbal violence and abuse is acceptable to behavior, acceptable behavior in dealing with people with mental disabilities. I do not.

Hales: I will ask you to wrap up. I have given you extra time because I wanted to give you a chance --

Meadows: What types of trainings are you providing the city employees to understand inclusion?

Hales: Thank you. I appreciate you doing this, and obviously, you know, we need to hear complaints directly, and that's one of the reasons that we do this, so thank you for doing that, obviously, there will be follow-up to you.

Meadows: The other thing that I want to say is that I appreciate commissioner Saltzman who always takes my call and makes time for me, to talk about our foster youth, so thank you, commissioner.

Hales: I see miss crystal elinski arrived, so come on up.

Item 917.

Crystal Elinski: Thank you very much mayor and councilors for letting me speak. The commute is just getting worse and worse. I brought you these. Basically, I am just so sad -- I am speaking on behalf of a person coming to address you for years on some of these issues. And I am shocked at the way that the public is treated. People that I know that don't get special time behind closed doors who don't get special appointments people that actually speak out on other forums, ok. That was not me. Are being harassed. And I think that it's really the issue that's going on is nobody wants to admit that the city is not being run as a city. It's about campaigns, elections, lining pockets, living in a bubble, for one. I am just frustrated that we don't seem to have any contact with each other, and the people that I hear speaking the truth, maybe I will hear them on -- well, kabu radio, sometimes, even. Think out loud. I've been coming here for years, and I don't understand why we're -- we don't have a plan for our city on how to keep it sustainable. It's laughable that we keep putting led titles on things like the elephant lands and everybody knows that that's a complete hoax, and taxpayer theft, and torture of the animals. I don't understand why it's taken us since the 1970s to raise this one, this is not depositable, and we have bpa in our lining, and we cannot seem to get Monsanto banned, so we are going to have pet projects that we do as commissioners and staff to make it seem like we're getting things done. In fact, we continue to lower our standards in the 30 odd years that I've been living here, and pretending that this is business as usual. I don't think that you read those books that I mentioned, the Portland confidential etc. It's probably time for us to not allow the status quo any more. I understand that you are all leaving, but when ted wheeler comes in, and we continue to build particle board, three-story condoms everywhere, and remember when we stopped at Wal-Mart from the Burnside, we were talking about the traffic and the public

August 10, 2016

came and it has been chaos in the city, I am appalled that you would treat people like Joe Walsh the way you do and Mary Eng, and I will say it again. We need to have a moment of silence for those that have gone before us. We don't remember the things that they told our city to do, and we have not done that, not since rain since the 1980s.

Hales: We need you to wrap up.

Elinski: Let's get all the plastic. I have bottles here, and don't cover the reservoirs. Are getting sued over the way you treat homeless people. It's embarrassing. Thank you.

Hales: Thank you very much.

Hales: We have one more citizen signed up to speak, and that's 921 please.

Item 921.

Hales: Good morning.

Jeff Cole: Good morning commissioners, mayor. After we have lost the lotus, and a thousand other contributions, will we, at some point, wake up to a rose that's lost its bloom. Ever since surveyed by the bureau of planning and sustainability, 7,000 Portlanders responded. The top two concerns of this survey, demolition, and affordability, now it's clear enough, opposition to demolition is support for preservation. Opposition to demolition is support for preservation. This is no fiction. The Portland way, what does that mean? Once we stopped the freeway through southeast Portland, and in doing so, we halted the demolition of a thousand structures. Now, every 30 months, we demolish 1,000 structures. Stock of those who built Portland over a century ago. Let's take stock of that. Opposition to demolition is support of preservation. This is no fiction. Is the Portland way simply to imitate the Seattle way? Is Portland's Ballard district, is Seattle's Ballard district, a gleaming model? Will Portland, ballardize our close in vintage neighborhoods? Will Portland follow up and dismantle our mosaic of the neighborhood associations? Is Portland's way today the Murray play? I just, of course, still the gist. Opposition to demolition is support for preservation. Recognizing this is no fiction. Recognizing that new construction is never affordable in today's housing market. So today I submit a proposal that marries preservation and affordability. Community land trusts are the backbone of this effort. The community land trusts are the path towards permanent long-term affordable housing is, community land trust can buy existing single family homes, build new adu's on these lots and preserve them as affordable housing for decades to come. The details of this proposal are with you now. Not time to go into the specific details in this amount of time, but I urge you, let's do this. Let's make this the next Portland way. Let's once again become the leader in planning. This is no fiction. Thank you.

Hales: Thank you. I hope that you do provide us with the details because we only have a couple of community land trusts in Portland and maybe we should have more. Thank you very much. We want to thank those folks and we are going to move on into the rest of our agenda, including the consent calendar but first I want to welcome a group of 15 high school students from across Africa as I mentioned, we do welcome visiting dignitaries and students, and these folks are both in Portland for the leadership exchange program on social entrepreneurship and volunteerism. I will get that out. Their visit is sponsored by the United States State Department's Pan Africa Youth Leadership Program which aims to develop a network of young adults with strong leadership skills, and understanding of participatory democracy, and here we are and a commitment to fostering the mutual understanding between ethnic, religious and national groups, please stand students and let's welcome them to Portland. Welcome to Portland. Thank you for coming. [applause] I hope you learn a few things, and I hope you tell us what you think that we can make better in Portland, so thank you for being leaders. Thanks for coming today. Let's move to the consent calendar, again, I don't think that we have anything withdrawn from it, so let's take a vote please on the consent calendar as printed.

August 10, 2016

Saltzman: Aye. **Novick:** Aye. **Fritz:** Aye. **Fish:** Aye.

Hales: Aye. [gavel pounded] ok. Let's see, it is 9:45. Are we ready with the student presentation Rachael? We are? Ok. So we'll move ahead please with 922.

Item 922.

Hales: Welcome, we will have a presentation here of student films, and I am not sure who is kicking it off. So come on up and let us know about your project and we are looking forward to seeing your work.

Pilar Curtis: Good morning, council members.

Hales: Good morning.

Curtis: I am Pilar Curtis, from Arlington Virginia, and I will be a senior this fall at Virginia Commonwealth University. This past April I applied to the media institute for social change. As an aspiring journalist I wanted to become a better story-teller. But the skill set I will be leading Portland with goes beyond story telling. The 12 students in the summer Program are passionate about the social justice, and the media institute has given us the opportunity to make a social impact through our documentary film. All six documentaries are tonight at the shout house in southeast Portland. The films cover a wide range of topics. One focuses on Portland's first female black cop. Another addresses income inequality as it follows a traveling juke box. I am proud of the work my peers and I have produced because each story is thought provoking. Film-makers who focus on issues of social justice can be change-makers. I don't think that we're so different from lawmakers. You are elected to create laws that improve the lives of Portlanders. We want to create change, as well, through a different medium. I hope our documentaries on Portland related issues will spark a conversation about the soul of the city and raise awareness for the needs of the people. Thank you.

Hales: Good morning.

Dillan Walker: And my name is Dillan walker, and I am from a small town in southern Missouri, but I go to college at St. Olaf college in Northfield, Minnesota, I am a junior majoring in classics with concentration in film's studies and gender studies, and I directed along with Pilar Curtis please play me the film you are about to see. On one level please play me tells the story of piano push Play and the piano that goes around Portland. But on a deeper level, it also tells a story of the importance of art access to Portlanders. Now before we were making this film, I couldn't help but wonder how putting a piano on the street corner could cause social change. But then we went to the streets and we spent hours talking to pianists and we talked to everyone from the founder of piano push play herself to commissioner Fish, and through all of these interviews, we learned just how much art access means to Portlanders. And we hope that you remember this, as you watch our film, and also have a greater appreciation for the pianos in your backyard.

Hales: Thank you. Thank you. Good morning.

Trisha Patterson: Good morning. I am Trisha Patterson, and I go to western Washington University, but I am from Camas, Washington. My film is on the Daya Foundation, an adaptive yoga program in southwest Portland, and my film partner, we followed this man named Arian Moore. He has a condition called sclera derma, and it's a very serious degenerative disease. And the story, Arian's story is important to tell because it speaks to the strength and the perseverance that Arian has. And maybe through telling his story, we can inspire others who have this type of condition or similar conditions to keep fighting and keep seeking help. I think that the film really speaks for itself, but I just thought that I would preface that a bit.

Hales: Thank you all for introducing these films, and I think that Karla has them queued up so we can all watch them.

Curtis: I don't have this right here.

August 10, 2016

Hales: Okay, you do, apparently. Ok. There we go.

[Video being played]

*****: I grew up in California, which is a rough neighborhood, but I was grounded by my grandmother, so she didn't let me get in trouble. She was very straight, I was a pretty good student, straight a's, and I did it all played sports a lot. That became my main focus. And math, I love math, and then transferred to southern Oregon university. So some people call my snoop dogg. Every time, like we played the University of Oregon, and every time I touched the ball, the crowd would raise their face, and say snoop, and they would say dogg. A year after college I got diagnosed with an auto immune disease called sclera derma. Sclera means hardening and tightening. Derma means skin, so they call it that because that's when you recognize -- that's when you can see something is wrong. Sclera derma is usually middle aged women's disease, is what they used to call it, but rare if you are a male or in your early 20s, which I was, and Then if you are ever african-american or east Indian, you have higher mortality rates so the disease progressed to where I was fixated and dropped 220 pounds. I had acid reflux, which makes it hard to eat. You can see with my hands, the skin was tightening so much that they were balling into a fist. I remember, you know, the first symptoms were I couldn't hold the basketball any more. I couldn't hold a cup of coffee. People were calling me a ventriloquist. And I can't raise my arms because the shoulders got too tight. I can't straighten my arms because they got so tight. 2012 I had a transplant, and a lot of patients have lung and heart, so they get better. But my problem was the joints had contracted so bad that a lot of big -- ligament and scar tissue and tendon damage, which is not auto immune, of course, so they cannot reverse that. Two days later thanksgiving morning, that's when I first noticed my skin started loosening, and I was like oh, I can move my wrists. In June I found the Daya foundation, and wheelchair-based yoga, since I can't stand up or get to the ground easily. And they have been very accommodating. They have someone to help me. I still can't do some of the basics alone. They gave me a scholarship, so that was great. One of us has come up with an idea of how I can still get that same stretch.

*****: I know that he is a very hard working man. Very dedicated to trying to better his situation. He's got such an amazing spirit.

*****: You know, I reach out to people in the community, and just say hey, this is my story, and I was here and an athlete, and got a degree in criminology. Was working in the field. And then I ended up listening and said, now trying to get back.

*****: No doubt I could really tell, I mean, what to do because they have never seen it. I am one of those people, as long as it's not a super high, you know, risk of death or injury, I am in it. I will try a lot of things.

*****: I can't force it because I don't know what it is, but I do know that I will be back working. Every six or seven months, I need less help doing a lot of things. Every day I am thinking about what I would do next as far as a year or two from now like when I will get back to work. My whole part of my day I was thinking about getting better and back to work. The biggest thing with a disease that could disable you is being active. And the people around you don't want to be around you. They don't want to see no one deteriorate and not try to get better.

*****: He is involved. He has that community of support, and so maybe when some of his friends and associates see the benefits that he's been able to derive from coming here, that more people will come.

*****: I get to the point that maybe I can shoot free throws from a weird angle, but can still go out and play. [music playing]

August 10, 2016

****: I have started to play, if I remember right, it would have been four years ago. At times there were only three pianos, and I was only responsible for doing one of them. Now there is 20 of them.

****: The piano push play is a project where I rescue pianos and I put them out on the street for anybody to play. The only time that you really see classical music, or lots of keyboard piano music, is in a concert hall or in a recital hall, or in a piano store, and I just wanted to bring that music to the street.

****: I was stumbling along and I saw these pianos, in strange places, and the sign said go ahead and sit down and play, and I thought wonderful, since I can't carry one in my back pocket or afford one. It was nice to see them out and about, yeah, the pianos.

****: I think that it's really important for people to have access because like I have seen time and time again that there is so many more people out there that find something through playing this, and it's not just people that are trained classically. There is all kinds of people that sit down and really gracefully, just play around, you know. And are, obviously, getting something from creating music with this instrument.

****: Music is something that kind of taps into a release for people, I think.

****: I think music is so important in your life, that it just brings so much joy, and it's a calmer and a form of creativity and it just -- it's wonderful.

****: I think that art and culture is part of our soul. I think its part of what makes Portland special. And it's the reason why I think that we have to always do more and not take it for granted. So, if we believe that art is for the people, and if we want to democratize the arts, we have to make sure that there are few barriers to experiencing art and culture.

****: I felt sad I didn't have a piano to play, you know. They mean a lot. I call them my girl.

****: The third and fourth time, in one in particular, because it gets used for so many different performances. In late June and late August, it's about two months.

****: So when the summer is over, a lot of the times people have reached out to me throughout the summer, once they have seen all these pianos and a lot of them wonder, where do they go. And they go to a big variety of places.

****: When I started, Megan Piano Push Play had a piano in the space, so I met Megan, and she would help get the piano tuned and people would come in and play off the streets. It provides music to those who might not have access to those types of equipment. It was to provide access and the tools that we can't otherwise afford, Megan has done that with music through her pianos, so it made sense with the synergy.

****: It takes a lot of effort to maintain and the complicated instruments to build, and they are not cheap or easy to move. A lot of people don't have access to pianos. Most people are people who play very well and don't have the resources to have a piano in their own personal lives. And not only that, but having a piano in the park brings a lot of people together, who otherwise might not interact.

****: With the pianos around Portland, what they do is they raise our experiences, and I hope the idea takes off because who would have thought it. You put a piano in a public space, and all of this magic happens.

****: I think all the aspects that make this project work are in every city. And I know that there are kids that play piano in every city. There is artists everywhere. So, you know, I think that, that this project could easily happen anywhere.

[End video being played]

Hales: Wow, excellent. [applause] thank you very much for bringing this to us today, so there is six films in particular about Portland in the project, all being shown at a screening tonight.

Curtis: Tonight at 1/30 at the shout house in southeast Portland.

August 10, 2016

Hales: I want to make a request, commissioner Fish, and that is I can't be there tonight but I would like to see the other four, could we schedule one of those for each city council meeting over the next few weeks? Or otherwise bring them back here, as well as get them out in the community because these two, they are wonderful, and I would love to see the rest. So if we could, enlighten this chamber with the rest of them that would be a good thing.

Patterson: I am sure that we could but a lot of the students are going back to wherever they came from.

Curtis: We definitely can.

Patterson: Ok.

Curtis: Yeah.

Hales: We will figure it out.

Hales: My point is not just that -- I want to indulge us, but I would love to have a lot of people in Portland to see them because they are -- those two are wonderful.

Curtis: Yeah.

Hales: Great work.

Fish: We'll work on that, and can I clarify something? These are works of art. And they are made by you and there is a host organization. Do we have permission to put them on our website so that people can view them?

Hales: We will work on that, too. We will give appropriate credit, of course, but it's great work, and obviously, you are learning how to tell stories extremely well.

Walker: Thank you very much.

Hales: Let's hear it again for these students. [applause]

Hales: Okay, we will have trouble equaling that in the future council members. That's great work. All right, we're going to move on to the next sets of items, which includes item 923, and I want to, in moment, get 923 and 924 back together, and I understand that we have 59 people signed up to speak on these items, and we also have some folks with disabilities and childcare needs, so we're going to try to manage the testimony. I want to ask the people, compress their comments to two minutes instead of three so we can make sure that we hear everybody, so be planning on that if you would, please, and then Karla, read both items.

Item 923.

Item 924.

Hales: Commissioner Saltzman.

Saltzman: Thank you, mayor. Today we'll be hearing two items regarding the proposed use of terminal one. The first is a lease agreement between the bureau of environmental services, and the Portland housing bureau for the terminal one property, which would allow the Portland housing bureau to enter into a use agreement with Oregon Trail of hope for use as a privately funded shelter. Secondly we have before us a grant application to metro for 100,000 to assist with the predevelopment analysis, to determine the feasibility of using this site, for a homeless service center campus, as well as for transitional and affordable housing.

Over the last year this city council has taken tremendous strides to assist the homeless members of the community. We have strengthened our commitment to homeless services in a new partnership with Multnomah county adding 20 million this year to our efforts. This council has also increased the commitment to what we all know is the long-term solution to this crisis. That is more affordable and supportive housing. We have established a construction excise tax, dedicated transit lodging, transient lodging taxes from short-term rentals, to constructing affordable housing, we have increased our urban renewal funds, committed to affordable housing, and we have referred for voter approval

August 10, 2016

and affordable housing bond measure for this November. When the city and the county originally created the home for everyone coordinating committee, we had aspirations of being able to engage the private sector in a meaningful way in helping to solve this humanitarian crisis of homelessness in our community. And today, we have that opportunity, that promise of commitment from a prominent local developer, Mr. Homer Williams. Today we can take the first step toward achieving what I believe could be an opportunity to truly change the landscape in terms of getting people experiencing homelessness permanently housed by tapping into private sector resources. The use of terminal one as a privately funded shelter is the start to that relationship. The resolution today provides the use of the site for a temporary shelter for up to six months, utilizing a vacant city owned property. It will allow hundreds of people experiencing homelessness the option to sleep in safety and security indoors with access to bathrooms, showers, and facilities. In our work with the county, Multnomah County through the home for everyone coordinating council, we have added 475 shelter options, but we still have more than a thousand people literally sleeping on our streets and in our parks. This temporary shelter will be in place by the time that the weather changes. Winter is just around the corner. So it will allow more of our fellow Portlanders a safe, warm, and dry place to rest for the night.

To speak on these items we have one invited panel and that is our housing bureau director, Kurt Creager. And we have Homer Williams. And Don Mazziotti of Oregon trail of hope. So if the three of you would come on up.

Hales: Take the panel and then commissioner Fish has comments.

Fish: I have some opening remarks, mayor.

Hales: Let's do that first.

Fish: I have some amendments to put on the table.

Hales: Let's hear from council members and then we'll take the panel. So go ahead.

Fish: Thank you very much, mayor and colleagues. In 2014, the council declared terminal one north surplus and directed the bureau of environmental services to sell it for "the best Price, terms, and conditions available," end quote. Since then staff has done a huge amount of work preparing lot adjustments, securing a broker, and getting the property to market. Today terminal one is open for bids and we are in a very hot market. A 14-acre prime industrial site like t-1 is scarce. And it's subject to very stringent protections. And the actions taken by the council to date should be good news for our rate payers, for employees to benefit from the sale, as the proceeds will be used to help stabilize the rates. The resolution before us, proposes to undo that work. And then some. It is one of the many reasons I cannot support it. The supporters today will argue that the action proposed is not significant. That it only provides the developer with an option on the land so he can work out the details of the proposal. Frankly, in my eight years on the council, I can't recall any precedent for an action like this. Let's be clear, that there is no plan. There is no funding, there has been no public process, and there has been no due diligence of either the proposed site or the plan. And yet, we are poised to functionally approve a sole source development agreement on one of the most sought-after industrial sites in the city for a proposal that has been barely sketched out on the back of a cocktail napkin. So what's the harm? In my view this proposed action will gamble with the health and safety of the most vulnerable people in our community, undercut the fragile trust that we have built with our rate payers, and risk the future litigation. And signal that the comprehensive plan is not worth the paper it is printed on. Affirm that the middle income jobs don't matter. And tell our community that a well-connected developer can march into city hall, cut to the head of the line, and change the rules no matter how sketchy the idea.

I am not the only one who disagrees with this proposal. The idea has united a broad coalition of labor, and environmentalist, editorial boards, and business organizations, and

August 10, 2016

leaders, and housing advocates, and neighborhood leaders, and our independent oversight bodies, the Portland utility board, and the citizen's utility board of Oregon. I have a colleague who is fond of matching council debates with show tunes. Today the only reference that I can think of is to the Broadway musical, anything goes.

Mayor, I have a number of amendments that I would like to place on the table. And to those of you who are new to the council I am figuratively placing them on the table. I am offering a package of amendments to both commissioner Saltzman's resolution and to his draft lease. I have circulated these amendments with my colleagues. They are interconnected, and it is my hope that they can be considered as a package. I ask that the package be placed on the table so that we can hear testimony on them.

Hales: Let's accept that as a motion

Fritz: Second.

Hales: and put them on the table as a package. They may be interested in bundling them later.

Fish: The amendments address a number of issues, and in summary I will provide a short-hand so people know what we are soliciting testimony on. The amendments address four issues. Fair market rent. Rate payer liability. The terms of the lease. And notice requirements.

First the rent. We have a current valuation from a reputable, commercial brokerage firm hired by the city to sell terminal one. We also have existing leases with commercial tenants who are paying more than \$26,000 a month to occupy a portion of the site. Based on our calculation, the fair market rent for the full terminal one site is 1.2 million dollars a year. While commissioner Saltzman's resolution does not specify which part of the site, the Portland housing bureau intends to lease, if the proposal is for the warehouse and the fenced asphalt yard, we estimate the fair market annual rent at approximately 1 million dollars. But because Dan and I have a significant disagreement about what is an appropriate rent to reimburse our rate payers for this asset, and because it is illegal for rate payers to subsidize a homeless shelter, I am proposing that the office of management and finance engage a third party professional to determine the fair market rent for whatever portion of the site commissioner Saltzman or Homer Williams or whomever proposed to use.

The second amendment concerns utility liability. While commissioner Saltzman's resolution makes clear that he is attempting to hold rate payers harmless for non-utility related activities, I propose that the city compensate from the general fund for all activities, including broker's fees and other costs associated with the disposition of the property should this council choose not to go forward with the sale.

The lease term, I am proposing to clarify the relationship between the initial six-month lease term and any future proposed extensions and the housing state of emergency. Specifically that any lease extension beyond the initial six months return to council so council can hear a progress report and decide whether it is in the public interests to extend the lease.

And finally, notices. I am proposing a relatively minor change to ensure that as the property owner, the bureau of environmental services, receives in a timely manner, copies of all permits and approvals, obtained for use of the premises, by the Portland housing bureau, or any third party. For example terminal one is located in the superfund site. And has been cleaned only to an industrial standard. I am therefore proposing that we require that the housing bureau or its assignees immediately notify the Oregon department of environmental quality of the proposed change from industrial to residential use, and copy the bureau of environmental services on any correspondence about the site changes needed to meet the residential public safety standards.

August 10, 2016

And mayor after commissioner Saltzman's panel, I have invited four people, a staff, a staffer from bes, who is in charge of the property, and a commercial broker, who will testify in support of my amendment, and as a courtesy, both the chairs of the pub and the cub have asked to present testimony. Thank you.

Hales: Any other questions or comments or amendments.

Fritz: I would like to off a further amendment to commissioner Fish's amendment, a final be it resolved. Be it further resolved that no general fund shall be spent on improvements or operations of the temporary shelter.

Hales: Is there a second?

Fish: I will second that.

Fritz: And then I have a question.

Fish: I will second that because commissioner Saltzman in your opening remarks you said this would be a privately funded facility and I think that we should clarify that.

Fritz: I know the clarifying question as to why the portland housing bureau is doing this when we recently said that the joint office is going to do all services for the homeless people.

Saltzman: The housing bureau is doing this because they are in the best position to be the lessee from the bureau of environmental services, rather than the joint office.

Hales: Any other questions before we turn to the panel? All right, thank you all.

Kurt Creager, Director, Portland Housing Bureau: Mayor hales and members of council, I am Kurt Creager, director of the housing bureau, and today with me is Jennifer Chang, who can speak to the subordinate issue of the construction excise tax grant application to Oregon metro. I might add that the grant, itself, is superfluous if the lease is not approved, with or without the conditions by a council today.

So today Portland has an opportunity to change the status quo, with respect to the safety on the streets, and for residents, for visitors, and for homeless people. Today the city council has an opportunity to work with socially responsible investors, to help solve an intractable homeless problem, afflicting Portland. This may be a moment in time, a singular opportunity. Portland's point in time count of homeless people in 2015 found 1,887 unsheltered people, with some 521 year-round shelter beds available, we are able to serve 28% of our needs. In comparison using the same metrics and data sources, Seattle is serving 74% of the need, and San Francisco is serving 47% of the need. And the unsheltered homeless of Portland and the real needs of 1800 people have driven the city and our shelter homeless partners, many of which are legacy partners like join and central city concern, and transition projects, and home forward, to more than double the supply of permanent supportive housing and increased resources for rapid housing, all of which you approved as a council, from 1,900 in 2008, to over 5,000 in 2016. Indeed, our shelter population of vulnerable men, unsheltered population of vulnerable men, women, and families would have been greater, at least double over what it has been had you not made those investments. And the continuing commitment to do a better job of serving the homeless and increasing the safety on the streets was the impetus behind the creation of the joint office of homeless services. Home for everyone, the regional partnership to guide policy and programming for the homeless, and people at risk has set a goal to reduce the homeless by 50% in two years. The proposal before you today is a private initiative using largely private resources to help us to meet that goal. Oregon Trail of hope is audacious. It is ambitious. And their leaders are here today to describe their vision working in alignment with the city, and the joint office, and the community-based advocates and service providers to accomplish our goals. Indeed their proposal will get us halfway to our goal in 2017.

August 10, 2016

The resolution before you today authorizes a lease which is the beginning of a long and arduous community engagement process, following actions by the council, will work with the adjoining neighbors to alleviate safety and security concerns, with the joint office, and selected service providers to establish levels of care and measurable outcomes for which the bureau will continue to monitor. This is a temporary short-term lease which does not impair or diminish the city's long-term financial interest, in the real property itself.

Legitimate concerns about the fiduciary obligations of the city, to utility rate payers, will be addressed. If an offer is made on the property without contingencies for the use of the site, that will establish the market value of the property. And I would submit to you that an offer without contingencies is the true market offer, not necessarily another appraisal coordinated through omf. I think that you will likely have an offer before an appraisal is complete.

Zoning is not affected by the short-term leasehold interest. Long-term supply of land for the industrial purposes, is large in the comprehensive policy for no net loss, is unaffected by the short-term leasehold interest. And last, I would say that the environmental risk and exposure is unaffected by the lease because we're not disturbing the paved property, and deq has, to our satisfaction, indicated that the property is safe for residential habilitation purposes. We would be happy to provide written documentation to that effect.

Hales: I think people are going to want that.

Creager: Absolutely. So following that framing issue, I am available to answer questions to, through the duration.

Hales: Ok, thank you very much. Good morning.

Homer Williams: Good morning, everybody.

Hales: Put your name in the record.

Homer Williams: Homer Williams, Williams and Dane. Believe me, I am as surprised to be here as probably you guys are. This started a few months ago on a business trip, and you know, I think that I was introduced to something that was remarkable. Now I am like a lot of guys, a lot of business people, you see somebody, you give them a little money, and they go and get some breakfast and you feel like you have done a lot of good. What I have learned is that is not a solution, it just makes you feel good, and what I also have learned, how much good work is being done by the city and county and how many good people are working in this field. It's remarkable. Unfortunately the problem is bigger. It can't be solved, and you guys should not have to try to solve it all yourself. Our homeless, it's our problem, it's a community problem. And I think that it's imperative, if we are going to make progress that the public and private side need to both get involved. And so that's my commitment. I want to try to do that. In my business it only starts with the land. You don't hire an architect or make a plan or do anything until you have a piece of land and you know what you are going to build on it. In this case, and in order to do what I think is necessary, we have to have a significant piece of property. It needs to be close to the city. And I think that terminal one fits that bill very well. And it may not be industrial jobs. But there will be jobs. But the important thing is that we all have to give a little bit. And we need to take this next step. We need to see if we can involve, who I think that we can, I have talked to lots of people. We have raised several hundred thousand of cash, in-kind gifts, 400 lockers, somebody to buy the beds. Northwest critical care group. A medical facility, pro bono, so you know, you break it down into pieces, and you start chipping away at it. And that's, that's what we propose to do.

Hales: Thank you very much. Mr. Mazziotti.

Don Mazziotti: Mayor and council members, good morning. Thank you for allowing me to speak. For the record I am don mazziotti and I am here to urge the council to approve

August 10, 2016

without amendment the two proposals put forward by commissioner Saltzman on the subject to, of terminal one, and the use of that land and structure as a pilot shelter and service center to accommodate 400 houseless persons in Portland.

I've been working with Homer, Dyke Dane, Matt Brown and dozens of community organizations and leaders over the past five months, seeking to develop the facilities necessary to accommodate 400 people of the more than 1800 unsheltered persons in Portland tonight, and into the winter. I have had the privilege of serving as Portland's economic development director, the chief planner, director of the Portland development commission. I mentioned this because during those many years of service, I was a witness to the full range of challenges facing our community, as well as opportunities. I can say without hesitation that the problem of houselessness and the very serious lack of affordable housing and the continuing rise in housing costs is by far the greatest human and humanitarian crisis that our community has faced.

The proposals before you today will form three benchmarks for the city. Number one it will house on a voluntary basis 400 unsheltered people who will become sheltered.

Two it will make a major dent in the magnitude of the houselessness problem that we currently face as Kurt has pointed out. And it will provide the basis for our rediscovery of a public private partnership of significant magnitude.

This last point is, I think, of great importance. Some of you are old enough to remember Louie Scherzer, Don Frisbee, Glenn Jackson, Dennis Lindsey, John Gray. These were people in the private sector who stepped up to challenges, who raised the money, committed the funds, and did the work necessary to do the great things that were done, have been done in Portland, and laid the groundwork for an incredible place.

When compared to the compelling necessity to house the houseless, on a site immediately bordering the Pearl District, people who need our attention, self enhancement, and the ability to regain empowerment and management of their lives, seems to me should be our number one priority in the city. I intrigue the Council to adopt in partnership with the county a point of view which, to coin a phrase, is a city must be judged by the way that it treats its houseless, those without homes, or the means to regain the dignity, health, and shelter that most of us enjoy. Thank you.

Hales: Thank you very much. Questions for this panel?

Fish: I have a few questions, and I appreciate the presentation. I appreciate the motivation. I am going to get into some of the details. Mr. Williams, the council directed me to sell Terminal 1 in the open market. We set up guidelines, and we have received offers. As you know, I cannot reveal those offers until the period for receiving offers and that's August 15. We will hear later from the commercial broker who is overseeing that process, and there is a very healthy market for this. We are hopeful that we can find a buyer willing to offer between 8 and 12 million dollars. If Terminal One, regardless of the zoning challenges, is the preferred location for the vision that you are pitching, why don't you play by the same rules everyone else is and make an offer on it?

Williams: Well first of all, the reason that we're even talking about it, the temporary facility is because of a current problem right now. And we're trying to do something on a very cost effective basis.

Fish: Give me a competitive offer and secure the position, you can, you can use it for whatever purpose that you seek am I am just asking, why have you not submitted a bid for the property if ultimately you believe there is the best location for the vision that you have brought forth?

Williams: I find it interesting you say that. Since the reason that you don't want it is because of the jobs, so if you sell it to me, you don't get your jobs.

August 10, 2016

Fish: In fairness, that's not my question. So you don't have to answer it, but it is currently for sale. You have not made an offer. You have made no effort to make an offer.

Williams: That's correct.

Fish: My next question is, in a story in today's Oregonian if I read your quote correctly, you indicate that Wapato might be a suitable location. There is a question about its proximity to downtown. I am sure that tri-met could cure with a bus to the max. But you make some reasonably positive statements about Wapato, which is after all a protected 26-acre area, and a building that according to the story, the county is looking for a buyer and maybe willing to accept a real bargain on the site. Have you considered making an offer on Wapato as an alternative location for the vision that you are bringing forth today?

Williams: Well, first of all, I don't consider Wapato viable. So no, the answer to that is no.

Fish: We have an amendment on the table that goes to the question of the city's investment in the shelter, the sixth month shelter.

Williams: Correct.

Fish: Do you currently have a budget for that shelter?

Williams: Once we have control of the property, ok, we've been working but we have a lot of work still to do. And we'll have it shortly.

Fish: Director Creager I have received a thick folder of emails and letters from concerned citizens, and frankly I don't remember the last time that we had so much thoughtful communication on an issue. And we have a lot of people here today who want to testify that's healthy, whatever the outcome of this, it's healthy that we are engaged in the community. There are three voices which are conspicuously missing from my packet. They are an opinion offered by home for everyone which has an executive committee, and the joint office for homelessness, which we have tasked with overseeing our homeless services. And chair Deborah Kafoury who has been taking the lead in our community on addressing homelessness and where and who's office, the joint office presides. Do you have or will we today during this presentation, get an official position from the chair Kafoury, the joint office, or a home for everyone?

Creager: I can't speak for the three, I would expect not. I would say this that the goal has been set by the home for everyone coordinating board of which the city has strong representation, and we are working in alignment with the joint office to satisfy that goal. There is nothing here that is inconsistent with their policy plans. And I would say that they have had an open and frank conversation with Mr. Williams and Brendon Finn representing commissioner Saltzman's office. About how this intersects with the plans and procedures.

And I can also say that in my experience with the Oregon Trail for hope consultant as they were scoping this project out, I said that there were two quid pro quos for me as the housing bureau director, and I think it's important to tell you what those are. This can't come at the expense of any other existing shelter program or operator. We have a series of carefully woven service providers, some of them whom have been providing that service for over 20 years in this town. And secondly this needs to be a value add over and above that level of service.

And secondly having worked in cities with large multi-service centers, such as Phoenix, which has a human service campus near the state capitol, they co-mingle families with single people in those facilities, as does San Antonio I said that it would be my considered recommendation not to do that, that this is to serve families in a separate location so the issues of on-site management and service provision are better managed.

So I think that the home for everyone coordinating board is getting their head around this concept. And I think that with those caveats, this is not coming at the expense of any existing program that they will ultimately get to a position of supporting this.

August 10, 2016

Fish: One last question, gentlemen, I put forth this morning a relatively benign package of amendments, and I was struck that already from this panel we have such vigorous disagreement about the amendments. I just want to, on the one principle issue upon which this council cannot bend, which is the fair market rent for this transaction, since it is illegal for rate payers to subsidize this enterprise, I just want to make sure that I understand your position. Mr. Mazziotti, your testimony is that there should be -- we should move forward today without amending. My amendment simply states that we need to have a third party determine what is the fair market value. What is your objection to that?

Mazziotti: Well first of all, this is not a for-profit venture. This is a venture to provide --

Fish: please, what's your objection to having a third party establish fair market rent?

Mazziotti: My objection is that we're not looking at the rental market and for profit evaluation terms. We're looking at it in order to provide a facility that would serve 400 houseless people in the short run.

Fish: Let me pursue that. We have existing tenants on the site who are playing, paying commercially reasonable rents. Do you believe that we should offer the site to you as less than the existing commercial tenants, yes or no?

Mazziotti: I am sorry, I didn't get the whole question.

Fish: That's because Mr. Williams was talking to you while I posed it. Let me ask it again. Let me -- he has testified, Dan, and I will ask this, a private party who has come forward to run this. You have said in your testimony that we should adopt the Resolution without amendment.

Mazziotti: That's correct.

Fish: My amendment says that we should establish the fair market rent. You can do that a number of ways. We'll hear from the broker later. You can look at the existing tenants who are paying us rent and you can claim that that is a fair market rent because that's what they have been willing to pay, and you can make up a number. Or we can ask a professional to give us a range of what is the fair market rent. Is it your testimony that we should not attempt to have a neutral provide the fair market rent for this property?

Mazziotti: It is my position that this is not a for-profit venture. That market rent is not relevant when we are talking about the public interests in public use. This is in public ownership. And for a higher and better --

Hales: Folks don't Applause please. You may not have been here earlier but I ask that you make thumbs up or down gesture says.

Fish: I am not going to have a lengthy discussion about that on the record because I have spent the last three years defending a lawsuit against the city on this. And I don't have the luxury of being cavalier about that question. Kurt, to you, do you have an objection to a third party professional with some agreed upon criteria, to set the fair market rent?

Creager: My experience with the appraisals, especially for unique, one of a kind properties, is that they are one opinion of value. And it would be an interesting exercise to go through. To me the more relevant point, and I tried to frame it earlier, is that if you have an offer, without contingencies, for cash sales of a property, that will set your value, and that will likely be disclosed or available for public disclosure before an appraisal can go conducted. If you have consequently a lease without contingencies, and that is able to be disclosed publicly before an appraisal was done that, will establish a counter point value, so these are all bits of information, and they provide the council with the considered judgment, and to me, the lease term is less important than the principal. Either you embrace it or you don't, and the lease can be worked out. The use of the property, albeit temporary, can be in place while a sale is consummated because likely the use, people buy buildings all the time with the tenants in place, and this would likely be a condition similar to that.

August 10, 2016

Fish: What I will do when the commercial broker comes up in a little bit is ask him to walk us through the existing leases because we have existing leases with commercial tenants, and my view, and I don't think that this is debatable, is that if we have to evict those tenants for another purpose, we can't accept less than they were offering for the property, otherwise by definition the rate payers will be subsidizing this activity. We'll debate that later. Thank you.

Saltzman: The termination of the proposed rent of \$10,000 a month is based upon what this council approved and earlier this year for Nike to lease the very same property for track town usa, so that's, to me, a point in time determinant of the appropriate value, and that's what we are proposing to pay.

Fish: And let's be clear on that, and I am glad that Dan raised that. Before this property was placed on the market, this council determined on an interim basis that we should allow Nike to store a track there. The city, through the mayor's office and the bureau of environmental services, charged a fee commensurate with our costs. Offsetting our staff costs. Because legally, since it was not on the market, and it was not for sale, our legal advice was all we had to do was to recoup our costs. Subsequently we put the property on the market. We now have offers. There has been a market price established. They are apples and oranges, and I think that if this process was done in a collaborative way, and with bureaus actually talked to each other, this could have been resolved a long time ago. I am offering an amendment because in my view it would be illegal to offer a less than market rate to a private entity. And since I am the party who is charged with defending, the city in a long running lawsuit, I would expect that my colleagues would view that position sympathetically.

Hales: Further questions for this panel?

Fritz: Yes, first of Mr. Williams, I really appreciate your increased dedication in helping with the problem of homelessness. I remember September of 2013 where we have a hearing in this chamber, proposing to move the right 2 dream too to lot 7, and you and your company gave money so we could find another place, and I appreciate that.

My question is, to the housing bureau, when we both brought the lot 7 question to Council and brought the request to purchase a property on the east side for right 2 dream too, in both of those cases I had a zoning confirmation letter from the bureau of development services indicating that the zoning was appropriate and that this use would be allowed. Have you asked for a zoning confirmation or any input from development services to know whether this is allowed?

Creager: We have not sought a confirmation of the zoning, the legal construct for this is the state of emergency. This is a six-month lease, a temporary utilization of the property so we are not impairing the zoning whatsoever.

Fritz: So when we passed the emergency declaration we did waive the zoning code, except for 33.296.040, the temporary activities part of the zoning code, and that forbids any permanent improvements for a temporary activity. So does this building currently have lighting and heating and bathroom facilities?

Creager: There will be no permanent improvements made under this occupancy. All the improvements will be temporary.

Fritz: How are you proposing to heat it?

Creager: There will be temporary, probably propane, a heating plant, and there will be sanitary facilities, also temporary, and washing facilities, also temporary. There is going to be no disturbance of the soil or the pave service to the property because of the deq's underlying concerns about the soil.

Fritz: Is it paved now?

Creager: The portion that we are -- leasing is paved, yes.

August 10, 2016

Fritz: So you are proposing to service 400 people with port-a-potties and portable showers?

Creager: I think it will be more elaborate than that. This can be done without difficulty, and not be a permanent installed plumbing, electrical and heating system.

Fritz: Thank you, my final question to commissioner Saltzman, last week I suggested a property that we had looked at for right 2 dream too. That would be less rent that would -- the zoning would allow for a mass shelter, did you look into that?

Saltzman: Yes, we did, and all I can say is that the proposal before you today is the proposal that I am supporting. I think that we're going to hear a lot of testimony about looking elsewhere, its easy to look elsewhere, and that process can, in fact, be endless as the city has examined and scrutinized its own inventory of properties, the Portland business alliance has scrutinized the private sector inventory of properties. And we have not found anything that is as suitable as terminal one.

Fish: Can I add a comment? Mayor when you --

Hales: Folks, I am sorry. Interruptions are not allowed. We do ask you respect the folks in the room who want to participate in this process and people up here by not interrupting. Go ahead commissioner.

Fish: Mayor, I take very seriously the charge that, in the area of addressing our housing crisis collectively, our goal is not to get no but to get to yes. I am proud of the fact that this council has done innovative things and added new funding, and I am proud to partner with Dan on many of the things that he highlighted.

I will say at least at the bureau of environmental services we are unaware of any process to identify any alternative location, and the one time mayor we were asked by your office to identify a potential site for a short-term use, as you know, director Jordan and I found a place, and we are now working with your office, so perhaps I understand commissioner Saltzman's view that he thinks that this is an appropriate site. I will just say that I am unaware of any process to look at public or privately owned sites that might be appropriate, and so to suggest that it's all or nothing here, I think, is a little misleading, if the city has not even undertaken a comprehensive analysis of the land that can be either publicly or privately owned, and I am aware of no barrier to us doing that other than a desire to tie this property up to do our due diligence after the fact. And if this resolution fails, or if it turns out in the next month based on information done through a minimal due diligence that it is not an appropriate site I would hope that the commission will come back to the council and ask us to authorize a process to look for an appropriate site.

We have at least two years to find that site because that's what Mr. Williams has said it's going to take to line up a plan and funding and other things so let's not act like today is the only day that we can address this. To my knowledge we have not undertaken that process, and by the way, in that process I would hope that homeless people are at the table guiding the decision-making. I have yet to hear from a single person in the community who has said that they intend to move from outer southeast, along a natural area to an unsafe industrial district for purposes of temporary shelter, and I hope that we engage people in that conversation.

Hales: Further questions?

Novick: Yes director creager one of the objections I have heard of this proposal is that many opponents are skeptical that Mr. Williams or anybody else should be able to mobilize the resources to operate even a temporary shelter. It's my understanding that after this lease is approved, if it is approved, then you will be engaging the discussions with Mr. Williams' partners to verify that, in fact, those resources can be brought to bear, and if you conclude that Mr. Williams actually is not in a position to mobilize the resources to operate

August 10, 2016

a shelter, then we could tear the lease up because after all it's a lease from one city bureau to another.

Creager: That's correct.

Hales: Ok, other questions? Thank you very much. Obviously we may have later questions if you are still here and available but let's move to the next panel and we'll take the public testimony. So commissioner Fish you had some particular folks that you want to bring forward?

Fish: Yes, give me one second and I will get my sheet. Mayor and colleagues, I've invited four people. First Kendra Smith and Janice Thompson. Kendra is, and Allan Warman, Allan and Kendra are co-chairs of the Portland utility board, we welcome you. And Janice Thompson is our liaison to the citizen's utility board of Oregon. Thank you all.

Hales: There may not be another chair available if you want to pull up a fourth one but we can take these people in turn.

Fish: We'll do this panel and then another one.

Fish: Kendra, we'll recognize you first.

Kendra Smith: Thank you. We would like to thank you, my name is Kendra smith, and I am the, one of the co-chair of this of the pub and we would like to thank you for giving us the opportunity to weigh in on your debate regarding the disposition and the possible lease of the terminal one north property currently owned by bes.

The pub has submitted a letter that articulates our recommendations regarding the timing and the decision-making process surrounding the repurposing of this property. As you are aware Portland utility board was formed to advise city council in the cities utilities regarding delivery of service, use of funds and to rebuild the public's trust. Unfortunately the manner in which this resolution was brought forward represents an old way of doing business, that the pub was commissioned to help avoid. We welcome the opportunity in the future to serve and advise the council regarding the use of utility assets before they reach this level of public debate. Bes followed proper disposition procedures for terminal 1 north and is actively accepting bids that will help the city to determine the property's fair market value in the next five days. This information will allow the city to evaluate bids and make an informed decision regarding the fair compensation to bes regardless of its decision to sale or lease the property.

The pub therefore recommends the city council delay any decision regarding this resolution until there's an opportunity to review the bids after August 15th. Furthermore, the delay would provide the opportunity to address other concerns we articulated in the letter including documentation of the market driven lease rate that fully compensates the utility for the use of the property, documentation regarding lease terms, risk and liability and insurance should the city decide to enter into a lease rather than complete the sale process and to do adequate due diligence of the proposed use and potential conflicts with the zoning code, comprehensive plans, the industrial land supply, infrastructure and site improvements required and opportunity costs associated with an alternative use and contingency planning.

The pub welcomes the opportunity to review such information and with public input offer further advice to the council. It's critical to avoid perceived or real conflict in the use of utility funds for city activities unrelated to the provisioning of utility services.

Hales: Thank you. Good morning.

Janice Thompson: Janice Thompson, Citizens utility board of Oregon.

Fish: I think Allan had something to add.

Thompson: My apologies.

Allan Warman: Commissioner, I'm co-chair of the cub. We really appreciated this issue that we have before us. This land is the wrong tool for addressing this issue. This land

August 10, 2016

redirecting, repurposing, is very similar to the water bureau, funds that were spent on the water house and the rose festival facility on Naito parkway. Also this turmoil that we see to the end is decreasing market value of this property. It also impacts Portland as a reliable seller of property that's unused. Thank you.

Thompson: Janice Thompson, Citizens utility board of Oregon. First point is cub does not support the proposed 10,000 monthly rental, does support the amendment to obtain independent evaluation of fair market value. I concur with commissioner Fish's apples to oranges characterization of trying to compare the 10,000 with fair market value. Also cub supports the proposed amendment regarding reimbursement of the bureau's sewer fund related to the cost incurred in marketing the site.

This is I think a bigger picture angle to this is that not only does this proposal kind of undermine future use of the policy by bes, but also use of that policy by any city bureau. I think, you know, there's a bigger picture angle here to consider. Now, cub would support postponing today's proposed actions until after completion of the bid process but it really seems like there's been damage already done with -- again, specific damage to bes rate payers but also a bigger picture damaged relationships with brokers, likelihood of -- increased likelihood of skepticism, possibly lower bids from any future surplus city property proceedings.

So we definitely recognize that the role of the housing emergency declaration to allow actions that are reversal of previous actions it really seems like this is a case where that authority is being used to overturn pretty significant previous council actions, and I think we would be concerned about those proposed changes negatively affecting the interest of the bes ratepayers even if due diligence had been taken but what's particularly troubling is these steps are being proposed with very minimal due diligence. I think that's worth highlighting, particularly in this environment where legal action has already been taken regarding use of ratepayer dollars.

So to summarize, firmly believe that the \$10,000 rent is not acceptable, cub supports the other proposed amendments, but more broadly is very much concerned about the impacts on bes rate payers, particularly given lack of due diligence on the proposals before you.

Saltzman: Did the cub testify in opposition to Nike's lease of terminal 1 for \$10,000 a month?

Thompson: I actually looked at that and did not because my understanding was it was a temporary item that was only an option because the sale process was going on. In other words, it was a situation where -- you know --

Saltzman: The answer is no. You didn't testify.

Thompson: No.

Saltzman: Did the utility board --

Thompson: No because of -- let me finish. Because we didn't see it in a problematic way and agree with commissioner Fish's characterization of like it's an apples and oranges situation.

Fish: The question is to me, I can describe the conversation I had --

Saltzman: I asked the question of cub.

Fish: We had no intention of leasing the space to any party. We were about to put it on the market and actually had qualms about using the space, but because we had no intention of offering it to anybody, therefore there was no commercial market for it, we agreed for a two or three-month period we would recover our costs so bes would be held harmless but not treat it as a commercial lease. We were opposed to leasing it. It was simply a convenience to a third party. Once the property was put on the market, and once the market established the price, then that set what the fair market price is and they are apples

August 10, 2016

and oranges.

Thompson: So, no, I did not testify. That's why.

Hales: Any other questions? Thank you all very much. Did you have someone else?

Fish: Yes, mayor. Thank you all very much. The final group is Eli Callison the property manager for the bureau of environmental services and Scott MacLean, who is our broker from Colliers International, formerly known as -- [audio not understandable] gentlemen, thank you. Eli, there's a lot of people waiting to testify so I'm going to ask you a very simple question. Could you briefly describe the current state of the site and the existing leases on the property?

Eli Callison, Bureau of Environmental Services: All right. As mentioned, the site is 14.5 acres. We have two leases currently active on the property. One is for 50,000 square feet of the building. We're getting 30 cents per square foot per month for that. They are also leasing a portion of the yard paying 10 cents a square foot for the yard. From that lease we're making \$19,000 a month. The second lease is for strictly yard space, 7,000 square feet, 10 cents a square foot, so we're getting 7,000 a month for that.

Fish: The total rent --

Callison: \$26,000 per month.

Fish: What percentage of the site is currently being leased?

Callison: I don't have the exact number. I would guess around a quarter.

Fish: Quarter of the site?

Callison: Quarter of the site.

Fish: To clarify, actually leave it at that. Mr. MacLean, thank you for being here. You are the professional broker who has been advising the city on the sale. Could you tell us the status of the sale process?

Scott MacLean: Yes we put it on the market, 45 days ago. Got the information out to the community and then started the process of touring groups through the property. We toured approximately 18 groups through the site. Of those I'm guessing about 14 have said they are interested to the point of writing offers. This process we're going through now is slowed that down a little bit. We received a letter yesterday from the buyer who said they would wait to see how this process finishes up before they submit an offer. They didn't want to get involved in this discussion. The buyers range from -- two categories. There's users then developers. The users groups includes local breweries who want to expand. There's a greenhouse use that's non-cannabis looking to try to bring organic farming back to the city. There are large wholesale distribution warehouse uses. There's a movie and video production group that's very interested in the site. There are tile showrooms and show room uses that are interested in taking advantage of the show room uses expanding in northwest Portland. There are about six developers interested ranging from artists space, makers spaces, one developer wants to build incubator spaces for small businesses. There's a very strong shortage of demand of small 5,000 foot type spaces anywhere in the city. Looking at making creative industrial space like in the central east side where you're seeing advertising and other creative type companies expanding. Those are the developers that are looking at it. The process was going very well. We have lots of interest and we were expecting to get quite a few offers on the 15th. We will still see some offers but I think the process has been hampered waiting to see what happens here today.

Fish: Last question. [audio not understandable]

Hales: Charles, no. Charles, you're going to be excluded. You can't interrupt. Stop, please.

Fish: Mr. MacLean, we have asked you before what you think the fair market rent for this space is. Could you tell the council if you have made a determination and what the basis of your opinion is?

MacLean: Yes, I did make a determination. I think it's important to know that right now

August 10, 2016

Portland is at historically low vacancy rates. Colliers has never seen vacancy rates as low as they currently are. That's caused rents to increase dramatically and put a squeeze on space. It's an unheated warehouse shell. If it were heated it would be leasing for about 50 to 55 cents a square foot. We're using a lease rate of 35 cents a square foot. We're currently getting 30 cents from the tenant who's occupying it now. Conservatively 35 cents is what I use for the warehouse shell it's 96,000 square feet. The yard space, when you lease warehouse space you typically allow the tenant to have some yard space with it so that their building is not just on its footprint it has an outdoor space. Of the 14.5 acres we have attributed 14 acres to the warehouse that you would get as part of your lease rate, 4.5 acres, excuse me, 4.5 acres to the warehouse. The remaining 10 we used a market rate of 10 cents a square foot which I think is probably conservative for fenced, paved yard area as well located as this is. We could lease that space over and over again but we have turned away quite a few tenants who wanted to do long term leases which didn't fit with our goal of selling the property. The other two components that make up the site are the dock area, about three acres there are some load capacity limits so I used 5 cents a square foot for that. Then the perimeter of the dock, which is 1600 linear feet, we used a \$10 a square foot per month on the linear dock area to moor ships.

Fish: Under your current agreement with the city are you paid a commission or hourly rate?

MacLean: I'm going to be paid a flat fee upon sale of the property.

Fish: And the flat fee doesn't turn on the ultimate price?

MacLean: It does not.

Fish: That was for the benefit of our friends. I want to be clear, we retained your services to find a buyer. You have performed admirably. We're still hopeful we get offers on the 15th. We did hear from a buyer yesterday that has pulled back because of the uncertainty about the ownership of this space.

And I have two amendments that would impact you. One is to ensure that your fee is compensated out of the general fund, because if we're not allowed to proceed with the sale then the entire process serves no ratepayer interest.

Second, I have proposed that we use a third party to establish the fair market rent. That's because commissioner Saltzman has put a number on the table. You as the professional broker have put a number on the table. Normally in these circumstances rather than argue numbers we asked someone who is independent of the entire process to give us an opinion. That's what my amendment would do. Thank you.

Hales: I have some questions. This may have been covered and I was out of the chambers for a moment but we need to think about the real estate part of this piece. When did the city buy this and for how much?

Callison: The city bought the property in 2006, for \$6.5 million.

Hales: How many times have we leased it? We bought it for the combined sewer over flow project [speaking simultaneously] we worked on the property ourselves because we had to be there then it became surplus when the project was done.

Callison: That's correct.

Fish: It didn't become surplus until council directed --

Hales: It became unused when we got that.

Fish: It's an important term. You used surplus.

Hales: I get it. I understand the distinction.

Fish: 2014 was when the council declared it surplus and directed it be sold for the best available price.

Hales: I understand that how many times have we leased it and for how much?

Callison: About three times. We have gotten two leases for the yard at 10 cents a square

August 10, 2016

foot, one for the building at 30 cents a square foot.

Hales: That was the indoor track and field Nike thing?

Callison: No, track town as a separate action.

Hales: Okay. So aside from the lease questions, ask the broker this question more directly, sort of an obvious question a lot of us are weighing here. I have been involved in Portland real estate as a homeowner since I think 1980 when I bought my first house, fixer upper at 31st and Irving for \$60,000. Like a lot of people I have some real estate regrets. Mostly about selling that house to buy another one instead of somehow figuring out how to hang on to it. We couldn't because we couldn't afford to do that. Most all my real estate regrets involve property I didn't buy or property that I sold. Given what's going on in Portland real estate, would you expect this property to continue to rise aggressively in value over the next, say, year?

MacLean: I think Portland real estate will continue to rise in value. We don't know what interest rates are going to do, we don't know what the economy is going to do. We are starting to see some overbuilding on apartments, but I think in general the industrial market will remain strong.

Hales: Are you advising clients they are likely to pay significantly more next year for properties they are looking at today.

MacLean: Conversely we think we're in the top of the market type situation.

Hales: You expect property values to level out?

MacLean: We don't expect them to increase as dramatically as they have over the last couple of years.

Hales: Thank you. Other questions? Thank you both very much. I think we are finally at the point we can turn to public testimony. I want to offer some mercy to folks with disabilities or small children who are here. So if we could show that courtesy and take those folks first and then take the rest of the list.

Mary Eng: Hello, good day. I'm Mary eng, and I suffer from post-traumatic stress disorder from abduction and assault. I thank you very kindly for not hurting me or bruising my wrists or my arms or compressing my wrist joints in pain manipulation like you did a few weeks ago. I want to say thank you to nick Fish for his courageous work bringing up anything goes. It was one of my favorite musicals. I will humbly offer to sing. ¶ anything goes -- no, no, in olden days a glimpse of stockings -- I really don't want to go there but if we could get a real off Broadway thing at terminal one I think it needs a more jazzy name. It sounds. [audio not understandable] [speaking in foreign language] no, he's not really a Nazi, no. He's not. He was just misunderstanding with that Jewish Oregonian reporter. Mary kay Buckley and I held hands and coab is going to be all right and the homeless are going to be all right too and nobody is going to die of hypothermia this winter and no one is going to plant anything in my bag like a corkscrew, john chandler, john chandler where are you. You know I have never had a corkscrew. I don't drink at 9:30 a.m., Charlie hales, I don't know about you, but we have asked you to resign and we shall ask it again, all 59 of us resign for the o'dea shooting and for the failure of the homeless development racquet crisis. Give away by us. I just love nick Fish. I don't know if I agree with him. I think he's maybe too esoteric for my comprehension but he's very educated and I would like to attend your meetings and not be escorted out brutally like Todd engstrom, a massive, brutal man who needs to lose his strong and be a peaceful Norwegian like me.

Hales: Thank you. Good morning. Anyone else who would like to take that opportunity? Come on up.

Mary Ann Schwab: Good morning. I'm really, really happy to be here because of terminal one. There's a lot of people not here today because from June 15th to august 15th, 95 neighborhood associations don't meet. Seven coalition offices don't meet and this popped

August 10, 2016

on my calendar so fast, here I am.

Hales: Put your name in the record.

Schwab: Mary Ann Schwab, community advocate. For kids. Let's go back and times space this to measure 5 and measure 50. I was in a church with Jack Beerworth. He didn't know the Pearl was going to be putting condos down there and he questioned back then where am I going to put those kids to school. At the time we had mlc, St. Mary's cathedral, we had Chapman. Fast forward the last six months Portland public schools has shattered all those neighborhood associations to make room for the teenagers now in both Lincoln high school and Wilson high school. We talk c-o-t's but we're putting kids on school buses to Bridlemile some of the lower subsidized kids are being rushed to another school. I would like to see this detracted.

This water ratepayer has a vested interest as does everyone in this room in that property. We need to start collecting scd's so these developers that are building these towers to the sky start financing our schools. We need this land. I own it. Why can't we just land bank it and give it to Portland public schools and put a high school there? When I have gone down to Centennial Mills with PDC I asked the same question. When I attended the one on Broadway I asked the same question. Why is it no one is paying attention to the education of our kids? How can we have work force companies come to the city when we have such poor ratings with graduation with our kids.

I have submitted stuff here. I'm not going to read it into the record because right now I am too frustrated especially finding 14 pages of proposals for the downtown area and central city and our kids, how is it OMSI still with all these years cannot get transportation from OMSI out to Oaks Park? We use it or lose it. It's not OMSI's responsibility only to give us a parking out place. Everybody in here has eyes on you as of August 16th. Thank you.

Hales: Thank you. Let's move to the sign-up sheet, please.

Hales: Welcome again. Please try to hold yourself to two minutes so we can hear everyone. Thank you.

Harriet Heisey: My name is Harriet Heisey I'm here to speak about terminal one selection.

Hales: Karla, could you turn the mic back on? There you go. Go ahead.

Heisey: Okay. Commissioner Dan Saltzman and developer Williams have suggested terminal 1 as a site for a homeless shelter. We appreciate their dedication to finding a solution, but my daughter and I believe a better facility exists in River Gate at the unused Wapato jail. Currently the new joint office of homeless services has yet to offer a coordinated shelter program to screen, treat, employ and transition the homeless into housing in self-sufficiency. We believe Wapato can be a model for a successful program that is in use currently in Fort Lyon, Colorado. A recent editorial in the Portland Tribune says if the city is looking for an unused building that would require few modifications it should push Multnomah County to free up space in the mothballed Wapato jail. Multnomah County Chair Kafoury refuses to consider Wapato as a temporary shelter and has cited six reasons to justify the exclusion of that facility. We debunk them here. Number one, financing restrictions. Its county owned and its use would fulfill a public need as defined by the bond measure used to build it. Number two, operating costs. On July 7, Mark Jolin told neighbors that the Hanson building meeting that the city-county homeless office has 31.2 million to serve 1100 beds for the fiscal year. Using that budget and deducting 15% for administrative costs equates to \$24,000 per bed. That would leave a 13 million dollars to operate Wapato at its 525 bed capacity. Kafoury said the 200 bed Hanson building would cost approximately 1.3 million annually or \$6500 per bed.

Hales: Let me ask you to stop. We have your written testimony. We'll review that. I appreciate you putting this in writing for us.

August 10, 2016

Heisey: My daughter will continue.

Kathryn Anderson: Again, I'm Kathryn Anderson. I want to thank you for taking the time to hear about Wapato. I encourage you to read it. All of Multnomah county chair's concerns about the use of Wapato have been debunked with facts that are there on your sheet before you. I would just ask for you to give it serious consideration. See what commissioner Kafoury has advocated, which is work together with multiple governmental agencies to help provide a safe, secure place for homeless and treat and meet their needs, which are an array of them. Thank you.

Hales: Thank you. Welcome.

Kimberly Eng: I get your 120?

Hales: Doesn't work that way.

Eng: Good morning. Thank you for taking the time to hear our testimony. I'm Kimberly Eng. My husband and I live one block from the proposed terminal shelter site. I'm here on behalf of hundreds of residents in my neighborhood. I want to introduce you to our neighborhood. We're dynamic, growing, diverse. We're gay, straight, single, retirees, black, white, Asian, we're families with young children. Some of us have disabilities. We represent everything unique, diverse and exciting about this city. We have 600 residents growing to 1200 in the near future. We're one of Portland's most vibrant, fastest growing communities. The city is our playground and the waterfront is the front yard for our children. We are a somewhat isolated under the Fremont bridge about one mile walk to the city core. This is the same one mile walk that residents at terminal 1 would need to walk to access the city core. We have witnessed several unsafe activities causing fear for our mothers and children in our communities. We have witnessed harassment, drug activity, found syringes in our front yard, we have had items stolen from our front porches and seen weapons. Last week we were walking our dogs and there was a man with a hunting knife walking our front waterfront porch. We have had our door bells ringing in the middle of the night to find mentally unstable homeless citizens on the front porch. Across the street recently there was a camp, a small camp where they uncovered about three rifles. This is in our neighborhood. We found a man bathing at the Pacifica fountain across the street. We're one quarter mile from the Montessori child peace school. One quarter mile. Can we imagine if we exacerbate these issues across the street from child peace Montessori school what does that do for our children? Additionally high concentrations of mentally unstable and houseless citizens is not a proven formula. Spring water corridor here in Portland we call it the avenue of terror in the city. Assault. Harassment, theft, criminal. I urge you to please vote no for this inhumane, irresponsible and unsafe idea for Portland. Thank you for your consideration.

Hales: Thank you all. Let's take the next three, please.

Hales: Good morning.

Rob Curtis: Thank you for taking the time to listen to all the feedback. It's great to listen to everybody's opinion because that's the way you drive good decisions. I'm Rob Curtis. I represent hundreds of residents from the river's gate neighborhood. I ask one question if Monsanto made the decision to pollute our waters because they didn't do the due diligence to know they had a problem does that absolve them. Thankfully when businesses make decisions without doing due diligence the people making the decision to proceed are responsible whether it be criminally or fiscally. I would argue this is the same case. Do the people voting for this measure take responsibility for every abused woman or child that's assaulted on that site or in the neighborhood because you didn't equip it with a plan that would keep them safe?

Every potential health issue that is caused by knowingly putting people in a superfund site not zoned for human beings to live. If you determine the legal liability of the

August 10, 2016

city council making a decision to put a homeless shelter on such a site why this lot? There's a lot half mile away that has less economic value at northwest Yeon. Is there a reason?

How serious are you about creating jobs to prevent future homelessness if you're willing to disregard key point behind the comprehensive plan. With bids scheduled to come in days why are we having this discussion now? You realize an 8% return on a \$12 million investment could pay for 50 units and 100 people would be off the street tomorrow just from the interest alone.

To be frank if you had done due diligence to protect the city and taxpayers' interests. I respect what you're trying to do here but bias for action without direction is like a loaded gun and firing before aiming. You essentially are shuffling the problem from one area of the city to another.

As one of the hundreds in the crowd, I'm asking you to stop and think a little bit about what you're doing. Due diligence is meant to allow smart people to mitigate risk, meant to enable you to make difficult decisions. Please aim the gun before firing. People's lives are worth you taking the time to manage the implications of the decisions you're making. We realize you think you're helping but the homeless and the citizens of portland are not a social experiment to test a hypothesis that has not been vetted.

If homer Williams is sincere about helping the homeless can't it happen at a place without the immediate economic potential and environmental complexities of terminal one? Thank you for your time.

Hales: Thank you. Good morning.

Melissa Jaffe: Good morning. I'm Melissa Jaffe. This is my daughter Sita. We're the residents at the water land apartments. I'm a business owner and Sita is planning to attend the Montessori school located nearby. We have recently moved our entire lives to less than 250 yards from the proposed terminal 1 site. I'm personally individually contractually obligated for \$10,000 a month in all of my tuitions, rents and expenses. I cannot pick up and leave this situation. I am contractually obliged to remain there and to terminate a loan this would put us in a precarious, disastrous situation.

I carefully selected this location for our lives because of the safety and remarkable family friendly features of this property. When I signed my commitment three months ago there was no suggestion that there would be new neighbors of 500 to potentially 1700 sex offenders, homeless, drug addicts in our immediate space. My child does not understand the complexities of alcohol addiction, drug addiction, mental instability and homelessness. To her everyone is a friend. She trusts everyone without prejudice, without discrimination. I walk my daughter to school. At the start of the month our pathway was reduced by half due to construction across the street. Similarly, the one way directional egress into the city is reduced by half forcing every pedestrian to walk directly in front of our front door. With the number of residents coming in and out of our personal location, there's no possible way to effectively monitor who is coming in and out whether they have a right to be there. My daughter is warm, smiling, engaging, incredibly attractive to all types. [booing]

Hales: Folks, please. Go ahead. I'm sorry.

Jaffe: My daughter freely shares her name, age, where she lives, when she is going to have baby-sitters, what our plans are. The combination of all the children, not just her, in this area and the terminal one proposal is potentially disastrous for us. I'm requesting one thing from you. Slow down. Please do not make a hasty decision to move large numbers of individuals with unknown conditions into the neighborhood and risk our most innocent and needy population, our children to see how it goes. Please do not sacrifice the safety of myself or my daughter. I have not heard any criteria for inclusion into the site. I have not heard any proposal for staffing, safety measures, boundaries, community integration,

August 10, 2016

community beautification, any kind of community full plan.

Hales: Thank you. I need you to wrap up. Anything you want to add?

Jaffe: Yes. I think we have an incredible opportunity to have a well thought through plan to address our obvious problem. Alternatively this can also be a massive scar on the face of Portland. I'm asking that we consider all of the citizens in making this decision. Please consider our voice too.

Hales: Thank you very much. Good morning.

Paul Eddolls: Good morning. I'm Paul Eddolls. Me and my partner are homeowners in the riverscape neighborhood. We have approximately two blocks from the terminal 1 site and we have concerns about our physical safety from homeless persons particularly those with persistent severe mental illness. I believe the city is assuming significant liability for the safety of the homeless without having done due diligence in investigating the immediate areas surrounding terminal 1.

Since moving to our current home four years ago I witnessed many instances finding myself concerned for the safety of homeless in our area. One was a homeless man's bicycle trailer run over by an Amtrak trailer. He ignored the barriers. I watched a mentally ill woman attempt to climb over the railing outside our house, an easy 40, 50 foot drop that would have killed her had we not intervened. Our concern is the proximity to open railroad tracks which present a clear and apparent danger to any homeless person suffering from substance dependence or severe persistent mental illness. People who do not perceive physical danger or who are attempting suicide. These physical dangers are within a half block from the terminal one site. Additionally there's a major substation directly across the street and multiple active construction sites with flimsy fence which could pose physical risks to persons with mental illness. The more homeless people concentrated in this area the higher the risk of major accidents including loss of life which in this location is inevitable.

There are safety risks made worse by environment toxins identified in the space. According to the deq, the site has been contaminated with lead, arsenic and petroleum products. While partial abatement has occurred this was done to industrial use standards, not residential. Similar abatement would be needed for a residential site in front of our community which took six to eight months to complete. Including soil sampling, removing of contaminated soil and retesting. While Portland finds itself in a homeless crisis, appropriate protection of the people being sheltered must be considered. This is a process that cannot be rushed without jeopardizing the health of the homeless being warehoused in this space. Shortcutting the removal of compounds from the environment is extremely unethical.

Hales: Get you to wrap up if you can, please.

Eddolls: If the city council insists on warehousing people there is other sites temporary shelters that could alleviate the safety concerns such as Wapato, and a space at 3200 block on northwest Yeon. Appreciate your time.

Hales: Thanks very much. Take the next.

Hales: Good morning.

Brian Lynch: Good morning. My name is Brian Lynch. I live at river scape. I too represent the 600 residents of this community. In the near future residents of the 650 units currently nearing completion. What you're hearing today are very concerned citizens of Portland who have chosen to pioneer this northern part of the city and make it their home. We're a community of families, families of great diversity, who have become very concerned with their safety and are asking for due diligence on a project that will have monumental effect on our city if it proceeds at this pace. Under investigated unvetted. Having heard many of the concerns mine is particularly with crime and the effect on our community if a shelter

August 10, 2016

like the ill-conceived one at t-1 comes to fruition.

We as you do wish to resolve the issues with the less fortunate. Our community sits in a geographically peculiar space, one contained between the river and the railroad tracks. Depending where you stand there's 100 to 200 yards from one side to the next. This restricts everyone's ability to navigate their way into and out of our community leaving on one sidewalk for public use. We can already feel the pressure of additional traffic and see our walkways being used to get to and from the river but what happens when our small community doubles then doubles again in size. The proposal is suggesting a potential 1400 homeless being housed at t-1. More than one for every citizen in our community. What happens then? How do you propose public officials guarantee our safety then? It's senseless to deny increase in crime and let's discuss the shelter that this is modeled after haven for hope at haven for hope 1877 calls to the police from January 2014 to December 2015. It's almost three a day. At haven for hope there were 318 neighborhood disturbances in the same time period. At Haven for Hope there were hundreds of 9/11 hang-ups that needed to be investigated and 48% increase in calls in the surrounding half mile area. At Haven for Hope there were 178 thefts in that time period, 200 assaults and 600% increase in prostitution and drug charges.

Hales: Ask you to wrap up soon.

Lynch: Due diligence is what we're asking for. This is not a solution for individuals suffering from mental illness and chronic addiction, it's an opportunity for those that prey upon them, an opportunity for criminals, drug dealers and human traffickers. The waterfront is our most valuable resource and historically no city has allocated the resource in this manner. I ask you to think Utah, not Texas.

Hales: thank you. Who would like to be next?

Amy Hoffmann: I'm Amy Hoffmann. I'm here on behalf of my communities sake. Haven for hope is not a success story. While they are quick to point out anecdotal stories of success, it's important to remember that as an organization they still need to promote their facility for continued funding. When looking at actual statistics another story emerges. In the six years since opening haven for hope has only reduced the unsheltered population by 15%. That's 85% of the homeless population still without services despite the 15 million per year spent operating haven for hope and the over 100 million which went into its construction.

By concentrating all resources in one building haven for hope takes funding away from resources already in the communities where these people come from. Forcing them all into one central location effectively institutionalizing homelessness and magnifying the effects of impacts of a massive homeless shelter in one small residential area. Within two years of the facility opening calls to police about vice problems such as prostitution and gambling in the surrounding neighborhood went up by 580%. This was an area referred to as crack alley before haven for hope went in and crime still dramatically increased. One of the many reasons some of San Antonio homeless have not gone to haven for hope is it's not safe. In its first two years the San Antonio police department responded to haven for hope 1877 times. Police were called 318 times for disturbances, sometimes with weapons, more than 200 times for assaults. Theft and drug uses were common occurrences. In response to the crime haven for hope was forced to hire three off duty police officers, 40 security guards and install 550 cameras monitored by dispatchers. They installed lockers to prevent theft and metal detectors to prevent weapons. This type of mega facility is a hot bed for those looking to take advantage of people with disabilities, mental health problems and drug addiction. This is not a healthy climate for recovery or rehabilitation.

The idea of a Wal-Mart type one stop shop for homeless solutions may sound good in theory but in practical application it's shown to be ineffective and dangerous for the

August 10, 2016

residents and surrounding community alike. By providing temporary shelter in a massive compound and limiting resources in other areas we would be segregating the city's most vulnerable most in need of resources instead of working to integrate them into our community. This is an out of sight out of mind solution. The model is a Texas answer to a Portland problem. Studies based on behavioral economics would recommend subsidized housing, which is a much more Portland approach. I implore you to consider the long term ramifications of this facility. On the surface it seems like an easy solution but upon closer investigation it's a money pit and a crime magnet.

Hales: Thank you.

Dave Hoof: Good morning. Thank you for your time. I was born in Portland, have lived in Portland -- Dave Hoof. I have lived in Portland most of my life and am a proud Portlander. Today I'm here representing 850 households created in the river scape neighborhood over the last ten years. On the former t-1 south site where the adjacent neighbors. I worked in old town for many years and am active in the community of old town and volunteer for organizations that work with the homeless and the near homeless. I understand the homeless problem. These are long term complex problems that require long term comprehensive solutions. I know I don't have to tell you that but I had to say it. The proposal on the table today seems like a shot from the hip. The idea seems to have come from one person and all the due diligence and due process has been swept aside. I have never seen this happen in Portland. We are about transparency. About public process. We have had none of it here. Neighbors didn't even get notified that this was about to happen. I appreciate Mr. Williams' willingness to share a big vision. This problem needs a big vision. But this idea is far from being ready for implementation either short term or long term. One thing that's clear is that housing 400 people in an open building is a formula for extensive behavioral and public health problems. We haven't seen the support for this issue raised earlier I believe by commissioner Fish. Even if the haven for hope model were ultimately being viable, this is the wrong site. This is an industrial site, not fit for human habitation. This site has environmental issues. Infrastructure issues. Safety issues. Security issues. It's hard to envision how this site could become converted into a habitable site in time to call it a short-term solution. I would point to the fact that additionally the site is obviously zoned heavy industrial. We have offers coming in for it. It could create jobs, et cetera, et cetera. This is clearly a win-win situation if we let the normal process take its due course for Portland.

Hales: Thank you. Wrap up if you can, please.

Hoof: We understand the council's desire to find solutions for this as quickly as possible. But this is circumventing the process is not appropriate. We have a solution under our nose and we find it extremely difficult to understand why we're not taking the time to examine Wapato. There's other sites as well, but why don't we use the \$100,000 we're talking about here today to study it? How can we make that work? It's an existing facility built to institutional quality. Ready to go.

Hales: Thank you all.

Hoof: Thanks for your time.

Hales: I understand there's a young person that wants to speak then we'll return to the list after that.

Hales: Or a superhero. Or both. Good morning.

Hales: Hi.

Sita Jaffe: Hi.

Hales: Tell us who you are.

Jaffe: What?

Hales: Who are you? What's your name?

August 10, 2016

Jaffe: Sita Jaffe

Hales: Hi. Do you want to tell us something? Go ahead.

Jaffe: Um, --

Fish: How old are you, honey?

Jaffe: Three and a half.

Hales: Cool. Wow. Might be the youngest person that's spoken here. That's pretty cool.

Jaffe: So I want you guys to not build a homeless building.

Hales: Thank you very much. [shouting]

Hales: We always let children speak here. Let's take the next three folks here.

Steve Purvis: Good morning. I'm Steve Purvis representing hundreds of people from the river scape community. I urge each of you to vote no to pursuing this proposal any further and consider potential alternatives. An immediate alternative would be establishing multiple scales equitably distributed shelters throughout the facility for homeless and service provider's easier access to the facilities increasing their effectiveness while minimizing the negative impact and safety concerns which are inherent with one large scale facility on both the patrons and the surrounding community. while acknowledging that the establishment on multiple scale facilities throughout the city requires identifying suitable locations the city has already undertaken and investigated over 120 potential sites in the last year going so far as to identified five sites as ideal and an additional 15 as promising. Some considerations would it would negatively affect -- including safety concerns and zoning issues all of which apply to the terminal 1 location. Why isn't the city looking more closely at some of the other promising potential places? Are there ulterior motives at hand? Even in the northwest industrial district there's a site on Yeon Avenue less than one mile away which appears to be more suitable. From a more long term perspective investigating and potentially instituting a housing first model which seeks to provide housing to the homeless via rental assistance and support services has resulting in housing retention rates between 75 and 98% across multiple studies. These programs are cost effective. Up to \$23,000 less per consumer per year and 31,000 less per consumer over two years according to the other. Lastly, others have already spoken to the Wapato facility but that seems to be an obvious resource that could be deployed toward this crisis facing the city. I ask each of you looking at the issue, how does a terminal 1 mega shelter possibly compare favorably to alternatives? How does this even make sense at all?

Hales: Thank you. Good morning.

Ree Kaarhus: Good morning. I'm Ree, executive director with boots on the ground pdx. I'm going to add something here. I want to say first of all that when we are talking about communities that are in the top 10% in the economic bracket of the city, I think that there is a little bit of social obligation on the part of those communities to be willing to put forth more investment in this problem. I don't think that children in the pearl are more beautiful or valuable than children out in Lents. That being said -- [applause]

Hales: Folks, please.

Kaarhus: That being said, boots is provisionally behind this move. We have a lot of misgiving. It could go south really badly. We are looking for more input from the community and from the actual service providers that are likely to be providing these services. I think this is a nice first step for it. As far as the financial implications are created if this goes well there's going to be more than 50 jobs at this site. Also I think that when it comes to job creation I think that we need to have some social responsibility for creating space for those without the economic sector is very important and so is our social responsibility to the houseless. Thank you.

Hales: Thank you.

August 10, 2016

Fish: Can I recognize we have lots of people testifying, have you been formally invited to sit at the table to shape the program or to serve in a role as a community oversight person? If the answer is no I'm going to nominate you because I think we should have a community oversight group but have you been invited in to shape the proposal.

Kaarhus: We have been in negotiations with Mr. Williams and Mr. Mazziotti, and we hope to come to some sort of resolution. People are pretty firm in their vision and we hope that would be a little more malleable to the Portland paradigm.

Fish: Could you keep council apprised of those discussions?

Kaarhus: Absolutely.

Stuart Emmons: Good morning. I'm Stuart Emmons. I am an architect who has done quite a bit of homeless housing and shelters. I worked with Homer Williams on south waterfront for two years. I thank him for proposing private dollars to help solve homelessness. I'm opposed to t-1 for a homeless shelter based on economic, environment, humanistic and lack of community involvement. The six-month lease is going to be permanent. Humanistic I was at spring water corridor the night before last, hazelnut grove. I talked to the residents they are scared, they don't want to move here. There was a unanimous no from the homeless community I talked to. Environmental t-1 is an excellent industrial site. The comp plan says use it for industrial. We don't want to set a bad precedent here. We don't want to be cheap on filling in wetlands and trees for industrial land when we have this great industrial property already. Economic, how much is this project ultimately going to cost the taxpayers? This is fiscally irresponsible to walk into this without knowing what the money looks like. This is also a rare land -- rare property for close-in jobs. I want to recommend housing is the answer, dollars, private dollars, need to go to housing. Many feel this could become one of the worst decisions from this council. I would like to see a new level of help for the home for everyone and get solutions fast and online. At the very least I would encourage delay to get community input and more due diligence on this property. Thank you.

Hales: Thanks very much. Take the next folks, please.

Hales: Good morning.

Rich Rodger: Good morning. Rich Rodgers of southeast Portland. Thanks for taking the time to dig into this today. It's been since 2008 since I worked here as a policy advisor for Commissioner Sten. A little over 20 years I have been working on housing policy in one way or another. The longer I work on it the more discouraging it can be but there are some encouraging steps. Over the last year mayor in particular you've been particularly courageous and trying out new, risky things that are admittedly risky. I commend you for that. A lot of it has worked. We have seen a more humane, rational approach to people sleeping outside that begins to treat people with more dignity. I have been involved recently as a volunteer trying to help to advance the voices and the interests of people who are sleeping outside in organized camps and people working to help as volunteers and advocates. We sat down last night. There have been a couple conversations obviously, this is a quick-moving proposal, for a couple hours with Homer Williams and Don Mazziotti, and their team. I found them to be somewhat humble in their approach, which is encouraging, recognizing that there's a lot they don't know and they expressed willingness to work with the groups out in the community to shape their proposal to make it effective. I also am provisionally supportive of this proposal. I have stated concerns. They have been stated already. I think it's easy to get to no. Really hard to get the yes on something like this. I commend the private sector folks for stepping up, being willing to invest resources. That's a piece to the solution we haven't had and we need. If we can combine that with real collaboration with people who are experiencing homelessness so they are empowered they have self-determination, that homelessness is not criminalized, if those two groups

August 10, 2016

can get together I'm confident that over time they will see the wisdom both sides bring to it. I'm willing to take a leap of faith. I appreciate everyone's willingness to take those steps.

Hales: Thank you. Good morning.

Pete Hybertsen: I'm Pete Hybertsen. As a member of Portland Tenants United I'm here to add our support and concerns raised about unhoused people advocates about terminal 1. There seem to be concerns including environmental toxicity, minimal public process and notifying details about service delivery. While we urgently need more resources to address the housing emergency real and lasting solutions mean collaboration with people affected. Unhoused people at the Springwater corridor have expressed to us mass shelters like the one proposed are not appropriate for their needs and the mass eviction of communities is not going to solve this problem either. Compared to service agencies placing people in permanent housing and community based solutions like R2DToo and hazelnut grove, this proposed mass shelter is fiscally inefficient and uninformed by the perspective of unhoused people. Many tenants in portland are just a rent hike, a no cause eviction, a missed paycheck away from joining our unhoused neighbors outside. Unhoused people who transition into housing immediately become one of the most vulnerable tenants in town here. Long term solutions to these challenges are the ones that support stable communities, not temporary mass solutions that don't match the needs of the community they are meant to serve. Another mass shelter is not going to prevent vulnerable tenants from becoming unhoused. Policies that curtail arbitrary no cause evictions and massive rent hikes will. Another mass shelter is not going to support healing and transition into permanent housing for unhoused neighbors. Stable transitional communities like R2DToo and hazelnut grove will. I urge you to join us in insisting any plans for new shelters be developed in full partnership with unhoused people with the understanding that warehousing people is not acceptable. Also in the absence of acceptable alternatives and alternate land for the residents of the Springwater corridor we continue to oppose the mass displacement as planned for September 1st. Thank you.

Hales: Thank you both.

Ibrahim Mubarak: I'm Ibrahim Mubarak from right to survive and right 2 dream too. I'm caught up in an oxymoronic situation. Years before this thing was against right 2 dream too moving into the pearl district and they was asked to go into the houseless community and talk with people to see they are human, that they have real needs. They have a change of heart and they want to do something. Is it the right thing? I don't know. We don't know but they want to do something. All my life I have been told what I couldn't do. I couldn't go into a bathroom for white people only. I couldn't go into a restaurant for white people only. I couldn't date a white woman. I couldn't wait to marry my wife. She's white. I'm tired of people telling me what I can't do if they don't know me. The houseless community everywhere we try to go the neighborhoods associations, not here but over there. Not here but over there. They don't even know. Created emergency shelters where people can put tents up, they are not allowed to put tents up now. Now you're going to move over 500 people from the spring water corridor. Where are they going to go? What we can do, what we can't. I think not as city council but as a city we are living beneath our privilege if we don't help the houseless community we need to put our differences behind us. This neighborhood association can't do it because they are prejudiced, bias, cruel and [bleep] up in their mind teaching their children to be prejudice. Children are not prejudice they are taught that I wouldn't want to move in that area neither. I'm afraid of those houseless people. Thank you. [shouting]

Hales: Go ahead. Welcome. Nice to have you here.

Avery Hutchins: Thank you for the opportunity to speak. Before I start saying my --

Hales: Name please.

August 10, 2016

Hutchins: Avery Hutchins.

Hales: Thanks.

Hutchins: This speech is not something my mom wrote for me to say. I wrote it myself.

Hales: Great.

Hutchins: I'm Avery Hutchins. I'm in seventh grade, a resident of the river scape community. The recent proposal to use terminal 1 as homeless shelter has me concerned for the safety of children and families in my neighborhood. Right now I'm able to ride my scooter down the boardwalk, play in common areas with my friends and wait for the school bus in the morning. I worry that if the homeless population in our neighborhood increases dramatically I won't be able to do these without an adult to keep me safe there are kids of all ages and kids younger than me may not know better than to talk to strangers which I imagine would be all around the neighborhood if terminal 1 becomes a homeless shelter. While I understand that it is important to offer our homeless population alternatives to camping on the street I urge the city to please consider a location that has a lesser impact on established communities and on families. There's a children's school which students ages one to 15 less than a ten-minute walk away from terminal 1. I looked it up on google maps. I used to live in the pearl district. I had to move here to the river scape district because with the incredibly large homeless population there I was not able to walk outside my condo building on my own. Cigarette butts and shattered beer bottles didn't exactly scream safety. If I have to move again for the same reason would be difficult for me and my family. Thank you.

Hales: Thank you very much. Take the next three folks, please.

Hales: Good afternoon. Why don't you start, please?

Desiree Rose: Hi, I'm Desiree rose. I'm a resident of hazelnut grove. We are an intentional community for homeless people and we have been trying to prove that we can be good neighbors, that we can have a good outcome for homeless people. Work as we know as street families. There's so much to discuss. I feel bad for some of these people who are concerned about their neighborhoods and I understand some of their fears. But let's be realistic. Since when is it a new thing for criminals to hide amongst the poor? They always have. Party goes. That's always happened. We're sorry about that. But we spend all of our time just trying to survive and trying to protect ourselves from those people. Okay. You guys already have a prison. You have Wapato. Why you want to build another one we don't understand. A lot of these people who are residents, they sat by and watched while city and state government has with great glee and gusto done everything in their power to destroy the poor. They only care when it comes around their neighborhood. Oh, now what do we do? \$100 million for a high rise prison? We won't go there. I'm a veteran. Okay, we have been getting kicked in the gutters for 50 years. We stood to protect the freedom of this country and yet when we came back we got kicked in the gutter and we're being denied hours? I do not want to live in a prison. I won't go, especially run by the programs the way the programs are run here. They are run to destroy people. Working with neighborhood groups, business people, people who have stepped up to show us that they care about us and they are here to fight with us. People that have shown us some trust, we're willing to work with. People that tell us, oh, we treat you with respect, that's a big slap in the face and we know it. It's a lie. We will not go. Nothing about us without us.

Hales: Thank you. Welcome.

Alecia Fuchs: I am a retired Multnomah county judge.

Hales: Give us your name.

Fuchs: Alecia fuchs. I have worked with Doreen binder in the bud Clark commons for some period of time after I retired. I have seen what her program has done for the homeless. The proposed plan by the city for the homeless is ill-conceived as we look at it

August 10, 2016

now. The homeless need a place to be safe and get well, not a place convenient for city planners because developers offer to fund it. The project now being suggested does not have the structure to provide services needed by the homeless. The planned location is also inappropriate as it abuts an expanding residential community. We have the resources to create permanent shelter at an appropriate location for care for the homeless that will make our community healthier and safer. This location is not going to be a success for the homeless population. The need to access services and that will allow them to ascend to permanent housing. Thank you.

Hales: Thank you. Good afternoon.

Lee Novak: Good afternoon. I'm Lee Novak. I represent four property companies, 4800 southwest Macadam. We have developed over 650 apartments on terminal 1 south in three separate projects. We have invested over \$130 million and helped reinvigorate the neighborhood with new residents. We're concerned about the proposed homeless facility at terminal 1 north. The site is industrial, outer fringe, no existing facilities, outdated warehouse. Transportation options are limited and sidewalks nonexistent. The distinction between an internment camp and successful facility for the homeless depends on resolving these challenges. Our firm has developed over 10,000 units of affordable housing all over the country. Never have we seen a process that grants a lease first and asks for a plan second. It's clear there exist no answers to these questions at this time and we ask that you develop a plan to address the security services transportation issues before making a decision. In addition we believe city council needs to address two significant legal issues related to the site. Current zoning and future zoning don't allow for this use. Significant changes should not be undertaken without a more considered process. The changes for the comprehensive plan that have been discussed in the neighborhood have not been discussed in the neighborhood and this is the first public discussion of this issue. We developed over 650 units on terminal 1 south. Where we had an existing record of decision for residential use this includes all the study and reporting we have done. I have included summary memo describing that work. The cost of that remediation has been millions of dollars. This is over and above the millions spent by the port of Portland when the site was initially converted to residential use over a decade ago. The port removed 33,000 tons of materials and we removed over 77,000 cubic yards of material. To address phs, hydrocarbon, arsenic and lead. This is time-consuming that obviously has not been done for this site for this use. One note we tried to lease a portion of the existing lot for parking during our construction next door and we were rebuffed because of the sales process. We think that sales process should proceed and we should see the results of that before city council makes a decision. Thank you.

Hales: Thanks very much. Let's take the next folks, please.

Hales: Welcome.

Stephen Gomez: Good morning, mayor, commissioners. I'm Stephen Gomez, a resident of the Boise neighborhood association in north Portland. I testified earlier this year to council as the Boise neighborhood association board member in support of an affordable housing multi-grant for the developer for large apartments in our neighborhood. I'm working with welcome home coalition as a major supporter of the upcoming \$258 million affordable homes bond measure but more germane to today's deliberation for 11 years I served on the board including three as board chair for new avenues for youth, Portland's leading nonprofit addressing youth homelessness at its root causes. I believe the challenges must be addressed by a combination of community members, business leaders, nonprofits and the government. With this in mind I want to make clear why I oppose terminal 1 as a mass emergency shelter. The idea is the right source of resources but wrong use of them. I applaud Homer Williams' leadership in bringing bold ideas forward

August 10, 2016

for city-wide debate about homelessness. It's bold to declare a willingness to raise \$60 million to immediately address the need for shelter but as a site terminal 1 is set up for failure. I have spoken to leaders and advocates in the homelessness and houselessness communities. Many oppose terminal 1. Those that are open say anything including terminal 1 is better than sleeping on the street. Sleeping on the street is not an intentional act. Placing our most vulnerable community members at terminal 1 would be. An act ignoring the significant contamination issues, ignoring lack of basic infrastructure at the site, lack of safety on the street with heavy industrial use, missing and damaged sidewalks and infrequent bus service. Best practices for developing shelters include distributing appropriately scaled shelter where people are. We know that poverty and homelessness now exists to the east in our community. This is why the county's efforts opening shelter at the Hanson building in northeast and 100 bed family shelter on the Portland-Gresham border are so important. I reviewed the list of sites and it appears that many sites have been excluded for the same criteria that would eliminate terminal 1. I ask why. I appreciate the challenge the city has in working through the multitude of objections virtually any proposed site will encounter, but I encourage council to reexamine the list of sites and select options which do not expose our vulnerable community members to the significant hazards at terminal 1 and deliver safe shelter and services to locations where our homeless already live. Thank you.

Hales: Thank you. Welcome.

Tom Cody: Good afternoon. I'm Tom Cody, an urban planner, Portland based urban planner and developer. I worked on projects in partnership as a private citizen and developer in partnership with people like the housing authority of Portland now home forward. I have built permanent supportive housing in partnerships and we're currently working on a large affordable housing project with Home Forward. From our relationships and partnerships with homelessness advocates and service providers, we know that warehousing large numbers of people into one space apart from services and support they need is a poor and ineffective way to address this challenge. Instead we should do what we know works. Small shelters, distributed throughout the community that provide targeted services for people with different needs. An approach already being successfully implemented throughout the region. Together the city and the county much thanks to you, has established the joint office of homeless services, intergovernmental agency focused on addressing homelessness, affordable housing and related services. That collaboration along with Home Forward is producing results. The city and county have successfully sited a number of shelters exercising an efficient, thoughtful, effective approach on planning, siting and servicing. An example is the 200 bed Hampton building northeast 122 and Glisan, a family shelter east Burnside, work to prepare the Cal Brenner site. These show not only what is being done but how to do it through distributed facilities each catering to a specific segment of our homeless population. I know this is something that cannot be done alone. My colleagues and I and other business leaders have a role to play. We have been involved in several affordable housing projects. I recently offered the city a building that we have in escrow called the Modish building on the same block as New Avenues for Youth, less expensive and safer than terminal 1. I understand it seems attractive. Empty, easy, available. It's completely inappropriate. It would require extensive and costly improvements. The good news is sites that are safer, zoned correctly and connected to services, transportation are available today. The city has produced a list of properties but that list is not comprehensive.

Hales: I'll need you to wrap up, please.

Cody: It includes viable sites and discards some properties due to criteria. Not on the list are obviously sites such as 38,000 square feet at 300 North Winning Street adjacent to

August 10, 2016

major transportation, countless other sites are available on an emergency and/or temporary basis. Trimet is currently selling sites, five sites considered to be surplus. There are two sites where my office is on our block between northwest 16th, marshal and Northrup available on the open market. None of these are on the list. None. As a community we need to pursue solutions that work and continue to support the work of the home for everyone and the office of homeless services identifying sites that offer safe shelter, accommodate the needs of different populations, and provide access to services. We should not allow terminal 1 proposal to distract us from this work and the good work that council and county have been doing. I urge you to reject both the proposed council resolution and the application for the metro grant. Thank you.

Hales: Thank you both. Let's do a time and process check. How many people are still signed up to speak?

Moore-Love: 20, 25.

Hales: I'm going to suggest we go to 1:00 then take a break, give the council a half hour mercy break then resume at 1:30. Does that work for everybody? If you're late on that list we may not hear you until after 1:30. Bear with us. We'll keep going. Please.

Hales: Who would like to start?

Ptery Lieght: I'll go first. Thanks for opening the hearing today. I'm Ptery Lieght. I'm now currently living in Portland at hazelnut grove. I have lived in a self-organized camp since I have been in Portland starting at dignity village. Then I did a short stint inside a house with three other roommates. That situation unfortunately not work out so I am at hazelnut grove. I have been an advocate for houseless people, an advocate for self-organization. If you have any connection with modern science life works on self-organization. Too much top management and control over too much information I tell you each individual has a lot of information. Does not work. You create systems of force and violence. I don't know if I can support this proposal or not because the plan is not evident to me how it will be managed. I'm also really concerned about how people who are not going to be housed continue to be treated by our city. Streets are wrong, traumatic and do not solve our problem. I think again we have to look at our situation of perception of safety because I hear it's a really big concern. It's a concern for houseless people as well. One of the big problems with spring water corridor people are concerned about safety and the people in the neighborhood are concerned about safety. But who are the people going to help organize people so they are safe? If people are organized they contain their own safety and communication system and start creating community and recovery. People confused about recovery. I keep hearing more and more about talking about recover from addiction, recovery from mental ill. We have a very addictive society so of course we have addictive people. There are indoors appeared outdoors with mental illness. Together we have to solve this problem. It's a very much bigger concept than who owns what because that's also a big problem. People do not have houseless people. We have to think about that. We have a systemic problem we have to work at.

Hales: Thank you. Welcome.

Vahid Brown: Thank you. Good afternoon. I'm Vahid brown. I work with Clackamas county, organizer with hazelnut grove. I work with a couple of coalitions in Portland that do direct outreach and organizing with houseless folks. Portland houseless support coalition looking at identifying and village type models. I have a lot of concerns about this proposal. I agree with Ptery I don't know where to support or oppose it because I don't know the plan for management. I do want to commend homer williams and the folks that are part of this process in coming forward and standing up as members of the business community to want to be a part of solutions. We have serious problems and we do need a lot of different approaches and a lot of new resources to address these problems. I think an acute one is

August 10, 2016

that there are hundreds of people in the spring water corridor that have hanging over their head a sweep notice on September 1. If we're talking in council as a city and community about urgent measures and quick things we can address houselessness we align that timeline with those people in the corridor. If we're going to identify sites, open a warehouse or space we align that timeline with the people on the corridor so we don't first displace hundreds into who knows where they have to go legally, a month or two later open up a space. Those sweeps are traumatic. They cause people to lose their possession, lose touch with their case workers. It's not an appropriate way to treat our citizens who are for one reason or another don't have housing. We need to think about aligning those timelines. In terms of this project I think I want to reiterate what Desiree Rose said. It's nothing about it wows us. There has not been meaningful engagement with the houseless community. That input needs to be present at the beginning so that we don't get down the road when there's a project and have some management and then decide how we're going to involve the voices of the houseless. Those voices need to be up front, front and center.

Hales: Thank you. Good afternoon.

Joe Walsh: My name is Joe Walsh. I represent individuals for justice. Really kind of interesting for me to sit here today because I could have testified right away. But I wanted to listen to some of the testimony because I find myself in a really strange position. I'm agreeing with commissioner Fish. That is so unusual. [laughter] my wife is watching this, she probably fell off the couch. The problem here is warehousing. You cannot warehouse people and do a good job. You can't do it. It never works. You can spend a lot of money and it's going to fail because you haven't done due diligence. Listen to what the commissioner is telling you. Go back and redo your homework. Get these people that are activists in the homeless community on board. They have to tell you what to do with that \$100 million. You're throwing around a lot of money, and who are you going to ask? You're going to ask the people of this city to come up with \$100 million to warehouse the homeless when the neighborhood association is blowing their tops and by the way, this neighborhood association is in the same position I am but they are ugly. What they said today was ugly. I resent that. I resent being on the same side as them. Do not warehouse people. You have micro housing concept. You got Salt Lake City concept. You got really good people here, bright people. Use them. And stop trying to do this. You came into this room prepared to vote. You can do what you want, but I'm telling you right now you blow \$100 million on this debacle and none of you will ever be here in four years. I'm telling you that. Right now. Read the back of my shirt.

Hales: Thank you. Next group, please.

Hales: Lightning, I think you're first.

Lightning: Yes, my name is lightning. I represent lightning watchdog pdx. I talked to the broker this morning on the property out there. My biggest concern is to make sure that Scott MacLean gets his commission. I want to make sure he gets his commission whether it goes to a lease or not and falls through with another sale. He's a great broker, done a tremendous amount of work. He has an exclusive listing. He deserves that so I want to see him get paid.

Fish: One of my amendments specifically says he would get his commission paid by the general fund.

Lightning: Thank you. An issue with Homer Williams. I absolutely agree with his decision on this to move forward with a certain amount of private funding. I agree with commissioner Saltzman's position on the lease. I think due to the fact we're in a state of housing emergency that will override as I talk to Mr. MacLean there are currently two offers on the property, have not been accepted as of this time. I think that will override both offers. I stated to Mr. MacLean I want to make sure you get paid whether Homer Williams

August 10, 2016

ends up with the property or someone else does. He said absolutely. I would like to see Mr. Lee novak step up to the table. I was talking to some of his workers the other day. I would like to hear his solutions. I would like to talk to homer Williams. I would like to hear what he has to say to another prominent developer on how he wants to try to improve the homeless lives throughout this city. He's doing a tremendous amount of development on the riverfront now step up to the table, lee novak. It's real impressive to hear all the money you're putting into these projects but it's much more impressive to look at a developer like homer Williams also trying to take care of the people who need help in this city and that's what he's trying to do here today. Thank you.

Hales: Thank you. Welcome.

Linda S: I'm Linda. And I want to just commend you for even doing the work. You know, we as a society tend to exclude our houseless separate from us. Their causes are different which they are not. I'm coming from a different perspective. I'm on the fence with the terminal 1. I look at my four-year-old grandson when we walk around the city. I live in the pearl. I was blessed to be able to live there. I do live on affordable housing in the pearl. My grandson and I have experienced houselessness in our neighborhood right underneath the Broadway Bridge. He asked me, yaya, that's what he calls me, why are there people sleeping in tents by the train station? I said, well, because they just haven't been able to get a house. Oh, like me, yaya? Yeah, like you. My grandson is four. The other one is ten months. They are both experiencing houselessness. Not because their mother and father don't work, not due because of domestic violence or drug and alcohol abuse, but due to systemic oppression of all of us. You guys might be less close than I to being houseless. One paycheck away sometimes, but I have help. I want other people to have help too. I have done work with sisters of the road, being a community ambassador. I know a lot of the houseless community personally. I see it personally on a day-to-day from my window, where I walk, where I play. They are us. They are you. They are me. The solution isn't going to come fast enough to give my grandsons yards to play in and space to push their toys. I just want to say continue to delve into solution. I know there's a lot of zombie houses where I have just said, you know what? I'm desperate for my grandsons to have a yard to play in. There are empty homes that you have charge over. Fix the problem is what we're asking. Find the solution and continue to help. Continue to delve in.

Hales: Thank you very much.

Wayne Wignes: Good Afternoon my name is Wayne Wignes I'd like to draw attention to the 1999 river district and implementation plan through which terminal I south came to be zoned residential and in which the preservation of mass shelter infrastructure was explicitly avoided. The reasoning for this was primarily the philosophy that it's better to get people straight into their own housing 17 years later homelessness has only increased and we don't have infrastructure for them. Furthermore the goal of maintaining a certain percentage of affordable housing in the river district to my knowledge we're very far off that goal even what affordable housing we have I would question if it's even affordable to the 0 to 35 mfi range. If you need to apply to a rent program just to get it by definition that is not affordable to you. About a year ago you'll recall that I came here and suggested the city pack a warehouse full of bunk beds and put it on the free rental market, if and when this occurs it would be much more sustainable so it could grow to the level that it needs to so that everybody who has a need of it could do so, and furthermore, it could actually be considered affordable to those within the zero to 35% mfi range. I was working this week with somebody who stays in the bud Clark center. And he's an alcoholic, he look clean and sober, and he told me, keeping me healthy, but 80 beds and a four-month time limit is not enough to serve thousands in the Portland area, but whether, as a monthly rental, transitional housing, or mass shelter, this form of infrastructure should have been

August 10, 2016

preserved within the river district plan. To address the neighborhood concerns, statistically, homeless are less violent than those indoors, and from my own experience, what violence there is amongst themselves, and research has shown that even this violence increases when people need to jump from shelter to shelter, and we have homeless people camped out in front of elementary schools and couch park. They are causing some problems downtown. Creating a centralized place where they can have a guaranteed bed, a place to be, and I don't think that it could make the situation any worse. Drug use can be a problem. On that front, I urge everyone to consider that there is a Difference between Texas and Portland. And Texas, it's dangerous, and they don't tolerate people sleeping out wherever they want, and in Portland, people have the options. Why would a drug user lurk around a neighborhood that nobody wants them in, when they go right across the river, and enjoy an encampment and walk two miles or just go downtown, and I don't think drug users want to do that. Lastly, real quick, environmentally, campers throughout Portland are not helping anything that could improve that, and in terms of affordable housing, it improves the density and increases the sharing and reusing of resources. Thank you.

Hales: Thank you. Thanks very much. Welcome.

Elspeth Tanguery-Koo: I am Elspeth Tanguery-Koo, and I come to you today as a homed person from east Moreland, who has experienced homelessness for the first half of my life. I care deeply about this issue, and I've been fortunate to emerge from instability and have an amazing existence now. I want to thank you for taking on the issue, all of you. I want to thank homer Williams for leveraging his platform of professional expertise, his resources, to engage a proposal on a grand scale. Complex problem solving, demands, a grand vision that is shared and actuated by a broad coalition, is going to work. In this proposal's current form, important stakeholders have voiced over and over again, I don't need to go to all of their arguments. Why they are reticent to support the t-1 north site. They have a good cause. Experience and best practices tell us that mass shelters provide operational efficiencies but at the cost of human dignity, and fundamental personal agency, and personal safety. Housing is a human right, it can't be predicated on requirements for unwanted services and treatments. Folks are not going to come out to t-1. Any effort that we make to replicate the haven of hope model has to be tempered and shaped with the knowledge of who we are as Portlanders and has to come from building a coalition. I would ask that -- I would ask that we recognize the vision that homer Williams has, recognize the limitations of the application at hand, and so I cannot support an approval of the resolution at hand. Thank you.

Hales: Thank you. Thank you very much. Welcome.

Charles Johnson: Good afternoon, commissioners. I am Charles Johnson. I think that many, unfortunate things have happened, first we need to know that there is an important scientific opportunity. We can determine whether green shirts, cause hypocritical nimbyism or if that causes green shirts. So beyond that issue, things that should not be inflated are being inflated at this hearing, what Mr. Saltzman is proposing is a temporary shelter over the winter which may or may not be moved into a grander vision. It's morally imperative to approve and pass the resolutions Mr. Saltzman has put forward to provide emergency shelter for the winter. If -- it's possible that homer Williams will come to his sense and is realize oh, my gosh, homeless people can be hard to work with. I quit. And then there won't be anything -- we can sell terminal one and we can fulfill this crazy idea that is implied between the lines. We just said that we cannot put homeless people there. Let's grow things there and let's make organic beer there. That's what we have said. We cannot let the homeless people sleep on this contaminated land because we're going to sell it to a green house or we're going to sell it to a brewery. The homeless people need to sleep there this winter. It's the fact that rate payers have a one cent damage to their condition

August 10, 2016

because we get 19 million dollars instead of 20 million dollars for the property or whatever the numbers will be. Portland people will be able to swallow that knowing that we put 400 people inside of the emergency temporary heaters and the emergency temporary showers, and whatever so I am not fully onboard with this bigger model that may be implemented after this winter. What Mr. Saltzman has put forward does not lock us into anything except saving lives and sheltering people in a more humane condition than they will be if you don't pass these two items. Thank you.

Hales: Thank you very much. Ok. Let's take the next group, please.

John Jenson: Welcome, John Jenson representing IBEW local 48 first let me apologize for my terrible penmanship. So in the building and construction trades, I think that we are really familiar with the correlation between homelessness and joblessness. Silently, we experience downturns in the construction cycle and every time we see the members lose their houses from that. As the proponent panel came up they acknowledged that long-term this certainly wouldn't be a good solution, and because of our need to preserve the industrial land for the jobs. I also want to submit that short-term I believe that short circuiting our process in this way to co-op this industrial land even temporarily, I do feel like has a long-term impact. You know we say this respectfully of your challenges and your situation and this crisis that you are facing. I believe that if there are other options, particularly that did not compromise industrial land or potential jobs, those should certainly be explored and explored first. I guess finally we would just ask you to respect your own process and not short circuit it or fast track this and do a little more due diligence and listen to some of the valid concerns raised by the other communities here. And let's find the best solution for this very difficult situation.

Hales: Thank you. Welcome.

Sue Pritzker: My name is Sue Pritzker, and I have been the head of the school at Child Peace Montessori school for 30 years. I have seen the school grow from a group of 25 to a student body that's 360, starting at the YWCA on Tenth Street moving to the Pearl District, and then on -- after a gentrification process, we were all aware of moving to the industrial northwest to a facility that we could manage. I would want to say to you that as a nonprofit and private school, we embrace our urban locations. We always have. We've been involved in community service projects wherever we were located. As a philosophy, a Montessori school is all about inclusion. But I have also been part of the Pearl District Neighborhood Association. I was on the task force for the development of the North Park blocks. I was a member of the Pearl District development plan. I've been in all of my neighborhood -- to my neighborhood associations. I know it took us three years to get approval for a park. So I am just here to say that I have seen bad things happen in our city when we don't follow the process. And so I also -- I come to you conflicted because these are issues that we have to deal with. I am responsible for 1,000 people every day, and the safety, health and safety, and street safety of children and parents and people who are living on the street are one of the issues. Safety of the bridge is an issue. Parking is an issue. Speeding is an issue. All of those things happen with process. I am saying that I have been involved in not seeing this type of quickness. I know Homer and I know him to be a good person who has really been instrumental in creating great civic projects. I would say to you, let's not go from the elimination of the 7-7 solution where police have not been able to have the ability to help people solve health and safety problems. Then move to something else that is not well thought out, that is not really going to serve the needs of the neighbors or the people living without a home.

Hales: Thank you. Welcome.

Mike Withey: Mike Withey with the community concepts. What I hear from the people behind me is kind of disturbing. Number one is northwest Portland needs a relief effort like

August 10, 2016

this. We have an emergency. It has to go somewhere. Northwest businesses already designed, besides for homer, businesses in northwest designed a relief camp for that spot. He's not the only one that thinks it's a good idea. Business owners and residents of northwest Portland hired an architect to design it, at the same time they were working on it. I would like to remind the people behind me that in a couple of weeks we're going to shoot 400 tents that I counted within two miles. There is 400 tents there, and they are going to have to go somewhere. They are going to end up downtown. And they are going to end up downtown in northwest Portland and be on the streets, and going to be underneath the viaducts and on the streets. We're going to have a more dangerous place than we did, than we have now. So everybody is coming up with these new solutions, or saying come up with this and that, and where have they been for the last four years that we've been talking about this problem? They don't want it in their backyard. Lents doesn't want it in their backyard and northeast Portland doesn't, southwest Portland doesn't want it in their backyard, but each one of those sectors needs something like this. We have got thousands and thousands of homeless people out there that are chronic. A lot of people are not going to go there to t1 but a lot of them will. I say to turn this down, is to say to the private sector we don't care what you want, and we want to keep these people out of our city. Out of this part of the city, at least anyway. So I urge you to let this private sector work together with the community, which they attended our meeting last night. That was not the first meeting that they have attended. They brought our coalition at least I thought together to help that. They have built a coalition. I understand these guys behind us. They have good reason to fear, but I am trying to let them know now that it's going to be much worse if we don't open t1.

Hales: Thank you. Thank you very much. Ok. The next group.

Hales: If your name has been called, come up and take a seat.

Chloe Eudaly: I am Chloe Eudaly, a small business owner, and a candidate to city council. I am here today as a formerly homeless teen, and a housing advocate to voice my strong opposition to the lease of terminal 1 for the eventual purpose of creating a mass homeless shelter. I am reserving judgment on its use as a temporary emergency shelter for the winter. There is no single solution to a problem that has multiple causes and a population with widely varying needs. And even if you build it, they will not all come. So what happens when we put all our eggs into this basket, we still have hundreds of people sleeping on the street, and others becoming homeless every day? We have a city that is desperate for solutions. We have a business community ready to contribute considerable sums of money and a wealth of knowledge and experience among our housing advocates and activists that have not begun to be tasked in this process. We need a plan if getting people off the streets and into housing because dignity, autonomy and choices appropriate to their needs and circumstances. I argued t1 is not. We also have thousands of Portlanders who are one rent increase or no cause of eviction away from losing their housing, such as the complex in Hazelwood where the residents received the twist of a 50% rent increase or no cause 90-day eviction. And none of them can afford the increase. None of them have anywhere to go. That's 30 more people potentially becoming homeless, including 12 children. Any action that we take on the homelessness most coincide with meaningful effort to stem the tide of people entering our homeless population due to displacement, and through stronger tenant protection and is rent subsidies for households. I hope that we can find a way to combine the talent and resources that the development team here is offering with a better plan that will allow us to address the short-term emergency without compromising our investment and a better future for all of us.

Hales: Welcome.

Jim Howell: I am jim Howell. My message here is more for homer williams than you folks,

August 10, 2016

but I am suggesting that Wapato jail is not necessarily a bad location. It's -- here are the reasons that I've been given for not using Wapato, and probably the most critical one is accessibility. I know that this is one of the reasons that it has not been looked at too seriously but it could be probably an extremely accessible site. Here it is. I know a lot of people don't know where Wapato is, but you can see it is right next to the river gate industrial area in terminal six. And its neighborhood is industry, and the industries out there would love to have better bus service. It's something that they have been trying to get trimet to do for a long time. By extending the existing bus line, 75, and by the way, I am a transit person. A housing advocate but by extending the line 75, which is a crosstown frequent service bus line, which crosses every light rail line and 20 bus lines, eight of which are frequent service, provides excellent access to most of Portland. If we just extended that line about five miles out to Wapato. And in the process, it would give river gate and the whole industrial area excellent frequent bus service, something that they sorely need and asking for. They have now a bus line, and frankly, it's virtually useless, I think it carries about 140 people a day. Here would be an opportunity to combine the bus service in the industrial area and to that facility. This shows where that route goes. It goes all the way from St. John's to Milwaukee. I wanted to show you there is Wapato jail, and a lot of people don't know what it is, but you can see this, a lot of vacant land around there, and that could be used for the homeless and it has, as you know, many dormitories that are heated have plumbing, and ventilation. And those things are unique.

Hales: Thank you. Take the next group, please.

Bob Sallinger: I am bob Sallinger, the conservation director for the Audubon society. We address progressive prioritization of addressing homelessness and houselessness in the city. We supported that for a long time, we do not support this proposal. We think this is a very bad idea. We think that the city council has not done the due diligence it needs to do in order to inform itself and the public about the implications of this decision. We think that it is inconsistent with -- with the work gone on in recent years that is also very important. I will start with the comprehensive plan. One of the most contentious issues with the lack of industrial land and hundreds and hundreds of stakeholders worked for years to come up with a solution to our industrial land deficit, especially along the river. We solved that issue. This proposal will completely undercut that solution. It would take one of the most valuable pieces of industrial land out of commission, put you in a deficit, and I do not believe that you will be able to get the plan and the economic opportunities and analysis through the state of Oregon. You will have to go back to the drawing board. The implications are, are they going to roll back the environmental regulations and develop prime wildlife habitat like Hayden Island? Number two, you just came through a contentious referendum about the bureau of environmental services for misspending or allegedly misspending bes funds. This makes those missed expenditures look minor. This is a completely inappropriate use of rate payer funds, and you ought to be up front with the public about how you are going to repay that. The environmental implications, the economic implications are tremendous on this, and you just simply haven't looked at that. Furthermore the site is also contaminated, and the idea of putting homeless and houseless people on a contaminated site is completely inappropriate. These sites take a long time to clean up, and to make save and the idea that you can do this quickly is not realistic. Thank you.

Hales: Thank you. Welcome.

Bob Auguston: I am bob auguston, and my wife Sally and I are property owners of a small warehouse office building, about a half a mile north of the proposed site. We are against and urge you to, to not go forward with this plan. For all of the reasons that have already been conveyed, I think that the on -- op-ed of nick Fish summed up the reasons not to go forward with this. The biggest one, though, for me is the lack of due diligence that

August 10, 2016

we seem to be moving to a rush to decision before you properly analyzed and look at all possibilities. And I think that Mr. Williams should put forth a full detailed proposal that then has public input from all of the parties that have been here today and but also announcements to go out so that property owners and tenants can share their input, as well. We have had a long-term tenant, and they have -- he and his wife have expressed concern whether they will stay. So what will this potentially do to property values in the area? And the tenants that will, will be there? And I think that there is just a lot of unknowns that require answers before a full decision can be made. If you are ensure how you are voting, then as a fallback position to consider tabling this measure until more input can be received. Thank you very much for your time.

Hales: Thank you. Welcome.

Andre Baugh: Welcome. Mayor and council, Andre Baugh, Planning and sustainability commission, and vice chair, today I am here as I am not speaking for the commission, just as a citizen. I want to speak to the long-term of terminal one, and one long-term, if it is going to become long-term, affordable housing, or housing for the homeless, that's a conditional use relative to the comp plan. That is a type 3. You would need to show available lands relative to the jobs. First it would be transferred from industrial to housing. The housing land is more valuable than industrial lands, so you value it today, and I am not going to argue that, but long-term it would become housing. I believe housing is a little more, more valuable, and especially waterfront land than industrial land, and the second part of that is that goal line, as a psc he struggled with meeting that, and I know that you did, too, through the comp plan. You raised the cargo from low to medium in looking at that jobs category. Through the type 3, you would need to prove that again, in looking at how you are going to meet those jobs, with a, an increased deficit. While I am very supportive of doing something for the homeless, and I think that that's a top priority. I encourage you to think about the long-term as you look at the short-term problem, you are trying to solve today, to look at the long-term and think about it and make sure that you understand the implications because the short-term -- doesn't solve that long-term problem. Thank you.

Hales: Thank you all. Just a moment for process check. I said we would take a break at 1:00 but we are down to the last eight people on the signup sheet so if the council can be a little more -- exercise even more endurance, my suggestion is let's hear from those folks and take a break until 2:00 and start the deliberations then so we give everybody a chance because people have been waiting to be heard. Give them a chance to be heard and take a break. Let's proceed and stop and take a break until 2:00.

Hales: Welcome. Good afternoon.

Beverly Logan: Mayor Hales and commissioners, I am Beverly Logan, a leader with metropolitan alliance for common good, mac g. We want to state strongly on the record that we support this only as a temporary step to address Portland's homelessness crisis. We also want to express some of our concerns and ask for measures to ensure that this will, in fact, be temporary, transitional and transparent. We are concerned that homeless people facing impending suites have other places in which they may immediately situate themselves. We're concerned that the pressure to find good solutions will diminish if the homeless are simply moved out of sight. We are concerned that the public money spent on literally warehousing the homeless people will not only maintain the status quo for them and for our city, but the money will be diverted from providing true transitional and permanent affordable housing that is healthy and safe and secure. We are concerned that those most knowledgeable about the problems and solutions of homelessness are opposed to the proposed long-term projects, and we are concerned that the step you may approve today will not be a temporary measure to buy time to develop promising long-term solutions, but really, a de facto first step towards the particular permanent project that may

August 10, 2016

become inevitable, once today's step is taken. Even though that project requiring public funds has not been properly vetted or approved by the public. We appreciate any good intentions, and of Dane and Williams, and we appreciate the distress of the neighborhoods, and we can appreciate the pressures you must fill to address the needs in our community. We must appreciate most, the needs of the people experiencing homelessness. From their long-time advocates we understand that the warehousing of homeless people tends only to lock them into warehousing and continued homelessness. We have not had nearly enough time to meaningfully understand or respond to the full proposed project and vision by Dane and Williams until the community has had reasonable time to consider the long-term implications, we ask for council's commitment to ensure that what passes today, if it does, is truly temporary. If I could just take a couple of seconds to make two specific requests, we ask and expect that you will develop further plans for permanent and sustainable and restorative solutions to the homelessness affordable housing crisis and that those plans be responsive to the public testimony, and the accountable and be transparent in all phases, and we ask that the proposal, if it passes, the city make a report on t1 to the public and hold a public hearing at least every six months, 30 days prior to any renewal of the temporary use of t1. And we look forward to working with you on solutions to the housing crisis that threatens the neighbors and the city that we love. Thank you.

Hales: Thank you. I think you are next. Go ahead.

Jessie Sponberg: Long time, no see.

Logan: My former student.

Jessie Sponberg: Hey, guys. I am Jessie Sponberg just a regular dude. I do a lot of work with the unhoused communities, and I've been to a lot of city council meetings where we deal with this. This has to be the most preposterous idea that I have ever heard come out of this council. Or the previous one. So we have this giant track record of making bad decisions, and coming up with projects that don't work, and then we reverse them and we keep changing our course and we do this and we do that, so I have got a great idea, since nothing else works let's throw 100 million at it. Right, let's economically sequester these people. Let's put them in concentration camps where 400 people who historically do not co-habitate with each other, that's why they live in bushes and under bridges, right. So let's stuff them in a place together. So there is a weird intersectional problem here. That hits on a lot of things I care about. One is you're rate payers, water rate payers, could you imagine if John DeLorenzo and Kent Crawford had this kind of ammunition? I just helped protect the water bureau from those guys, ok. What happens when 400 people decide they don't want to live in a warehouse where people have unwashed socks, stinky feet, bed bugs, lice, farting, burping then when nobody wants to live there and there is now only 50 people living in that 100 million dollar thing, how are we going to protect that investment? Through criminalizing and oppressing people even further through our already understaffed police. I beg you guys, you can smell a rat coming down the street. It's nice that we can find 100 million dollars for this, but this is the wrong problem. Do you know the only place in Portland that does not have any crime is hazelnut grove? That's the only place in this whole city with no crime is Hazelnut grove. We have 96 neighborhood associations, and for easy math let's say that we have 300 unhoused people. And each neighborhood association identifies one plot of land, where we can set up an intentional micro community just like hazelnut grove, self-policed, mostly self-funded, the city, metro, and the county were together to get garbage services, out house services and these people can live. You can't just take somebody because they are poor and put them in a warehouse. That's inhumane. That's criminalizing homelessness because that is a prison. I mean, whether it has bars on the windows or a place where the cops will force you to go. I

August 10, 2016

beg you, not on my behalf but the behalf of the people that actually are living in a tent whose only crime is trying not to die in this city, please don't lock them up. Please don't put them in a warehouse that's going to lead to criminalizing them worse. Thank you for listening and thank you for all of your hard work, this is not an easy solution. Thank you.

Hales: Thank you. Good afternoon.

Marion Haynes: Good afternoon, mayor hales. I am --

Fish: Can you move closer to the mic?

Haynes: I am Marion Haynes the vice president of the Portland business alliance. As you know we have advocated for more emergency shelters so that those living on our streets have a safe indoor place to sleep. We also for many years have highlighted the need for Industrial land in this city which provides opportunities for quality middle income jobs and allows people to afford to live and a growing cost city like Portland. Our community has an urge need for both emergency shelters and industrial land. As public and private sector leaders we have a responsibility to address the shortages by providing both. There is no need in our view to pit a homeless shelter and industrial land against one another. We don't know why it's become quite this level of dispute. We don't believe it makes sense to rush forward today with the decision about terminal one or even which bureau should control the site before bid results for the site are evaluated next week. Especially considering that the bid period closes in just five days. We strongly urge you to set over today's vote for at least 30 days to give all a chance to evaluate whether this property can be sold for industrial use and the time frame in which it might be deployed. As we said to many of you, prior to this hearing, there may be an opportunity to do a temporary short-term facility for the cold winter months on that site even if it does have a sale pending, it would be unlikely that somebody would be developing that site immediately, if a sale were to go through and there is an opportunity to do something for those who need it, in a very immediate sense. We would like to thank homer Williams for bringing forward the model for haven for hope, and we actually had people that went down and toured it, a number of months ago, and it's worthy of consideration, and we think that it needs to be fit to be more of a Portland model, and I think that you have heard some of the concerns about that here. When it comes to determining a permanent location for a facility like that limiting it to one site, is not the right answer. There is many publicly owned buildings and parcels of land in the city, and in Multnomah County, we repeatedly have asked for a centralized inventory so that we can understand where those unused and underutilized properties are and have a conversation about how best to deploy those to deal with the crisis that we have. And it's really time to get this inventory and start discussing it publicly. We brought sites to the city and the county and sat with folks from a home everyone to try to identify opportunities and options. And we are prepared to stay at the table and do that. But making a decision today to eliminate one of the few available industrial job sites in this city before understanding all the facts doesn't make any sense. We need shelter capacity, and we need middle income jobs and we just don't think we need to be in the position that we are choosing one or another. We can figure out how to do both. Thank you.

Hales: Before you leave I want to introduce you to chad Stover who has been on my staff for 3.5 years, and who has that inventory so I want to connect you two so get a copy from him. Any other questions for these folks? Next.

Alec Horley: Welcome. Good day. Trying to keep him asleep, this is Charles, and I am Alec, I wanted to come here today for numerous reasons but I think what has been said, I agree with a lot, what I want to state is that I think that one, a couple of you should walk down 14th avenue from Naito to 14th. I am a staunch pedestrian. I have a car. My wife and I share one car. I am at Portland streetcar annual pass-holder. One of the reasons why you are my favorite mayor ever, Charlie.

August 10, 2016

Hales: Thank you. I like that choo choo Charlie name.

Horley: We're just doing Charles, but basically when you walk down 14th you will see those buildings that have been authorized to go higher to accommodate more people coming into Portland. Have a lot of children standing right outside of that front door of the complexes, waiting for the Chapman school bus to pick them up and there is a lot of kids there. We see them in the morning. I walk from my home, I didn't state this, I live in rivers cape, but I walk right by the Ramona. We play in the park, I would not want the Ramona apartments to know this but we play in the park in the middle of the Ramona building and numerous apartment buildings that scatter through there. If I was willing to do a study, I would come, if I was to come to an assumption, I would say that half the people from this facility would be walking from that Naito down 14th. Naito to 14th and cut through 14th and wiggle their way to inner northwest near Burnside so just doing a study, reviewing and taking a look at what that impact is, at that time in the morning, right when people wake up, what's that going to be? What is that going to be like? That infusion of, and stream of people coming through the neighborhoods.

Hales: Thanks very much.

Ted Timmons: He woke up already so I am good. I am Ted Timmons and I live in northwest. I don't know that terminal one is the right things to do or not. I have got my notes, Amanda and I e-mailed back and forth a few times which is great. I am not sure if it's the right thing to do. It's a lot of people. What I am really upset about is, is to see the response from some of my neighbors and from some of the other people here in Portland. They need to stay out of our area, you know, what about somewhere else? This is going to affect my property values. The industrial space is more important than housing people that are going to be adopting this from another corridor. So I don't think that a huge shelter is the way to go but we're really in a, in a tough position right here. And that's, I think, a much more important issue, and I really wish that it would be talked about from a human point of view instead of you know, what can we do with the zoning in a state of emergency and those things. What about these people that we have that need somewhere to go? Who are going to sweep them off of Springwater, if we are going to make it more secure? What do we do if? Springwater, Wapato, I don't know, you get paid money to figure that out but this is really the issue is, is to address there from that point of view. I really -- I think that hazelnut has been a success. I think that we must consider that a great kind of intermediate step and these kind of small organized communities, I think are great. It's you know, it takes care of some of the concerns, gee, there is a lot of people in one place and, you know, how do we regulate it and all of that. It's not what should be done long-term but it seems to work, whether we have these camp this is all of our neighborhoods, almost 3,000 people. Every neighborhood, including mine, and including everyone else's. So that's where I come from on it. Thanks.

Hales: Thank you both. Thank all three of you. Anyone left? Let's take the last group

Hales: Come on up and then we'll take a break. Welcome and good afternoon.

Zoe Huxtable: Good afternoon. I am Zoe Huxtable and I have a degree from ncmn as a naturopathic doctor, and a degree from psu as an engineer. And the Salvation Army and cbi staff and clients wanted me to come here today and speak. I am here speaking for myself. So within the salvation army, safe and the tpi, sos, there are limited bond rate facilities, and it's discouraged for women to be go to tpi, to use the laundry, that's kind of not -- it's unofficially reserved for men who really have gotten kicked out of practically everywhere and are not welcomed to go much of anyplace. But there is competition within the community in private businesses for washers and driers. Other people within the community and apartments are in houses also want to use that spot and they don't like. They are not really comfortable with people less homeless than them. Or excuse me, more

August 10, 2016

homeless than them as they proceed using the washers and driers and also there is a conflict with tri-met, busing or maxing dirty laundry to the laundromats. So that's one issue also an issue of so many people -- competition for showers within let's say for instance the Salvation Army. And there is people who are -- who don't have a bed or a matt at the Salvation Army who are sleeping in a park or Springwater or somewhere coming in to take a shower. So they wanted me to bring that up, as well, and --

Hales: I appreciate that.

Huxtable: I don't want to speak too much on someone else's business and what may or may not happen, but I think that it's great if whatever passes, if anything passes, that you know, the problems the shelters are having now, if the solutions can be included, within whatever shelter or whatever solution you pass for housing people this winter. So that the new shelters don't have the same problem or will create more to the problem of the people on the buses, and with dirty laundry, and someone mentioned the port-a-potties, and I am not against housing homeless at all I think it's great that people are caring and loving for their neighbor. To provide housing for people, instead of letting people die, or freezing to death, et cetera. But with the port-a-potties, I know, and limited laundries and toilets, and then you know, the -- there's been a problem in the past with people going to the public libraries, and smelling of poop or urine and feces, and they were discriminated against for smelling so bad and etc.

Hales: We get it. That's very helpful. That's practical. Thank you. Welcome.

Doug Bennett: I am Doug, and I am a member of the village coalition but I have not been assigned to speak for them. I want to make that clear. I am in the homeless camp, at least once a week. And I live in downtown Portland, and I walk outside my building, and at least once a week, I walk out of my building to see a man urinating on the wall. In the homeless camps, I know personally the rats, and I am talking about the little critters with the long tail. And we -- I am begging that you proclaim a state of civil emergency like Seattle did --

Hales: We have actually.

Bennett: Ok and then these rules and these laws that you keep trying to enforce, they are no longer valid. They -- we have, in a short time your health authorities are going to report to the world health organization, and the world health organization is going to say what were you thinking? Every plague in the history of mankind started because there was not property, toilets, and water provided for people. We have to get either the people to the water, toilets, and land, or get the toilet and the water to the people. One or the other now.

Hales: Thank you very much.

Bennett: Thank you.

Hales: I want to thank you all. A lot of excellent testimony and we appreciate it. We are going to take a break for 45 minutes and then reconvene the council at 2:00. Thank you.

At 1:17 p.m. council recessed.

August 10, 2016
Closed Caption File of Portland City Council Meeting

This file was produced through the closed captioning process for the televised City Council broadcast and should not be considered a verbatim transcript.

Key: ***** means unidentified speaker.

AUGUST 10, 2016 2:00 PM [AM MEETING CONTINUED.]

Hales: Council will return to order. Would you please call the roll?

[roll call]

Hales: okay. We completed a long public hearing this morning on these items. We have amendments before us. We may have questions of staff. Let's maybe start with questions of staff? Are there any? Does anyone need folks to come up and respond to any of what we heard? We have at least some of them in the room

Fish: Are you posing as the city attorney today, young man? [laughter]

Hales: Okay.

Fritz: I have a question.

Hales: Okay. We have the housing director here and city attorney. So, questions?

Fritz: Thank you. What infrastructure is there in the warehouse right now? Is there plumbing?

Kurt Creager, Director, Portland Housing Bureau: I think there's overhead lighting, some sort of spot heating overhead also. I don't know to what extent there's any plumbing in the building I have not physically been in the building.

Fritz: So you wouldn't be able to do any kind of permanent plumbing so are you envisioning bringing in fema type trucks to provide showers and laundry as well as the porta-potties.

Creager: We've looked at some of those options. Actually the joint base lewis-mcchord has military vehicles that are already pre-wired for that purpose and so we looked at buying some of those on a surplus market from the us government.

Fritz: How much are they?

Creager: I can't give you a direct quote off hand we have seen the advertised number of \$30,000 a unit for the package-contained units. Those would have to be transported and installed, which would be an additional cost.

Fritz: Installed in what way?

Creager: Hooked up to fire hydrants for water supply.

Fritz: Is there a fire hydrant near?

Creager: There's fire protection on the property.

Saltzman: It has a sprinkler system.

Hales: Other questions for Kurt?

Fish: Mr. Director, what -- just to clarify -- because commissioner Saltzman in his open remarks said this would be privately funded for the next six months. What is the anticipated public investment for the mass shelter?

Creager: The lease rate, when it's determined by council, would likely be a public cost because the bureau is -- would enter into a lease agreement with the bureau of environmental services. That figure is going to run anywhere from \$10,000 to \$30,000 a month however the council decides. We don't expect additional costs over and above that. There will be staff time that is currently Jennifer Chang and myself that will be working with mark Jolin in the joint office of homeless services, to further-refine the program. The service levels to be provided by the operators. Jennifer and I have been working on a draft

August 10, 2016

budget. We think a shelter of this magnitude will cost between \$2 million and \$3 million a year to operate in personnel cost. That may be further augmented by the contributions that Mr. Williams has talked about with respect to behavioral health and medical services.

Fish: At least for purposes of this proposal, the operating cost would be exclusively born by the private operator?

Creager: That is our understanding.

Fish: Has the private operator indicated who they would select to run the shelter?

Creager: Well, what we've understood -- this goes to the deeper question of the c.e.t application that we prepared to submit to metro, which is very much a program. That would be -- for those people watching this, its construction excise tax that Oregon metro is making available on a competitive basis. Applications are due in September. That would essentially allow us the necessary money to do the programming and design the program. The union gospel mission and right to dream too, have been mentioned as essential partners in this effort. Who the actual vendors are and how many of them are to be included is yet to be determined.

Fish: What role would the housing bureau has in selecting a qualified entity to provide the services?

Creager: Our goal would be to set the service standards and the evaluation tool and to insure that the city is held harmless from any risk associated with the operation. We would prefer that the Oregon Trail for hope actually select the operator directly themselves so we don't have a business relationship or identity of interest with the operators. We'll set the standards and measure the outcomes.

Fish: Thank you.

Hales: Other questions for Kurt? Anything else, before we proceed? Let's take a vote, please, on the resolution. We have to take up the amendments, first. We have a package of amendments that commissioner Fish introduced. Let's take a vote on those. Unless there's a need for any further discussion of those. Then, we'll turn to Commissioner Fritz's amendment. Commissioner Fish's amendment is first.

Saltzman: I want to take this chance to say I deeply respect all the viewpoints that have been expressed today about the proposal for a temporary shelter at the location of terminal one. I was struck by two statements from the public. One, sort of at the beginning. And one towards the end. Dave huff or Dave Hoff near the beginning said this problem of homelessness needs a big vision. Ted Timmons, which I think was our last testifying said we need to humanize the issue. I absolutely agree. The problem of homelessness in our community is enormous. It's enormous in every city in this country and we need to find ways to do things a little differently and I think the proposed vision that we're going to allow, by taking a baby step hopefully today, by authorizing a six-month temporary lease that could at least be up and running by the winter time, for people over the winter, is what we need to do. I would respectfully urge -- I appreciate the diverse viewpoints from my colleagues on this matter. We're all trying to do the jobs and do it the best way we know how to do them and that's by listening and also by taking action. As somebody said we're the ones that make the decisions, that's true. That's what we're doing here today. I will respectfully ask my colleagues to vote against all the amendments. I do believe there's undo time expense associated with the amendments. I would respectfully urge a no-vote on those amendments. I do think -- I respect my colleague, commissioner Fish, Commissioner Fritz, all my colleagues and I respect everyone who spent time here today talking to us. I have a deep respect for homer Williams and him walking this gang plank, too. There's a lot of expectations on him, on us, and I think if we take the baby step of authorizing this six-month lease, we will start making some differences. So, as to the amendments, I vote no.

August 10, 2016

Novick: I'm going to hold my comments on the broader issue until we vote on the resolution itself. I am going to respectfully vote against the amendments. However, I do want to note as I think director Creager just suggested, the issue of the amount of the lease payment has not be determined. The resolution says no less than \$10,000 a month and it will cover bes expenses that we'll have discussion about what kind of defined expenses. I think Director Creager suggestion that the amount of the lease should be informed by the offers we get on the property which close in a few days. I think is reasonable and I expect for council of the discussion about the lease amount after we got a chance to review those offers. No.

Fritz: Commissioner Fish has yeoman's done work over the past almost four years to bring order to the utilities and to make sure that every single penny is spent appropriately of rate payer money and of general fund money and I know his amendments would greatly improve the proposal. Aye.

Fish: The amendments, which I proposed, were designed to protect rate payer interest, insure adequate notice and provide a minimum of community oversight of this project. I regret that my colleagues, at this moment, have chosen to reject them. I think we're entering uncharted waters here. Respectfully, I think we're making a mistake. And I vote aye.

Hales: I share commissioner Fish's concern that we hold to the high ground we have worked hard to get to, that is we no longer spend utility money in any way that's questionable. Notice I said, we no longer spend utility money in any way that's questionable and I believe in that as both a matter of principle and a matter of law. That does not however mean that a bureau is entitled to the maximum possible rate of return from a general fund bureau that might be leasing its property, in my opinion. I'm going to be very interested in returning to this question later, when we find out what the market thinks this property is worth. That will inform our work. And if there are legitimate expenses that a rate-payer-funded bureau, in this case the Bureau of Environmental Services, has born, that ought to be reimbursed by the general fund and I'm going to be in favor of doing that. I'm interested in returning to that question because we're clean on this issue, as a city. I'm proud of that. We're going to stay clean on that issue and not spend rate payer money on housing and homelessness, as important as this priority is. So, we don't need to pass this amendment in order to hew to that principle. We need to do careful accounting and square up, as needed later on. I don't see that we need to adopt these amendments to do that. No. Let's take up Commissioner Fritz's amendment then please.

Saltzman: Well, I appreciate the -- Commissioner Fritz's amendment. There is no expenditure of general fund resources, except the lease payment for the bureau of the environment services. That's the only general fund envisioned for this commitment. But I'm hesitant because this is a big vision. We're taking it in baby steps and I'm hesitant to lock us in and tie our hands so, I respectfully vote no.

Novick: No.

Fritz: This amendment merely says that no general fund money shall be spent on improvements or operations of the temporary shelter. I think that's what I just heard so I don't understand why my colleagues are voting against it. Aye.

Fish: I will support this amendment, but I will also hold my colleague to his word that the private sector won't cover the cost of the shelter. That was in his opening statement. It seemed to me that it is ironic, it is usually commissioner Saltzman who brings these kinds of amendments to bring clarity about how we use general fund dollars. But if the Council thinks Dan, in terms of the comments, we're so clear we don't need the amendment, we don't need it, so be it, but I support the amendment. Aye

Hales: No. On the resolution itself?

August 10, 2016

Saltzman: I think I've made my opening statement on the first amendment vote. I want to say, again, how much work remains ahead of us. We have to iron out a use agreement with even a trail of hope and much work remains to be done and it'll be done in the full light of day. And the public will have the chance to see each step of the way, as we develop this relationship and develop a much-needed, at least temporary shelter capacity that will get us through winter. I think this is a good step and I thank my colleagues for the deliberations today and I'm pleased to vote aye.

Novick: I really appreciate everyone's thoughtful testimony today. I have to say that I find myself, today, in much of the same position some months ago when we voted on re-siting right to dream too. That time, folks from central east side industrial district had some very cogent arguments on why it was inappropriate. At that time Commissioner Fish was persuaded by those arguments and voted no. I think I said at the time, I agree, this is a tough choice. There are good arguments against using the site but my colleagues, Commissioner Fritz and the mayor, spent months looking for alternate sites and concluded that was the best one. So I voted yes. I'm in a similar situation here. I think there are excellent arguments, including the fact that it is an industrial site that we would like to be used for industrial purposes, against siting a facility at terminal one. But I think there are better arguments against allowing people to continue to sleep in the streets. I realize people have questions about Mr. Williams and his colleagues and the ability to actually motivate the resources to make this happen and that's a discussion that he's going to have with the housing bureau in the coming weeks. I think it's important to give Mr. Williams and the housing bureau a chance to make this happen. A chance to see an expansion of our capacity to help homeless people with private money and the with private money thing is important. And, I also do think there is emergency, because it would be nice if we had a facility up and running before the cold weather hits. I've heard a lot of people say, well, there must be a bunch of other sites. The mercury, I think recently published a list of 120 sites that the mayor has looked at and housing bureau looked at in the past year. And actually, I called Josh Alpert over the weekend. I figured, he's no longer with the city he can speak freely and asked him. Are there better sites than terminal one for homeless shelters that we know are better, but we dismissed them for political reasons? He said, no. We went through a lot of sites. Terminal one was high on the list. I heard people talk about Wapato. I have personal history with Wapato which makes me really wish there was some constructive use it could be put. I happened to be working for Diane Linn some 15 years ago and advised her not to build it because I didn't think we would have the money to operate it. I didn't succeed it's one of my major public policy failures in the state of Oregon. So, I would like there to be a constructive use of that site and I realize that there are objections to Wapato, it's too far away. It was actually built for people to live in. So, if somebody comes to us in the next few weeks and says, we have a plan for operating Wapato, we raised the money to do it, we've got at least a good a plan for operating Wapato as Homer Williams has in terminal one and the county has bought into it and since we're opposed to terminal one, we'll only do Wapato if terminal one doesn't happen, I'd be open to listening to that. I have suggested looking into Memorial Coliseum which is an underutilized city asset as a homeless shelter. It's fairly-centrally located. Has transit, bathrooms, showers, et cetera. The city has had discussions with the Trail Blazers who have the operating rights to that facility about that and the Blazers were willing to listen but given their contractual obligations to other users, that's not something that can happen soon. If you're opposed to using terminal one and you have a different conversation with the Blazers and has the resources to make that operate instead of terminal one, again I'd be interested in hearing that proposal. I think that it's important to move forward, today, understanding that we don't have all the i's dotted and t's crossed, in order to give Mr.

August 10, 2016

Williams and the housing bureau an opportunity to make something happen before the cold weather hits. It may be that they won't succeed. I don't want to stand in the way of giving them that opportunity. Summer is waning, it is important to act today. As I said before, I think that the issue of the lease amount is something that needs further discussion. Again, I really, really appreciate everybody's testimony and I'm not voting yes because I think the arguments against using terminal one are bad arguments. I'm voting yes because I think that we're not in a position, in the state of homeless emergency, to look a gift horse in the mouth. So, I vote aye.

Fritz: I have been working with right to dream too for over two years to find a new spot for them. We found one and we had a public hearing on it we had lots of process. We got a zoning confirmation letter. We know that the property is suitable for the proposed use. Since we got that, decided we've been working with the community, the houseless community, to see what they want on the property and that's one of the reasons of taking a long time. We are looking at how do we provide showers and bath room facilities to people living in the central east side who maybe there isn't room for at right to dream too? I know there's a lot of planning and programming that needs to happen and permits to get something like this sited. Even if we wanted to go right ahead and not consult with people in the houseless community. But I think we should. Nothing about us, without us. There are – as part of that search for the right to dream too property, I personally looked at dozens of properties. I suggested one to commissioner Saltzman last week that we rejected for right to dream too because the cost was \$100,000 a year and right to dream didn't want to use their trust for something that would be temporary. So it's less expensive than the proposed use at terminal one. There's also another site down on Naito that's not river-dependent that we looked at, which again, doesn't -- there isn't room for 400 people. But there's certainly room for some of the self-organized and appropriately-sized groups that we want to encourage and facilitate and I'm grateful to the people living outside at right to dream too and those at hazelnut grove who have shown that that model works. We have heard of the place in Texas where it doesn't work to have hundreds of people all together. I want to read something that Israel bayer of street roots wrote in this week's copy. He wasn't referencing this particular site. I want to read it as my commentary, as well as his. His title is homelessness isn't a media event. It's real life. It sucks to be homeless. Some people think it's easy in Portland. They are wrong. Nobody is choosing to be homeless because they don't want to go to a shelter. Seriously would you? Living in a shelter stinks. Literally. It's uncomfortable. It's loud. It's overwhelming to someone with a trauma or living with a mental illness. Want to be able to sleep with the one you love? Too bad. Need some time alone to think? Sorry. Want to be not treated like a child or you're in jail? Good luck. Israel says if I were currently homeless, I would choosing living outdoors over living in a shelter. Hands down. That doesn't mean I'd been choosing to be homeless of course shelters are needed for our most vulnerable and others who want to access shelter. But to think that an individual is choosing to be homeless is ridiculous. Homelessness exists due to the lack of housing in our community, rising rents and the lack of federal resources. 2,000 people didn't decide to be homeless just to create a media spectacle or piss off a larger community. People who are sleeping on our street are human beings they are our fellow human beings, struggling to maintain in a world gone mad. A world without a safe place to call home. It's as simple as that. If we are going to get \$100 million from private contributors, we should be putting in to ongoing housing and not into a mass shelter. I worked for 22 years at ohsu on in-patient psychiatry. We had 20 people living there and five staff to take care of them plus security constantly on-call. To think this kind of mass shelter, on a contaminated place the deq said is not safe for residential use never mind for people living in tents is preposterous as Jessie Sponberg said. Then we get

August 10, 2016

to the zoning code issue. The property is zoned river industrial it's valuable industrial land that will create family-wage jobs if we allow it to be sold and developed and recoup the rate payer's investment. In the recent comprehensive plan debates industrial land supply was one of the biggest sticking points. Taking 14 acres out of the industrial land supply will throw the delicate balance out of alignment, endangering west hayden island and the golf course compromise. Our zoning code prohibits mass shelters in industrial zones. When title 15 was amended to allow mass shelters as temporary activities our ordinance declaring a housing emergency spoke only of waiving the zoning code for siting two day storage units. As I have mentioned, one specific part of the zoning code that the title 15 changes did not take out were 33.296.040 that prohibits any kind of permanent improvements and yet permanent improvements are what 400 people are going to need. The concept of waiting to use a fema shower? With so many other people, it just -- you might be able to do it for a few days after the after the big one. For six months, over the winter? This is not like what mayor haes did at the sears shelter over last winter, where a neighborhood in southwest did in fact come together and recognize that these are fellow human beings. If the site moves forward, I hope the folks we've heard from in nearby housing will recognize that as was noted, most people who live outside are not dangerous. Most people outside are very vulnerable and that's one of the reasons I think this is a very, very bad idea because vulnerable people should not be put all together in large warehouses. I could go on. But I just -- this is not the right approach. I have been working so hard to find solutions and I'm disappointed that so much money is going to be put into this temporary thing, which is going to put people more at risk. No

Fish: I want to begin by thanking everyone that took a few hours out of their day, to come testify and share their views with us. It is a privilege to occupy this job, as a city commissioner. And it is a special privilege on days like this, where we have these kinds of discussions and I think they bring out the best. Here's what I heard and what I learned today. From the community, I learned that there's overwhelming opposition to this concept. And what struck me, and made this different from other debates we've had is that it was a chorus. We heard from housing activists, people in the trenches, environmentalists, planners, neighbors, labor leaders, business leaders. We heard from the great broad spectrum of Portland and with a couple of exceptions, they were united in their opposition to this ill-conceived idea. And I heard them clearly. So, let me tell you what I learned from the sponsors as I listened as carefully as I could. Here's what I learned about the plan. Here's what I learned about the funding. Both public and private. Here's what I learned about the city's role in the short-term and the long-term. Here's what I learned about benchmarks for success and how we can judge this experiment. As you can see, I didn't learn much because very little was shared with us. Because we're putting the cart before the horse. You know, I usually approach these issues from a values proposition. We were admonished by a number of people who testified to stop being so legalistic or technical and remember the humanity. And so I think that's good advice. For 35 years in my adult life, I've been part of something called a housing movement. And I have never been the brightest bulb and I have never been the most creative voice and I have never been the source of the solution. But every day, I've been inspired by people who get up, committed to ending the national disgrace of homelessness and who believe that everyone has the right to a safe and decent place to call home. It's why I ran for office and why I partnered with my colleagues to do things around this emergency that prior councils have not done. But my values tell me a couple of things about how we do this work. The first is that we do our best work when we link arms and we work together. Next? I believe that the public expects from us that we lay out a vision and that we stick to a plan and that our touchstone is a long term cost-effective and humane solution to this crisis. And when we declared an

August 10, 2016

emergency, we did not give this council license to just make it up. I thought what we were doing was doubling-down on the things that we knew worked. The proposal before us today fails my test of common sense and of humanity. It ignores the advice of the pub and the cub, our rate payer advocates. It builds on a failed model of warehousing vulnerable people. It breaks faith with our comprehensive plan and it sets a bad precedent. And as I mentioned before, it ignores the chorus of voices, of people of good-will, who have said, no, to this half-baked idea. It places a prominent developer in a privileged position, at the expense of everyone else who played by the rules. And it undermines the hard won trust that we've gained with our rate payers. I had the honor of serving with Tom Potter for about six months at the end of his term. He was fond of quoting Lewis Carol. He said, if you don't know where you're going, any road will get you there. One of Tom's favorite lines. Well, today, by this action, we are making a very big statement. And it is that we are lost. I don't question my colleague's motives. Or their values. Or their commitment to the fight against homelessness. Today, I question their judgment. No.

Hales: Ten months and three days ago, I brought to this council a proposal that we declare a state of housing emergency. And, as has been mentioned, it's something that we unanimously adopted and it was not a media event or a reelection ploy either it was a serious commitment to a real crisis in both housing affordability for lots of people in our community. We have heard about the housing today and any time the subject comes up because it is a crisis. And about homelessness which our city has been struggling with a long time and now west coast cities in particular are struggling with at a whole new level because of all the reasons that have been mentioned. So, this is a real thing. We've committed to it. The crisis is far from over. And I said from the beginning and I've repeated this in a state of emergency, you should see three things. You should see rapid action. You should see real money. And you should see deliberate experimentation, trying things. That's what you do in an emergency and that's what we need to keep doing. We saw that with the Sears shelter. We opened it 45 days after we declared an emergency and I'm proud of the fact that my wife and I along with others were there with pumpkin pies on Thanksgiving day to welcome the 200 women that live there. That's what we need to keep doing. Rapid action. Deliberate experimentation and real money. Now, there are some serious doubts and fears that have been expressed here today. I take those seriously. But I want to offer some reassurance about those. One is, well, can you really do anything temporary? Does temporary always evolve to permanent? Well, don't listen to my words, look at what we did. We opened the Sears shelter for six months. We told the neighborhood it would be for six months and we closed it six months later. We opened the Peace Shelter that the Menashi family made available to us through their amazing generosity. We opened it up as a temporary facility we kept it open for a while and then we closed it. We said we would move right to Dream Too and construction is under way on the new site, as we speak. There's a big orange machine out there, digging trenches for utility lines right now. What I want to ask of everybody, this council, the people in the community, yes, there's a lot of anxiety and some division now because we are moving quickly, because we are trying things and because we're spending real money at the city and county level. My really earnest plea to all of us is we need to work together. We need to take good faith from each other so when you hear us say, we're doing something as an experiment, if it doesn't work, we'll stop. I hope you'll count on those words being true because I mean them and I think we all do. We need to expect that of each other that we go into this crisis in that mode with those understandings. We're going to take help wherever we can get it, whether it's the Menashi family or the Yimby's—that's yes in my back yard—who organized themselves to make sack lunches for the people living in the Sears building or anybody else including Mr. Williams and his partners in this venture. This

August 10, 2016

is worth a try. Doesn't mean that we sleep walk to a bad place. It means that if this proposal comes together, that it can be run by a responsible operator in a humane way and help solve part of the problem for a while and then we're all better for that, including the people that are sleeping outside and are frankly very unwelcome. If there's anything I've learned in working on homelessness is that no deed goes unpunished. But we should keep doing the good deeds and keep trying things. So, I want to say, let's keep trying to work together, as a community here, even if this is a divided vote and a divided house today. Let's do the right thing. Let's make sure we do it the right way. But above all, do something. Thank you, Dan. Aye. Let's move to the next item, which is the proposal to metro with 924.

Moore-Love: That's a non-emergency

Hales: oh that's a non-emergency so that passes to second reading. Thank you, everyone. We'll take a momentary break and then we'll move to our regular agenda.

At 2:37 p.m. council recessed.

At 2:38 p.m. council reconvened.

Hales: Let's try to move quickly through our regular agenda because we have some folks here waiting for what was billed as a 2 p.m. time certain so we'll try to make partially good on that. Let's go to 937 please have I rescheduled that?

Moore-Love: That's going to be heard later.

Hales: 938, then, please.

Item 938.

Hales: roll call?

Saltzman: Aye **Novick:** Aye **Fritz:** Aye **Fish:** Aye **Hales:** Aye

Hales: Ok 939?

Item 939.

Hales: Roll call vote please.

Saltzman: Aye. **Novick:** Aye. **Fritz:** Aye. **Fish:** Aye. **Hales:** Aye.

Item 940.

Hales: Second reading roll call vote.

Saltzman: Aye **Novick:** Aye **Fritz:** Aye **Fish:** Aye **Hales:** Aye

Hales: 941?

Item 941.

Hales: Commissioner novick?

Fish: Steve in light of the time could we agree that testimony is limited to one minute on this? [laughter]

Novick: let's see I don't know if we have somebody -- okay.

Curt Krueger, Portland Bureau of Transportation: Good afternoon city council I know you've had a long day so I'll be as brief as possible. Early 2016, the bureau. I'm Sorry Curt Krueger with the Portland bureau of transportation. Early 2016, we received a street renaming application from tmt development they were proposing to rename southwest 9th avenue in the central city between Burnside and Montgomery to southwest park. Pbot did a review of the code and the application and realized we couldn't process the application with the limitations the code presents us with. There are two limitations, preventing this application from moving forward. The code asks that the street be renamed by a prominent person that prominent person be deceased for five years and that the street be renamed continuously from starting point to ending point. The proposal before us is not for a real person and then proposal is not to rename the entire length of SW Park Avenue. Park Avenue extends north of Burnside where it becomes NW Park Avenue and there are a couple very small segments scattered in the west hills that are not continuous with this request. So the request before you is a resolution to waive the code for those two

August 10, 2016

provisions to allow this application to enter into the process. That process will include a nomination of a historian panel that will review this and make a recommendation to the Portland Planning and Sustainability commission. The planning and sustainability commission will conduct a hearing, take testimony and forward a recommendation to city council. City council will then conduct a hearing and determine whether or not the test has been met and if the renaming is approvable. The request here is not to rename a street, the request is just to waive portions of the code to allow this application to move forward through the process.

Hales: I got a small question that I don't want to get bogged down in this. It's fun to think about something else for a couple minutes here. This process should go forward, obviously. It seems to me that setting the boundaries in the resolution might be restrictive just a point of geography. So park will still be park if this goes forward, from Burnside to Irving and then stop because that's where it would end in the post office property? Why not go all the way if we're going to rename most of this street in the downtown core? Finish the job with whatever that is seven more blocks. Just want to throw that out there. I don't know if that's a good idea or not. I'd like this process to have a little bit of flexibility to consider those possibilities.

Novick: I agree, mayor. The proposal is the proposal because this is what people on the street requested. Once we start the process we could consider something much more comprehensible.

Hales: I don't know if it's a good idea or not or if the property owners would burn me a effigy for bringing this up or not but wanted to get it out there.

Fish: Is it your intention to bring an application to rename the streets at either end of this, to name them Madison and Lexington? [laughter] you see where we're headed here? [laughter]

Hales: He's not going to answer that question. Other questions for curt? Does anyone wish to speak on this item today? Okay. Come on up.

Mary Eng: Hi, council, I'm going to do this, this is Mary eng I might be having a gender change with Mr. Eng signed up later but im going to do this in my southern voice. Cause I grew up in Tennessee where the streets just start changing and if you're from out of town on the road and you're driving down along the road then it suddenly changes, it can be so tremendously confusing so I do appreciate everything you're doing to make it all very consistent and orderly, and I do appreciate that. I just want you to know my hands hurt so much from that arrest, Mr. Hales, why do you do that do a woman cover her with bruises it hurt so bad.

Hales: Thank you. Further discussion on the resolution? Roll call vote, please.

Saltzman: Aye.

Novick: Thank you, curt. Actually, commissioner Fish, I feel your pain. It's always struck me that we have a Broadway and park as if we were pretending to be new york. As long as we something that's park, part of the way, I see no objection to considering making it park for some amount of the rest of its lengths. Aye.

Fritz: Aye. **Fish:** Aye. **Hales:** Aye.

Hales: 942.

Item 942.

Hales: Mr. Novick?

Novick: Mr. Chisek.

Kyle Chisek, Portland Bureau of Transportation: Good afternoon. I'm Kyle Chisek with the bureau of transportation. Ivy Dunlap is here with me from the bureau of environmental services. We have a unique project that we are taking out to bid. It is using our street by street standard or our out of the mud standard to pave a dirt and gravel street. We are

August 10, 2016

doing a limited test project before we look at some larger projects in Brentwood Darlington and the cully neighborhood, as well, to be able to test our design assumptions and test our cost assumptions, as well. This standard was meant to be more affordable. I have a really quick presentation and ivy just gave the clerk some pictures of the existing conditions on the street. So, this is an area map of southwest 19th. All the approaches to southwest 19th are dirt and gravel. I have -- the orange arrow's pointing at it there. Additionally Southwest 19th at Taylors ferry and marigold has an existing street closure so the streets blocked off there. So we have kind of a little box where we can do the test two and a half blocks for the street and in a regional storm water facility and be able to test it in a vacuum. So, we're not worried about increasing traffic on a street if it were connected to Taylor's ferry you know people see the paved street hey that might be a great way to go but, with those existing street closures we can really take advantage of that. So, we're trying to meet both storm water needs and our transportation needs. A lot of times, I'm sure you all, in council offices, hear about, we want our street paved. Well, pbot comes back and we have storm water issues or bes is trying to deal with storm water problem and the street's not paved. So we have this back and forth. It's really a chicken or egg question.

Fish: At bes we say it's a pbot problem. [laughter]

Chisek: Yes.

Fish: It's all in the eye of the beholder.

Chisek: We're working together on this. We hope it's the continuation of a beautiful partnership. We want to reduce the sedimentation in tryon creek. So if you looked at the previous slide, there's an existing regional storm water facility. This will be another one to help protect the watershed health. We want to improve the streets for safe routes to school. There is a school at the top of the hill that they use as a safe route to school. It's also on our southwest trails network. We want to make a proof of concept. If we're looking at doing more projects like this in Brentwood, Darlington, and in cully then we want to make sure we get it right and that's why we started with a test. Finally it's the implementation of a tiny little piece of the Tryon Stephens headwater street plan that pbot and bes did together. So, basically what we're going to do is we're going to retain that closure at marigold and add a regional storm water facility with a path way to access the bus stop down at the bottom of the hill. We will be putting, at the base of the storm water facility, a little bit of sidewalk to improve that bus stop for people waiting and pave the street to our street-by-street standard, which essentially is, we're paving the street and we have gravel shoulders for parking. In some cases, we're narrowing the gravel shoulders to about a foot or two, to save some mature trees that are out there. And, the big thing that this does is it solves the question that was left open in our out of the mud report which was, how do we deal with the storm water? Our report, when we adopted the street by street standard, we said it would be contextual on a case by case bases so we're implementing this. Here's some pictures taken from the ones passed out to you. You can see the street closure, it's pretty bad out there. When it rains, you basically have tiny, little rivers coming down and washing the sediment across Taylor's ferry into Tryon creek. We have 100% plans completed. That's why we're coming here asking for authorization to bid we're bidding this fall. We don't want to build it in the rainy season, so we will build it early next spring. Tentatively right now, we're thinking March. It will depend on the procurement process and we want to have an evaluation after it's done to make sure it's performing the way we intended it to. It will help inform our street projects moving forward. Our estimate is between \$500,000 to \$600,000. When we get federal grants, our federal highway administration likes us to put a range in. They don't want people to know what our engineer's estimate is. We actually do have an engineer's estimate that's pretty exact. And the costs are split roughly 50-50 between transportation and bes. We're using some of the

August 10, 2016

funding that mayor set aside for out of the dirt and mud in last year's budget. And I'm happy to answer any questions you might have.

Hales: Like literally out of the mud to me.

Fish: We're taking out of the mud and percent for green money, we're taking a smaller project and test-driving some assumptions and Steve and I have indicated we want to take the Barrel Heights and cully project down the road so we can work out some of the kinks. You said something earlier, we have in the past, got bogged down over jurisdictional issues and co-challenges. This partnership between bes and pbot trying to get through that and figuring out how to get it done differently is important. These are small projects, but if what we learn from these projects are going to help us doing our work better so I think -- I know Steve is very proud of this. I'm very proud of it and hopeful it will bear some fruit.

Hales: Any further questions? Let's see if we have public testimony on this item. I think we do.

Fish: Don, you get an award. You stay here -- for more than four hours, waiting to testify, you get a coupon. [laughter] for a reduction on the parking ticket you got for waiting here for four hours.

Don Baack: Fortunately, I rode the bus. [laughter] I want to give you a brief update on whats happening with the Southwest trails policy. You passed it in October. One permit has been issued. It's been abysmal on implementation. Two years ago, you approved \$10,000 for a crossing from Stephens's creek, the public housing thing in southwest. Not one thing has happened on that, either. You know, this is not a city that works. I suggest you take it off the transportation cars. Citizens would like to have some things done over time. But waiting two years for something that was authorized by you, it's not a funding issue, is totally unacceptable. First of all, I'm don baack. I've commented in the past, several years ago, that southwest 19th was the worst street I've walked. It's almost like a skate course. They closed the street in many places. At the time, we had traffic coming off of southwest Taylor's ferry. This will be a huge improvement in this. We really support it. I really commend the bureau of transportation and the bureau of environmental services for jointly working on this. Couple things, I'd like to ask when you do the evaluation, the citizens be asked to participate in that as well. This is a pedestrian environment that we want to preserve and enhance as we go forward across the city. The second thing, this is not an urban trail, this is a regional pedestrian trail. Once we have the bridge built at Boons Ferry which you approved not long ago, short segment of trail to build in Tryon Creek state park we'll have a 12-mile trail from downtown Portland to Hillsdale and all the way to Lake Oswego. The one thing that is not included, it's not a big deal, a crosswalk of Taylor's ferry. You have a bus stop there and you're asking people to cross the street to get to the bus. But we're not providing a crosswalk and I think we need to think of those kinds of things. As much as getting out of the mud, we need to make sure we're doing things safely. Vision zero, I like and support it greatly but we need to be aware there are things we can do as we're building these projects to make it safer for people. It's a little bit of an investment. We need to make it happen.

Hales: Thank you. Anyone else? This is an emergency ordinance. Let's take a vote.

Saltzman: Aye.

Novick: It's great to see the teams of pbot and bes working creatively to solve problem and gather data to better solve future problems. Aye.

Fritz: Two members of the marquam neighborhood attended this morning, but were not able to stay. They have some concerns, I know the bureau will work with them. I asked if they wanted it held over and they said no no no they wanted the contract to move forward. Obviously, you'll be listen to them. Aye.

Fish: Aye.

August 10, 2016

Hales: Yay, aye. Okay. We have one more item left from the morning calendar and it's 937.

Moore-Love: They are expecting to come up after the 2 p.m.

Item 937.

Hales: There are some people who waited through the morning proceedings and im sure there in the building still and we appreciate their good work. Rachel will corral them and escort them here. [laughter] maybe. Maybe not? All right. They're running down the stairs, as we speak then. Okay. With a dramatic entrance, representative Reardon come on up, please. [laughter] thank you for waiting. I think you waited quite a while. We appreciate you being here. Welcome.

Jeff Reardon: Thank you. Thank you for having us. We know you've been having an interesting day.

Hales: Yes, indeed. You know how those go.

Reardon: It's really exciting to be here. I'll read through this. I'm state representative Jeff Reardon. Thank you for having us here today. I want to recap some of the other work that has been done, or is in process, in the proximity of the Lents stabilization and job creation project. These projects when viewed together they reflect the city's commitment to improving the livability, the economic viability and the environmental health of the Lents and powellhurst gilbert neighborhoods. Zinger farms has been elevated to a thriving education hub and community center. Botanical gardens has served more people in a more diverse crowd. The streets are safer and there are more sidewalks. Half a dozen new buildings will bring new retail and housing to the area and the foster flood plan to reduce the flooding along foster road. There's a lot more to be done. It's important to celebrate our accomplishments. I think this helps put the Lents stabilization and job creation project in context. This project will build on the other efforts to do three things, keep people in their affordable homes, bring more and better jobs to the area so there will be more customers for the new businesses and improve the health and functionality of the wetlands. With that introduction, before you today, to tell you about an exciting project, for the past 15 months, I've been working with community and agency partners. Partnering with mayor charlie hales, bureau of environmental services, Portland development commission, planning and sustainability, Oregon solutions and governor brown's regional solution center, community advocates, and a host of others we're launching a project to promote housing stability, jobs, economic growth and natural resources on the east side of i-205. This is one of the most diverse and vulnerable areas of our city and we have unique opportunity to improve the lives and community stability. The Lents and powellhurst gilbert neighborhoods depends on this project. There are 330 acres in fema's flood hazard areas. The rising cost of insurance is displacing vulnerable households. It can cost \$30,000 or more. The diverse and low-income members cannot afford such repairs to their properties or rising insurance premiums. This project will help to protect vulnerable homeowners. The Lents stabilization job creation project has the ability to add new jobs, increase property value and ultimately, move as many as 400 single family homes and 60 acres of land out of the 100 year flood plan and add 30 acres of additional natural areas.

Michelle Rudd: Good afternoon, my name's Michelle Rudd, I'm a member of the Portland planning and sustainability commission. From my perspective, what is exciting is being on the commission for a while, this feels like the rubber hits the road-type-moment where we're acting on our plan. We said we were focused on equity and as was mentioned this is a diverse part of the city that's in some ways, underserved. We said in the Portland plan we were putting a priority on economic prosperity. This just feels like a win-win-win situation. We had this objective of getting people out of their silos getting different bureaus working together and also brining in partners and knowing the city can't do what it needs to

August 10, 2016

do alone. We've been meeting this afternoon, it's been exciting to see the commitment from different forces here. In terms of hitting those different prongs in the Portland plan, we talked about throughout the process the importance of economic prosperity and industrial lands and the ability to provide living-wage jobs and that type of job brings stability and has benefits. And it brings stability to families that are key, I think, to the thriving educated youth. We did the Portland plan back in 2012 and focused on affordability and we've all seen how much more of an issue that's become in just this short period of time. And the idea here that we can help people stay in their homes, we can get ahead of these problems and help people stay in their existing homes. Again, furthers that thriving educated youth. And helping them not get displaced. Know that, yeah, the home's going to be the same place. The kid next to me in the classroom's going to be the same kid and just providing that. I think it's also important in terms of the environmental benefits. To the extent, these jobs that we're able to create on industrial lands can help serve neighborhoods and get people cars and we're enhancing habitat and serving those goals, as well. In the comprehensive plan, part of what we were dealing with is trying to balance the competing interests. One of the strategies we talked about understanding that industrial land is limited was trying to find ways to intensify use of land we already have. This was our opportunity to do that to take industrial land, to get more jobs happening on it. That sort of summarizes, sort of a policy perspective, my interest in it. As I've described to other people, as I've been explaining what I'm looking forward to getting involved in, I sort of have taken it to my own perspective. I grew up in a neighborhood where I could walk to school, the pediatrician, to the corner grocer and was in school with the same kids. That my parents took me home from the hospital. That my dad had the same job at the same place my entire childhood. When he passed away My mom was left financially secure and sort of recognizing that, you know, we're an environment where we're having a lot of discussions about privilege and sort of understanding the privileges, all that were provided to me and how that carries on generationally. That's not just my immediate family it'll be my kids, their kids carrying on I hope you understand that. I want to thank you for supporting it.

Nick Christensen: Nick Christensen. I appreciate you taking this topic up to get us to this point. Several years ago, I looked to purchase my first home. I moved here from Las Vegas and the idea of a hundred year flood plan kind of didn't even mean in my mind with reality. We were told, this house is in the flood plain and it will be about \$100 a month extra for insurance. Then, hurricane sandy hit the east coast and congress decided they wanted to have the fema flood insurance program self-fund and they were going to make it happen quickly. My flood insurance went from \$1,300 a year to \$2,500 a year. We expect it to settle out at about \$4,000. \$10 a day to pay for flood insurance, which it has never flooded we expect that someday it probably will. Nonetheless, it's a cost and a burden and I'm fortunate I'm able to eat that cost. Many of my neighbors have to make hard choices when they get a bill every January from fema. You can expect it to go up more. This wasn't a situation we asked for. This isn't a situation where we came into a neighborhood knowing the problems we were going to be faced with. This landed on us and it is disrupting the stability of the neighborhood. Fortunately the Oregon solutions project has a light at the end of this tunnel. Your action will hopefully set us on the course of finding a solution. I ask also that you think about this as you move forward with other decisions coming forward down the pike. We are, as many of you know, facing a crisis of confidence in Lents and the leadership of this council. I'm trying very hard, as an optimist in government, to say, we can work together and find solutions. With this and other problems the city is facing, it's hard to talk about moving forward with this project when we have people angry about other

August 10, 2016

things. Please help us move this forward toward success and meet the needs of my community and for other projects as well.

Hales: Questions for any of these leaders?

Fish: While Jeff is here, it seems like, on a regular basis, the representative Reardon comes forward on something he's doing that we collaborated on. Whether it's the urban range or a park or a flood plain mitigation. And I've been on this council for eight years and it has not always been that we've had such a partner and I want to, again, thank you for being such a partner.

Reardon: Thank you for your comments. It's a pleasure to work with you.

Hales: Thank you, all. Appreciate you being here today. Do we have other members of the team or other people that want to speak on this item?

Moore-Love: I have public testimony.

Hales: Public testimony, please.

Charles Johnson: Good afternoon, commissioners. My name is Charles Johnson. I'm frequently here and it's good to actually see results for places we often talk about helping, but not that much comes across your desk for the east Portland action plan or Lents. I think that many people in our community are frustrated that like the earlier 19th street thing, sometimes it's very hard to get government to move, whether it's Salem or here so I want to thank you for whatever behind-the-scenes work had to be done. The gentleman who testified eluded to some people almost wish there might be flooding along the Springwater corridor. I hope that -- as you also look at other ways that government can work -- that we can target government action toward the problems, like this flood insurance issue, and dealing with people -- using the criminal system the way it's supposed to be used, for people who become a problem and have methamphetamine, but not acting against homeless people. Even though people come to your lawn with ideas related to Lents, they would like to be seen as people who are compassionate and only interested in reducing criminality, not discriminating against broad categories of people.

Shedrick Wilkins: I'm shedrick Wilkins and I think southeast Portland is kind of a basket case. I'll refer to why, later on. I think what happened was after World War II, a lot of construction was done and there were no more places to build things. A lot of people have construction skills, carpenters and can't be employed. My feeling is that the only way to solve this problem is to have, again, free community colleges. I'm finding out I got a letter from senator Wyden, that's something president Obama is pushing. People need to be trained for medical jobs or constructing houses or deconstructing houses. It's a depressed area because I used to be a friend of vern Cook who used to be in the legislature for 28 years. He had three sons and none of them were interested in politics. He is Mr. No sales tax. He embraced me after the 1992 bill Clinton election and we used to talk politics and he said southeast Portland is a basket case. It needs something. Also, I am a supporter of Kate brown her offices over here on -- its called mama's restaurant. Kate brown's office isn't too far away from here. We will help -- it's not I will help her get reelected governor. And again, I want a woman president because Hillary Clinton will, again, extend Obama's programs for education. Thank you.

Mary Eng: Hello, city council, my name is Mary eng. My mother made the sudden house decision regarding Lents and we were frustrated with her because I wanted to go to law school at Lewis and Clark so I was happy with that arrangement to be crammed into Hillsdale. The Lents issue is very difficult for us because we had a resident meth house across the street from us. Last night, I was sexually harassed by a couple of gentlemen who didn't assault me, they offered to. I had the unfortunate circumstances of finding a young -- a transient man who turned out to be non-violent, sleeping on my mother's porch and I want to thank the Portland police for their rapid and also very polite response in that

August 10, 2016

matter. My next door neighbors are reported to codes for their structures and strange smells and what the fire house said is that Lents particularly is a land of no code enforcement in terms of massive illegal structures because of people living in sheds. I notice a lot of beautification issues that could be improved in terms of just sidewalk clean-up, garbage. I know people of my generation who are desperate to have a job or a benefit of some kind. So I think some beautification and more community spirit building will help and all the concerns of the homeowners really don't affect me because I'm so deeply impoverished by my own life style choices. I want to thank you for enduring this incredibly tremendously long day and I was going to try to keep it short and say, I love Lents, which is this motto that Lents has branded itself with. Even though I'm sort of just kind of patching it up with mom and realizing how much I love her. I love you, too, Charlie Hales, even though I want you to resign. Your legacy will -- it will take time for people to realize what you've done for this community and I don't think you realize that and how much I love the police for all those incredibly interesting interactions with Benjamin Prickly. I met Dina Brooks, I offered to volunteer for the behavioral health unit and I'm so thrilled and I hope O'Dea makes a good recovery.

Johnson: Continue to focus on Lents and the home ownership balance and the code enforcement needs.

Hales: Thank you. Let's take a vote on this resolution.

Saltzman: I appreciate all the good work of the Oregon solutions team and the representative Reardon and Michelle Rudd and others. Aye.

Novick: The Oregon solutions process is an intense one and I wish everybody luck, both getting through the process and using it successfully. Aye.

Fritz: As a reminder, we dedicated \$460,000 as a special appropriation to demonstrate our support. Thank you for your hard work. Aye.

Fish: I've had great privilege of working on two Oregon solutions projects. One around Gateway Green and thousands of gardens where we tried to figure out how to turbo charge our community garden program. Particularly at a time when the relationship between the people we serve and electives are strained. It's important to have a process like this where third parties come in and help bring people together and my experience, they produced some really great results that our normal process would not get us to and I deeply appreciate the people who have signed up to lead this effort, Michelle and Jeff. And I also just want to say, Jeff Reardon, is always on the right side of things, coming and working with this council.

Hales: The name of this project is a collaborative and that's the right word. That's what the Oregon's process is designed to do. I appreciate the support for this process. It's a method of having multiple government agencies and the community work on a complex problem that otherwise everybody would point fingers. This way, we grapple that problem together in a collaborative way. I have a lot of confidence in both that structure and the people involved and neighborhood leaders and Lents and the folks that have stepped up to lead this process. So, thank you, all. It is good work. This is the right way to do it. As Nick's testimony illustrated, it's going to make a tangible difference in people's lives when we move this towards a solution. So, thank you, all, for doing just that. Aye. Thank you and thanks for your patience of waiting for that. Okay. We are to our single afternoon item, which is a time-certain -- sort of certain -- 943.

Item 943.

Hales: well talk about another part of the city where we've been collaborating and trying to move forward for a while. That would be Gateway. So, welcome. And thanks for waiting to get this presentation under way this afternoon.

August 10, 2016

Justin Douglas: Thank you, mayor hales, commissioners. I'm Justin Douglas. We noticed online today that the agenda said that this would be a 90-minute item. We fully expect to be done within 180 minutes. [laughter] no, we'll be brief. We think we can do this in a half-hour. We have some folks here to testify. I wanted to mention two things before turning it over to Leila aman. One is, just to talk -- take a trip down memory lane to talk about a brief history of gateway and why we're working on an action plan. In the post-war era, gateway, there were orchards and farms and the transition has been dramatic. That said, there is a long way to go. When metro adopted the 2035 growth concept in 1995, it anticipated there would be 50,000 jobs in gateway. Opportunity gateway process in 1998, envisioned dense mixed-use neighborhood with parks and amenities. The gateway plan district, which sets the zoning, allows for buildings in some areas of up to 15 stories. And yet, I often get asked questions about, well, what's happening with gateway? Why don't I see more there? The legacy that gateway was not part of the city of Portland until the 1980s. The transition from a rural suburb neighborhood is going to take time. So, we believe that the gateway action plan that we're presenting today you today will accelerate that transition to what policy makers and pdc have believed in gateway that it can be a place that east Portland is proud of. I think it's -- that was through a partnership with the parks bureau and community stakeholders have been crucial. So, the question of why are we doing an action plan? Well, this is now the third of -- the third action plan that mayor hales has provided leadership to pdc to complete. Both of which have come to city council to accept. The first one was the old town china town and the Lents action plan in 2014. Both of them, as are the gateway action plan, were effective for shared priorities and help identify budget actions and staffing that inform the work we do. There have been many things that have happened in old town china town, but we have seen northwest college of art. In Lents, we've seen the transformation of four significant projects in the Lents town center. We believe it will make investments that will make the greatest impacts that will be in line with pdc's strategic plan and prioritizing working with bureau partners that will address regulatory challenges. It will allow for new growth in the district long after there's a pdc urban renewal area in gateway. With that, I'll turn it over to Leila.

Leila Aman: Thank you, Justin. Mayor hales and commissioners. I'm Leila aman. I've had the good fortune to be the project manager for the gateway action plan and kind of building off of your last agenda item this was developed in the spirit of collaboration and I just want to take a brief moment here to acknowledge the many partners that participated deeply with us in the creation of this plan. We have our bureau of partners Javier Mena assistant director of housing from the Portland housing bureau Curt Krueger and dan laden from the bureau of transportation. Tyler bump and Joe Zehnder from the bureau of planning and sustainability and Jillian Detwiler, you may know her. I think she works for mayor hales and Kimberly branam. That is our public sector team. We also had -- he is here to provide testimony, Nidal Kahl who is one of our members of the halsey/weidler group and a member of the gateway area business association. I want to acknowledge Anika Bediya, tom badrick and Linda Robinson, who will be providing testimony. Many of whom, you may know. So, again, this plan really was developed in the spirit of collaboration. It resulted in a framework that will enable us to work in concert with our public community and private sector partners. This working together aspect will make it a success. The plan delivers on these goals, by focusing resources in gateway. The actions with the places that has the best intentions. The focus areas include actions that are tailored to each area. The plan thoughtfully aligns public resources and identifies regulatory strategies to overcome barriers and to enhance gateway's potential and become a true regional center. The focus of the plan is on the Halsey/Weidler corridor. It is the heart of community, has the greatest potential for small business development. It is truly the main street of the district. Simply

August 10, 2016

put, the halsey/weidler district possesses the best bones of any area and has the potential to lift the entire district. It is a quarter-mile of the transit station and central gateway is primarily focused on employment. The halsey/weidler business district, which is really our focus is home to a collection of unique small businesses. Strengthening this district means supporting small business and long-time property and business owners and creating more opportunities for wealth creation and prosperity. For new businesses and providing additional support to long-time businesses and property owners. You might be familiar with our halsey/weidler strategy, it builds on many of these. We project the gateway district will generate \$35 million in tiff revenue. Of that, we have marked \$20 million of that for the halsey/weidler district. The focus will be business support and development. That's the major focus here. Enhancing existing businesses and bringing new businesses to this authentic and unique area. It embodies the commercial investment strategy. We want to focus on redevelopment, to provide much-needed community amenities, the park, as Justin mentioned. Focus housing for diverse range of incomes. Finally, the plan acknowledges and embraces gateway. It provides direction for multi-modal, safe environment which will make it safer for residents to move around. I believe you will be seeing the halsey/weidler intergovernmental agreement coming to you sometime next month. That is a major commitment on the part of the city and something we think will have a tremendous impact on the district. The gateway transit center has some of the greatest potential for higher land uses. Actions here are tailored to the areas readiness. There is prep work that needs to be done in terms of the regulatory framework and created the urban form that enhances this area. There are large underutilized parcels, but there is limited connectivity. Finding creative solutions for implementing the master street plan is important for unlocking private investment in the area. Actions here are to build things here and preserving the opportunity to achieve higher aspirations in the future. In central gateway, this area has significant potential for economic development and more so than the transit center, there are serious infrastructure needs here. The map highlights some of those major issues, the black lines there are the local and arterial streets and there are major gaps there so we want to work with property owners, in this area, to find ways to be creative about how we can implement gateway master street plan and get that area primed for redevelopment. Another aspect of this plan is the community engagement that we did for this project. We held an open house at the immigrant and refugee community organization. We had over 70 attendees, which was a great outpouring of support and we took a lot of feedback from those meetings. We have the invitation translated in to three languages and had interpreter's on-hand and we pushed to get out to the diverse community. We held an online survey. We allowed participants to provide feedback on the priorities and provide comments. We held specific meetings. You can see the list here. We met with the east Portland police bureau, the action plan, the neighborhood organizations out in gateway. We took that feedback and changed the plan. There is support for the halsey/weidler business district and we heard loud and clear that's their support for affordable housing and mixed income that includes affordable housing. Finally, providing flexibility and resources was an important comment we received as well. We had \$25 million allocated to the halsey/weidler district so we changed that to create an opportunity fund to be responsive to opportunities that may arrive that we did not anticipate. To give you an overview of how we proposed to allocate these resources, in addition to the \$5 million, we're looking at \$20 million in halsey/weidler, \$8 million at the gateway transit central and \$2 million for central gateway. There are other tools we can use at central gateway. We have the e-zone program. To give you an overall sense of what all the partners are bringing to the table, pdc has about \$35 million, the Portland housing bureau has \$13 million in tiff resources and the Portland bureau of transportation

August 10, 2016

have committed to \$5 million. There are projects that may get funded that will get added to this and potential transportation system development charges so \$53 million over the next five years

Fish: Can you go back to that slide for a sec. You earlier said that some of the feedback you got from the community is they wanted mixed income housing. In light of the restrictions that attach to urban renewal dollars, in terms of investing in housing, how did you reconcile that? Are you proposing to go above the 30% to put other dollars into housing so you can achieve?

Douglas: Good question, commissioner Fish. I can tell you right now, the project that's being proposed at 106th and Halsey site, we've heard loud and clear from community members that they would like to see a mix of affordable housing and the Portland housing bureau would play a role in supporting that up to the 60% mfi level. Pdc has worked with our development partners in the Lents town center to explore opportunities for workforce housing between 60 and 100% mf so we have shared with the development team that if they are able to draft the project with a program with mixed income housing, we would consider a project like that.

Fish: So that would be taking money out of the 70% pot?

Douglas: That's correct well it's not 70 now. It would be 60.

Hales: Here comes a really shy person.

Tom Badrick: Thank you, mayor. Thank you, commissioners. My name's tom Badrick and I'm here representing more groups than I want to think about. I'm on the board of the business association, part of the halsey/weidler group and the eco district. I'm not going to talk because I've been here long enough and I'm not going to talk a long time. I'm going to say we're very excited about this. I'm very supportive of it. There's a lot of good that can come out of it. There is a lot of money available and I remember a couple years ago, when we started the streetscape discussion and it was hard to get too terribly excited about it and we're looking at a significant support from the city. There's tremendous opportunity in gateway and we have been waiting a very long time for that day when things turn the corner and we become what we've always been destined to be so I just want to be supportive of this and talk about the excitement in the community it's growing a little more and I'll hand it off to these two to say something a little more valuable.

Nidal Kahl: My name is Nidal Kahl, I'm on the board of the gateway area business association, also the chair of the halsey/weidler working group and a proud member of the gateway community. I own furniture plus and the property on 103rd and halsey. I want to thank you for allowing us to come and offer testimony today. I'd like to echo what tom just said there has been a lot of weight for some positive change in the gateway district and especially in the halsey/weidler corridor. It is in my opinion one of the last gems in Portland and I foresee that, that corridor is going to be one of the greatest corridors that the city is going to be most proud of as we look on Portland's history so right now there's obviously a lot happening and a lot of momentum and we want to see that momentum continue. The gateway action plan is a very positive plan for all of us involved in gateway, I've had the privilege of watching all the moving parts come together and now we're on the tail end for implementation. That's the area I really want to focus more on, one of the primary successes in just the development of this plan is the level of engagement that pdc focused on with the community. They really got the community involved they identified stakeholders and dissemination of information increased greater on halsey/weidler better than any other organization I've been involved in. So I've been very privileged to be a part of that have been able to make new friends and now I think it's important we see this plan all the way through and identify one of the primary successes and that is the public outreach and community engagement of all stakeholders and anyone with an interest in gateway to at

August 10, 2016

least have a forum where they are heard, so as plans are implemented, naturally, there are potential challenges that are unforeseen, and so I just want to stress that any potential changes to the plan and processes of the implementation are communicated to the public and that's they are included in the processes.

Linda Robinson: Linda Robinson, on the board, and I live in the hazel wood area, im also part of the halsey/weidler neighborhood and I also have been involved with the gateway urban renewal for 15 or 20 years, and I do want to acknowledge that pdc in the last two or three years really has made considerable progress in getting involved with the community, and actually, coming out and working with, specifically with people who live there, and work there more than they did in the first, you know, 15 years or so, so I am really pleased with that. This plan is an example of that, they did make some significant changes to the plan based on the input that they got from us, and particularly, making that flexible fun to take advantage of the opportunities because I know that some of these kinds of projects, they have lots of history, lots of background and takes a long time before they become public, and who knows, what's in the progress, that, you know, and if you made a Decision that you are going to spend it all in this part and somebody is going to be working on something over here, so I appreciate that, and I do want to say a couple of things. One has to do with 102nd avenue improvements, and they did not finish that project, it only went south to Burnside, and I understand why they did not finish the sidewalks on the other part because a lot of that work is being done as projects have come through, but we do need the pedestrian level street-lighting, and the signage and things that go with it so I am hoping that this money can go towards that. And I am really excited about the idea of making some effort to better link the transit center to the business community. People get off a train and they have no idea that there is a business district there. There is no easy way to get through there, the gateway, the shopping center, and to anything else, or there is no signs in the gateway area to see how to get you there, so we need drastic improvements on that level. And then I wanted to mention that the project next to the parks, they have been talking about, and with this money, this designated to be spent in the area, I am hoping that some of that money that is not the affordable housing money can be spent to subsidize that so we can get that mix of housing that we desperately need in that area. We have more housing to have a mix so thank you and I do support this plan, and those are the reasons.

Fish: Where are we on gateway green?

Robinson: We're getting ready to do a crowd funding campaign next month, and they have a deadline to raise our match for the grant, and it's coming up soon, and we are, actually, getting permission to start the events there as soon as we can clear out the campers. They said that we can start planning events and at this times there.

Hales: Welcome. Good afternoon.

Emiko Badilla: My name is Emiko Badilla, I am going to quickly redo my spiel because I am new at this. So I've been a resident of Portland for 14 years, and a small business owner here for 13. When my husband and I first opened our small grocery store in 2003, it was an out of the way area of Portland on southeast division and 43rd. Look at southeast division now. And in 2007, we completely moved to another area of the industrial and not, among retail friendly corner of southeast stark and 12th avenue, and again, look at southeast stark now. So now in 2016, we are finally going to open our second location in another area, the gateway business district, in the halsey, weilder corridor. As we had our one and only location on stark these past years and as we have been in business for 13 and residents for 14, we have experienced the growth of Portland business-wise and personally, for over a decade. It has been overwhelming, in many negative and some positive ways, but it's, it all happened so fast. You only need to have lived here for the past

August 10, 2016

year to see it for yourself. Renters are feeling the push and pressure from the growth, and a small business who was always leashed. We feel this, as well, and every week, we hear about another small Portland business, who needs to move or close shop because of 100 to 300 rent increases or property owners. We know we've been lucky so far yet we worry that it's only a matter of time for us on southeast stark and 12th. And to try and ensure some stability for our life's work in the future, we're taking a great opportunity to be part owners and tenants and building in the halsey weidler corridor. So we can feel reassured and being owners and occupiers, rather than tenants anticipating another possible pushout from the future extreme rent increases. We're not strangers to starting our business in overlooked areas but for us, coming into the gateway, simultaneously, the action plan is being implemented very comforting. I understand the need for attention to this area, and unlike other parts of the inner Portland, I hope that gateway will always stay small business friendly and racially diverse and inclusive to folks with low income as it grows. The action plan is a huge Motivator for us and we are super thankful to be able to have access to the pdc grants for businesses and in all of the time, in all of the time gateway community members who have welcomed us and showed us the support so far. We are excited to become part of this, my husband and I moved from living this whole time in Portland to the welks neighborhood so we are also there and dedicated to being part of that community, as well as business-wise.

Robinson: We are excited to have them.

Hales: Yeah, I bet. Thank you.

Badilla: Thank you.

Hales: All right, and others who would like to speak on this plan. Come on up, please. Welcome.

Joe Westerman: Hi. And my name is Joe westerman, and I build apartments in the Portland area, and I've been under you before, and testified. The last time was the gateway lid on 97th and, you know, I praised that program because it worked, and it opened up that area for further development, and since then, and one of the things that I said is I wanted to develop a mark rate and affordable housing in that area just south of, of Gordon jones', the Rosa apartments, and since then I have had the early assistance program that planning department offers, and they are going to require me to do a street dedication, which means that it takes a third of the land, and it makes further development in the area not feasible. Yet it would take 30% of my land to add the street, and you build the street, and it just doesn't -- it does not work financially more than triples my cost, and I think that this is a good time to look at an lid for the whole area because gateway will thrive but it needs affordable housing, and other types of housing, so that the jobs that get created in that area people can live close by, and they can walk and to work and that kind of stuff, but in that particular way, there can be over a thousand unions there, and until the street systems get figured out and a way to finance them, it is kind of at a standstill, and Gordon jones' project is probably the only one that's going to be built until that solution is found.

Hales: Thanks for bringing that up, and hopefully p-bot and pdc and others can work with you and with the same kind of successful way that we did on the lid, because --

Westerman: Pdc and private, yeah, that is a good one, yes, indeed.

Hales: I am a believer that we have got to be doing lids on a larger scale. They feel the same way, so if we can find enough agreement about that, that's an option, thank you very much.

Shedrick Wilkins: I was born and raised north of gateway, one of the my first experiences was, was where I heard stories about this, and Fred Meyer, the store there, had the first colored television brought and sold in Oregon, and he made a big thing out of this in 1954,

August 10, 2016

so, and the gateway arch was supposedly facing towards the east and the east Coast and would make all these wonderful things like color televisions, and stuff like that, and I think that Fred Meyers had the first electronic cash register and some other stuff done there, and it's funny to me in the last eight years I worked for the target store, which is south of there, slightly south, and in which the digital age started in 2008, right, and the flat screens, and I could pick up the same thing but those things were made in the other direction, and in Japan, and it was funny for me to recently -- I had 30 or 40 years of vacant time but seeing Fred Meyers and the -- it's a realtor area because 205 runs south, and when they built the light rail, they built the light rail right you know, near the Fred Meyer store, and it's a very historic 1954, and I was only -- I was not born yet but you could still feel the sense of -- I used to go in there and see transistor radios, and, or a portable television. And just go, well, thank you.

Hales: Charles.

Charles Johnson: Government camp again, commissioners, and Charles Johnson, most of my economic activity happens on 102nd where tragically we go from an area of service by three max lines, to just being serviced by the blue line. But I hope that given the skepticism about some people about how they feel about whether the pdc really serves their communities, while you are with us, unless you resign, for the next five months, that you will have conversations between the big players here, I don't know whether WinCo owns the Property or rents, I think Fred Meyer is a property owner that does not rent, and the Oregon clinic, you know, when we talk about that, especially as much as Steve likes to, part of the future Portland is people that walk out of their sidewalk, and onto an immediate transit connection, and that means that, that some people say leave it to the free market and others say good leadership in Portland means that the Oregon clinic parking lot needs to become a mixed use unit with -- that covers a diverse range of people so that people can walk out their door, onto three max lines and go to the airport to downtown or down to happy valley. And I hope that we can do that in a way that does not make it an economic refugee destination only afforded by people fleeing San Francisco. The Halsey Weidler corridor, I only get as far as Portland with the community services, it may not be a great fit for some people's vision of the neighborhood, but it's good to see so much attention for east and southeast Portland in today's session, and I hope that the gentleman beside me can feel like your offices are responsive, and don't slough people off to the pdc, but do things that invigorate connections among residents, entrepreneurs, and established property holders. Thank you.

Hales: Thank you all very much. And further council questions?

Fish: May I call Kimberly up?

Hales: We should do that, and.

Fish: And I will defer to you first.

Hales: Nice to have the executive director designee here. She begins work in a couple of weeks in her new capacity. And actually, it's fitting that you are here on this item. I think that Kimberly because you are such a believer in this kind of collaborative work at the neighborhood scales. So she has led a lot of the work on the neighborhood prosperity initiative, and districts within our work at pdc, so I am sure this is a pleasure for you to see the work that you and others have done coming to fruition, but congratulations and welcome, and I think you probably have some other folks that would like to give you a pat on the back or two.

Kimberley Branam: Thank you, yes, thrilled to be here, and we are, we are excited to be here at the gateway action plan, and to hear all the support and ready to get going.

Fish: So congratulations, Kimberly, and one of the things that stands out here on this plan is both increasing access to the high quality employment, and also, an equitable wealth

August 10, 2016

creation strategy. One of the things that I would like for us to continue the conversation about is what's our capacity to drive that agenda? I have had a chance to go to meetings with venture Portland, and in this district and others, and they are very good at convening, and they often play a role as an ombudsman. How might that change or evolve and we had a mayor's elect who said that piece he really wants to focus on. Mostly I wanted to call you up to say, congratulations.

Branam: Thank you, yes, and I would love to talk to you more about that, and we believe that we are well positioned in gateway with the industrial area, and we have some early support for businesses. And so we think that we, you know, with partnerships, are on our way but we would be happy to talk to you more about that. Thank you.

Hales: Thank you. Thank you very much. All right. And let's please take a vote on this resolution.

Saltzman: Thank you for the good work that pdc and the neighbors are doing in gateway. And I hope spring is eternal. Aye.

Novick: I really appreciate all of the work that people in the community have done in this whole plan, and on the incorporated halsey, weidler corridor, the streetscape improvement plan. And this is an opportunity to once again to give a shout out to tribia fagen who is retiring with the legislature, but we have the money for beacons, and including the insulation of an rfb, at the 106th and weidler crossing, and glad to know with the combination of pdc and pbot funds we are going to improve the pedestrian and bicycle safety and the halsey and weidler. Thanks, and congratulations. Aye.

Fritz: Thank you very much for all the good work. It's a short presentation here at the council, but I know it has been a long, hard grind many times, and it is another step in the right direction for the great community of gateway. I particularly appreciated both in the impact statement filed before council, and in your presentation today you told us how you changed the plan in response to the community testimony. And I expect to know less from pdc or from the gateway community, as to the active involvement and both of you figuring out a better path so thank you very much, aye.

Fish: When I started the question was, how to light the spark to get gateway going, and just making some notes, while listening to the testimony, I used to live near gateway, and when I got sick, I went to the urgent care. Which is incredibly convenient, whether by car or by mass transit. I recently was at the Russellville senior center, not just to reserve a place but to also have a little town hall, and there is a new park, commissioner Fritz is working on a mixed use development, and there is a wealth of food options in the area. I've been to furniture plus for a community meeting, and we were graciously welcomed by the owner. Habitat for humanity built some homes there, and I think that even john gray might have helped to finance. Charlie had a hand on the community center. There is all these gateway green is about to reach a new milestone. I think all these places will start connecting and we can talk about gateway because there is a lot happening there. You can feel it. I want to join with my colleagues in thanking the folks in the community that have been advocating for gateway. This seems like a good plan, and mayor hales, actually, was very clear in the early part of his term. He wanted to see action in gateway and lens and since he's in charge of pdc he gets to set those and drive it, and so I think that this is encouraging. There is a lot of positive things going on in gateway. And I think that this focuses on some things which will make it better. Thanks to your good work, aye.

Hales: This is a case of doing the right thing the right way. We have neighborhood leaders who care about this place and put in lots of time over the long run to try to chart the future and worked collaboratively together and with the city and pdc. This case. Appreciated the reference to the, this sort of corpus of three neighborhood scale action plans that we have worked on together, and that really is what makes these work, so we have got to have a

August 10, 2016

real understanding, practical understanding with the people that are on the property and have businesses and live in the neighborhood, and otherwise are invested to get this stuff going. And I also hope and expect and will drive for the same kind of results that have happened in the other two a-plans, which is do it this way, and get it adopted. And then start moving dirt. And we certainly have accomplished that, or are accomplishing that, and in both Lents and old town china town, and I fully expect that we're going to do that here, as well. So great work, and a good plan. Finally, I just want to note, and I think that you could hear it just in their presentations here, that Justin and Leila are not only doing good work as leaders of this effort at pdc, in terms of the grafting of a good plan and really listening to the community leadership shaping it based on their direction, but you can tell that they are also real cheerleaders and sales people for this district. They believe in it. And I think that matters a lot in this work that it's not just an exercise, not just a box to check but you have to believe, and obviously these people do. That, I think, bodes very well for that plan becoming real, and I want to thank Jillian Detwiler because if there is anyone who focuses on making it happen and getting thing going it's her and appreciate her good work on this and everything else that we've been accomplishing, so thank you all for a job well done and look forward to coming to ground-breaking. Aye. [gavel pounded]

Hales: Thank you all, and we are, Believe it or not, adjourned.

At 4:00 p.m. council; adjourned.