



CITY OF
PORTLAND, OREGON

**OFFICIAL
MINUTES**

A REGULAR MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS 18th DAY OF OCTOBER, 2000 AT 9:30 A.M.

THOSE PRESENT WERE: Mayor Katz, Presiding; Commissioners Hales, Saltzman and Sten, 4.

OFFICERS IN ATTENDANCE: Britta Olson, Clerk of the Council; Harry Auerbach, Senior Deputy City Attorney; and Officers Dan Lin and Rick Miller, Sergeants at Arms.

Item Nos. 1503 and 1521 were pulled for discussion and on a Y-4 roll call the balance of the Consent Agenda was adopted.

CONSENT AGENDA - NO DISCUSSION

- 1499** Accept bid of Crescent Electric Supply Company to furnish HPSV street light luminaires for \$105,036 annually (Purchasing Report - Bid No. 100216)

Disposition: Accepted Prepare Contract. (Y-4)

- 1500** Accept bid of Tice Electric Company to furnish installation of traffic signals at 60th and Salmon, flashing beacons at 60th and Lincoln and a traffic signal beacon at NE 21st and Marine Drive for \$113,425 (Purchasing Report - Bid No. 100227)

Disposition: Accepted Prepare Contract. (Y-4)

- 1501** Accept bid of L N Curtis & Son, Inc. to furnish fire fighter helmets for \$70,850 annually (Purchasing Report - Bid No. 100237)

Disposition: Accepted Prepare Contract. (Y-4)

- 1502** Vacate a portion of SE Platt Avenue north of SE McKinley Road, under certain conditions (Second Reading Agenda 1451; Ordinance by Order of Council; C-9969)

Disposition: Ordinance No. 174981. (Y-4)

Mayor Vera Katz

- *1503** Approve Urban Renewal and Redevelopment Bonds to finance facilities used by nonprofits and refund outstanding Urban Renewal and Redevelopment Bonds (Ordinance)

Disposition: Ordinance No. 174996. (Y-4)

- *1504** Contract with Degenkolb Engineers to provide a facility assessment and seismic work plan for Union Station (Ordinance)

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Disposition: Ordinance No. 174982. (Y-4)

- 1505** Authorize donation of metal ID tag that appears to have been from Auschwitz concentration camp to the Oregon Holocaust Resource Center (Ordinance)

Disposition: Passed to Second Reading October 25, 2000 at 9:30 a.m.

Commissioner Jim Francesconi

- 1506** Accept contract with Platinum Construction Services, Inc. for Farragut Park restroom renovation as substantially complete, authorize final payment and release retainage (Report; Contract No. 32903)

Disposition: Accepted. (Y-4)

Commissioner Dan Saltzman

- 1507** Accept completion of the Taggart Basin CSO sump project, Unit 6, Project No. 5495, and authorize final payment to Dunn Construction, Inc. (Report; Contract No. 32896)

Disposition: Accepted. (Y-4)

- 1508** Accept completion of the St. John's diversion manhole replacement project, Project No. 6338, and authorize final payment to Moore Excavation, Inc. (Report; Contract No. 32995)

Disposition: Accepted. (Y-4)

- *1509** Authorize an Intergovernmental Agreement between the City of Portland and the City of Gresham to provide laboratory analytical services (Ordinance)

Disposition: Ordinance No. 174983. (Y-4)

- *1510** Authorize agreements for the conveyance of one property from Robert Mederos to the Bureau of Environmental Services, subject to certain conditions being fulfilled, and authorize acceptance of deeds and payments of expenses (Ordinance)

Disposition: Ordinance No. 174984. (Y-4)

- *1511** Authorize the Director of the Bureau of Environmental Services to enter into an Intergovernmental Agreement with the Department of Environmental Quality to provide regulatory oversight for environmental cleanup along the route of the Willamette River/West Side CSO projects (Ordinance)

Disposition: Ordinance No. 174985. (Y-4)

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- *1512** Authorize a purchase order to serve as a contract to Moore Excavation for the NE 16th and Glisan emergency sewer reconstruction project, Project No. 6938, for \$220,000 and provide for payment (Ordinance)

Disposition: Ordinance No. 174986. (Y-4)

- *1513** Authorize a contract with the lowest responsible bidder for the NE 59th Place pump station project, Project No. 5414, and provide for payment (Ordinance)

Disposition: Ordinance No. 174987. (Y-4)

- *1514** Authorize the acceptance of \$100,000 in grant funds from the Oregon Watershed Enhancement Board for the Johnson Creek Watershed Revegetation Project, Project No. 6688 (Ordinance)

Disposition: Ordinance No. 174988. (Y-4)

- *1515** Amend the contract with Neighbors West/Northwest District Coalition to increase compensation as specified (Ordinance; amend Contract No. 33022)

Disposition: Ordinance No. 1749890. (Y-4)

- *1516** Amend the contract with Southwest Neighborhoods, Inc. District Coalition to increase compensation as specified (Ordinance; amend Contract No. 33024)

Disposition: Ordinance No. 174990. (Y-4)

Commissioner Erik Sten

- 1517** Authorize the City Attorney to intervene and participate in related Oregon Public Utility Commission filings by Portland General Electric that increase customer rates, restructure and reprice services and propose new energy resource plans (Resolution)

Disposition: Resolution No. 35933. (Y-4)

- 1518** Authorize the City Attorney to intervene and participate in related Oregon Public Utility Commission filings by PacifiCorp that restructure and reprice services and propose new energy resource plans (Resolution)

Disposition: Resolution No. 35934. (Y-4)

- *1519** Authorize a Private Lender Participation Agreement between U.S. Bank National Association, the Portland Development Commission and the City in the amount of \$8,000,000 (Ordinance)

Disposition: Ordinance No. 174991. (Y-4)

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- *1520** Contract with the Northeast Coalition of Neighborhoods for \$27,950, to conduct Housing and Community Development project-related citizen participation activities in inner North/Northeast HCD eligible neighborhoods and provide for payment (Ordinance)

Disposition: Ordinance No. 174992. (Y-4)

- *1521** Contract with Portland Community Reinvestment Initiatives for \$367,020 for the HIV/AIDS Housing Operating Cost Capitalization and provide for payment (Ordinance)

Disposition: Ordinance No. 174997. (Y-4)

- *1522** Amend agreement with Transition Projects, Inc. for \$141,507 of McKinney Grant funds for the operating costs at Jean's Place and provide for payment (Ordinance; amend Agreement No. 33140)

Disposition: Ordinance No. 174993. (Y-4)

- *1523** Amend contract with Trudy Cooper and Associates to extend the contract term through June 30, 2002 and increase the contract by \$100,000 for professional services (Ordinance; amend Contract No. 30560)

Disposition: Ordinance No. 174994. (Y-4)

City Auditor Gary Blackmer

- *1524** Assess system development charge contracts and Private Plumbing Loan Program contracts (Ordinance; K0029, K0030, P0054, T0045, T0046, Z0729)

Disposition: Ordinance No. 174995. (Y-4)

REGULAR AGENDA

Mayor Vera Katz

- *1525** Accept a \$1,711,688 grant from the U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance (Ordinance)

Disposition: Ordinance No. 174998. (Y-4)

- 1526** Amend City Code to exempt expert witness and outside legal counsel from provisions of the professional, technical and expert services requirements (Second Reading Agenda 1488; amend City Code Chapter 5.68.020)

Disposition: Ordinance No. 174999. (Y-4)

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Commissioner Charlie Hales

- 1527** Consider vacating a portion of SE Raymond Court west of SE 72nd Avenue, at the request of Matt Gage, Foster Properties Limited Partnership (Hearing; Report; C-9977)

Disposition: Approved. City Engineer Prepare Ordinance. (Y-4)

Commissioner Erik Sten

- 1528** Direct the City Attorney's Office and the Office of Sustainable Development to prepare, in coordination with Office of Cable Communications and Franchise Management, the Office of Transportation, and other City bureaus, a proposed franchise agreement with Portland General Electric to be considered by the City Council for adoption (Resolution)

Disposition: Referred to Commissioner of Public Works.

- *1529** Accept a grant from the US Department of Commerce in the amount of \$480,000 for FY 2000/2001 to develop the Portland area Housing Clearinghouse (Ordinance)

Disposition: Ordinance No. 175000. (Y-4)

Gary Blackmer

- 1530** Assess property for sidewalk repair by the Bureau of Maintenance for billing processed through September 8, 2000 (Hearing; Ordinance; Y1040)

Motion to accept the amendment: Moved by Commissioner Hales and seconded by Commissioner Saltzman.

Disposition: Passed to Second Reading as amended October 25, 2000 at 9:30 a.m.

At 10:06, a.m., Council recessed.

OCTOBER 18, 2000

A RECESSED MEETING OF THE COUNCIL OF THE CITY OF PORTLAND,
OREGON WAS HELD THIS 18th DAY OF OCTOBER, 2000 AT 6:00 P.M.

THOSE PRESENT WERE: Mayor Katz, Presiding; Commissioners Hales, Saltzman and
Sten, 4.

OFFICERS IN ATTENDANCE: Britta Olson, Clerk of the Council; Ruth Spetter, Senior
Deputy City Attorney; and Officer Rick Miller, Sergeant at Arms.

REGULAR AGENDA

Mayor Vera Katz

- 1531** **TIME CERTAIN: 6:00 PM** – Amend the Oregon Convention Center Urban Renewal Plan to cause notice pursuant to ORS 457.120 to be made only for amendments which would add land to the urban renewal area more than one percent of the existing boundary of the area, or increase the amount to maximum indebtedness allowed under the plan (Previous Agenda 1162)

Disposition: Continued to October 25, 2000 at 2:00 p.m.

- 1532** Amend the Airport Way Urban Renewal Plan to cause notice pursuant to ORS 457.120 to be made only for amendments which would add land to the urban renewal area more than one percent of the existing boundary of the area, or increase the amount of maximum indebtedness allowed under the plan (Previous Agenda 1163)

Disposition: Continued to October 25, 2000 at 2:00 p.m.

- 1533** Amend the Downtown Waterfront Urban Renewal Plan to cause notice pursuant to ORS 457.120 to be made only for amendments which would add land to the urban renewal area more than one percent of the existing boundary of the area, or increase the amount of maximum indebtedness allowed under the plan (Previous Agenda 1164)

Disposition: Continued to October 25, 2000 at 2:00 p.m.

- 1534** Amend the Oregon Convention Center Urban Renewal Plan to allow expenditure of tax increment proceeds for improvements on the Convention Center premises (Previous Agenda 1165)

Disposition: Continued to October 25, 2000 at 2:00 p.m.

- 1535** Amend the South Park Blocks Urban Renewal Plan to cause notice pursuant to ORS 457.120 to be made only for amendments which would add land to the urban renewal area more than one percent of the existing boundary of the area, or increase the amount of maximum indebtedness allowed under the plan (Previous Agenda 1166)

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Disposition: Continued to October 25, 2000 at 2:00 p.m.

- 1536** Amend the Central East Side Urban Renewal Plan to cause notice pursuant to ORS 457.120 to be made only for amendments which would add land to the urban renewal area more than one percent of the existing boundary of the area, or increase the amount of maximum indebtedness allowed under the plan (Previous Agenda 1167)

Disposition: Continued to October 25, 2000 at 2:00 p.m.

- 1537** Adopt the 10th Amendment to the Oregon Convention Center Urban Renewal Plan to clarify notice and approval process required for plan amendments (Ordinance)

Disposition: Passed to Second Reading October 25, 2000 at 2:00 p.m.

- 1538** Adopt the 7th Amendment to the Airport Way Urban Renewal Plan to clarify notice and approval process required for plan amendments (Ordinance)

Disposition: Passed to Second Reading October 25, 2000 at 2:00 p.m.

- 1539** Adopt the 24th Amendment to the Downtown Waterfront Urban Renewal Plan to clarify notice and approval process required for plan amendments (Ordinance)

Disposition: Passed to Second Reading October 25, 2000 at 2:00 p.m.

- 1540** Adopt the 9th Amendment to the Oregon Convention Center Urban Renewal Plan to establish authority to allow Urban Renewal Funds to be spent on public buildings (Ordinance)

Disposition: Passed to Second Reading October 25, 2000 at 2:00 p.m.

- 1541** Adopt the 8th Amendment to the South Park Blocks Urban Renewal Plan to clarify notice and approval process required for plan amendments (Ordinance)

Disposition: Passed to Second Reading October 25, 2000 at 2:00 p.m.

- 1542** Adopt the 7th Amendment to the Central Eastside Urban Renewal Plan to clarify notice and approval process required for plan amendments (Ordinance)

Disposition: Passed to Second Reading October 25, 2000 at 2:00 p.m.

At 6:15 p.m., Council recessed.

OCTOBER 19, 2000

A RECESSED MEETING OF THE COUNCIL OF THE CITY OF PORTLAND,
OREGON WAS HELD THIS 19th DAY OF OCTOBER, 2000 AT 2:00 P.M.

THOSE PRESENT WERE: Mayor Katz, Presiding; Commissioners Hales, Saltzman and
Sten, 5.

OFFICERS IN ATTENDANCE: Britta Olson, Clerk of the Council; Frank Hudson,
Deputy City Attorney; and Officer Rick Miller, Sergeant at Arms.

1543 Accept the Vancouver/Williams Infill Strategy as submitted by the Portland Development
Commission (Report)

Disposition: Accepted. (Y-4)

At 2:51 p.m., Council adjourned.

GARY BLACKMER
Auditor of the City of Portland



By Britta Olson
Clerk of the Council

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

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Closed Caption Transcript of Portland City Council Meeting

This transcript was produced through the closed captioning process for the televised City Council broadcast.

Key: ***** means unidentified speaker.

OCTOBER 18, 2000 9:00 AM

[Roll call]

Katz: Commissioner Francesconi is on city business this week. All right. Consent agenda items, we have 1503 that's been requested to be pulled. 1521 that's been pulled. Members of the council, anybody else have any items to be pulled, or the public have any items to be pulled? Roll call on consent agenda. **Hales:** Aye. **Saltzman:** Aye. **Sten:** Aye. **Katz:** Mayor votes aye. 1503. **Item 1503.**

Katz: Good morning.

Erick Johansen, Debt Management, Office of Management and Finance (OMF): Thank you, mayor Katz, commissioners. The ordinance before you today is for the purpose of complying with federal tax law relating to the issue answer of tax exempt bonds. The city is -- a portion of the proceeds of the bonds will be used to finance a -- or refinance facilities used by qualified 501 c 3 organizations. Including the classical chinese garden and a homeless youth shelter and a variety of other projects. Under the IRS regulations, the city may issue the bonds for such projects provided the city publishes a notice, holds a hearing and approves the bonds after being advised of the results of the hearing. The public hearing was held this morning at 8:30. Nobody showed up to testify at that hearing. So having satisfied --

Katz: If you had it at 5:30 --

Johansen: We try not to make it too early.

Katz: That's a little early. But go ahead.

Johansen: Having satisfied the IRS regulations, we recommend approval of the ordinance.

Katz: Questions? If not, does anybody want to testify? Roll call.

Item 1521.

Katz: Anybody want to testify on the item? Roll call.

Sten: Aye. Before I vote I want to disclose, there's not a conflict of interest, but my wife works part-time for the Portland community reinvestment. I often object -- abstain from voting, but this is an emergency, and since the housing is needed and there is no conflict, I wanted to put it on the record and vote aye so that it passes.

Katz: Mayor votes aye. Regular agenda. 1525.

Item 1525.

Katz: Folks, this is the same grant we talked about last time. Now we have the money. So anybody -- is that right? Okay. Good morning. Did you want to come and say anything? come on up for a second.

Lynnae Berg, Assistant Chief, Police Bureau: Good morning. My name is Lynnae Berg, an assistant chief with the city of Portland. I believe the chief and chief -- were here two weeks ago to talk about the application, and where we were going to find our match, and how we broke out the grant with our partners both in the county and in the community. So I'm here to answer any follow-up questions.

Katz: Questions? Thank you. Anybody want to testify? If not, roll call.

Katz: **Item 1526.** This is the second reading. roll call.

Item 1527.

Ed Willard, Transportation Engineering, Department of Transportation (PDOT): My name is Ed Willard, I work for transportation engineering.

Katz: You're our staff.

Willard: Yeah.

Katz: Okay. We have never seen you here before, that's why.

Willard: That's right.

Katz: Okay.

Willard: I'm not sure exactly -- this is a request to vacate southeast Raymond Court, a portion of it, to consolidate ownership, allow for further development. To my knowledge there's been no objections to the vacation.

Hales: This is undeveloped street at this point?

Willard: Yes. It basically -- I don't know if you --

Hales: I've got the map here. So it's basically just used as part of their property now. It's never going to be connected over to 72nd, because of that intersection there.

Willard: Right.

Hales: Okay.

Willard: And there are some requirements from transportation that they build a sweep-around cul-de-sac at the end of southeast Raymond Court.

Katz: Questions? Thank you. Anybody in the audience want to testify on this?

Hales: I would move that we bring this back with an ordinance for approval.

Katz: All right. Is there a second?

Saltzman: Second.

Hales: This one is a typical one of the kind of street vacations we actually smile on, which is getting rid of a piece that we're never going to build, but not ever reduce the scope of the city's street grid. This one certainly passes muster for that. Aye.

Item 1528.

Sten: For some time I think most of the council has been aware of this, PGE's franchise is very old. I think it's back to the last century. Given how often the utilities are changing ownership and also given some of the current needs that didn't exist in the last century, we'd like to rewrite the franchise and make it current. Hopefully get it to the point that it addresses current challenges. In the recent PUC proceedings with the new buyer of PGE, PGE has agreed to do this, and I think there's a lot of points of contention on what the franchise should say, but the idea we ought to have a current franchise is not in any dispute. I'd file this without a ton of process with the idea that I would just make sure officially the office had authority to negotiate with PGE. I suppose except for the fact I didn't predict it, filing this notice that said we were going to start talking, started negotiating. So in the last 48 hours, if you look at this resolution it doesn't say anything about what we're going to negotiate, it just says we're going to talk. I've gotten lots of inquiries, so we're going to get this in the franchise, we're going to get that, and that got PGE worried. So I'm going to take it back for a couple weeks and make sure we're all on the same page. I do think we'll have some relatively contentious and interesting options to consider putting into the franchise, but the idea that a hundred-year-old franchise ought to be updated I don't think is controversial. And we'll bring it back in a couple of weeks.

Katz: There's also an interesting letter from Mr. Tuttle on this. I'll pass it --

Sten: I imagine there is.

Katz: He questions whether they are successors or claim to be.

Sten: Did I avoid the issue, there are significant interests in this community that believe their franchise is no longer valid. I'm not sure that matters, because we need them to serve electricity and

they need a current franchise, whether it's valid or not. But that one is floating around as well. And came up in the last 48 hours.

Katz: All right. Anybody hearing this who would like to testify on this? We're going to send it back to committee. But since you might have been here, just for this particular item -- no? Okay. Back to commissioner Sten's office.

Sten: We're going to have to start a committee. There's no question.

Katz: No more committees: [laughter] any objections? Commissioner Sten, you've got it back. I don't care what committee you put it together, but you've got it back. All right. That's going to be an interesting one. 1529.

Item 1529.

Sten: This is good news, particularly since we have a light agenda, I thought i'd take a couple minutes to lay it out for the council and the tv audience. We just were successful in a very competitive grant process, I think three or 400 grant applications, 600 were kicked to do kind of cutting-edge technology work that's good for the community. Andy miller is here, who headed this up, and I think wrote the application, from the bureau of housing and community development. i'll ask andy to walk us through this quickly. We're working to get on to the internet as quickly as possible. Getting the site started is one piece, but having it maintain is the -- maintained is the real issue for housing, so that people can go on to the site, find what housing is available, apply in one place, pay one credit check fee and lit work I think both for housing placement specialists working with people who are even in the homeless shelters and looking for housing. One thing that's bugged me is that we subsidize a whole bunch of different types of housing with a whole bunch of different groups, and they're -- there's sort of a market economy that keeps the prices down because the different groups are competitive. often what happens people will spend days or even housing placement specialists who we pay will spend hours and hours calling each group to find out what's open, and often I think our folks are trying to help get into housing pay an application fee over and over and over, which bothers me as well. I think I -- you ought to pay one fee and be able to find out very, very quickly what units are available where. I don't think -- we're not going to try to put forth the notion that each group should accept the same application. Each group should -- under the rules of fair housing law and under the rules of our contracts, do their own screening, but the same baseline data ought to be done once. So that's what this is all about. it's pretty exciting, and -- andy?

Andy Miller, Bureau of Housing and Community Development (BHCD): Good morning. I'm andy miller, from the bureau of housing and community development. As erik said, we're thrilled to have received this grant. It was highly competitive. We're one of 35 recipients out of over 600 applicants nationwide. The grant is for \$480,000. The grant was developed through a partnership between bhcd, bit, itsp, Multnomah county, the Oregon state office of hud, and several of the area nonprofits who are all going to work together to implement this program that we call the housing clearinghouse. Essentially it's bringing technology into the housing system to address the kinds of problems erik talked about. what it will do is develop a system that will essentially have three components. One will be the affordable housing locator system, which will enable any person who has a desk top that's wired up to the internet to search the full range of affordable housing, both in the city and ultimately we plan to make this a regional system. So wherever you're living, if you want to look for affordable housing, you'll have command of the entire range of affordable housing vacancies. This will be particularly important for people who do affordable housing placement who are right now working with outdated paper list that's become stale within 48 hours in terms of what's available. When it has all its bells and whistles, the system will enable the staff person to do is actually take their client on -- a still photo a. Video tour of available units so they don't have to drive around, be able to use an interactive calculator to determine how much that person can afford for housing so he gets someone into a unit they cannot only get into, but stay in, given their income.

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And also produce a map that shows where that unit is in relation to important resources like schools, jobs, and transportation. So people will be conducting a very smart search for their housing. The second component is while we're linking people up to housing, we also want to make sure they're linked to services. We know that a survey we did showed that there are over 112 agencies in Multnomah county alone that provide some kind of housing program. It's impossible for any one person to know what those services are top to bottom and how they can help their clients overcome the barriers presented to them. This system will allow the caseworker to enter essentially baseline intake information about that client, what housing barriers they've identified, and have the system tell them which of the 112 programs, and we know it will be more than one, will help that client overcome their barriers. It may be bad credit, criminal history, chemical addiction, whatever it is, this way when they walk into the first agency they walk into, we don't just refer the client around. We immediately link them to all the services that might be able to respond to their issues. The last piece that I think is also critical is over time this system will generate data. We'll get a clear picture of how the agencies are assisting clients, how clients are getting into housing and which services are keeping clients in housing. Because we'll know which clients return back to the system in the --. Once we get the grant fully in place, and I urge you to pass this ordinance, we will be -- will begin design of the system. We have a preliminary design we include in the grant application, but we'll assemble a design team that will work with staff from the bureau, staff from bit, probably an outside consultant to assist in the design of the system, and several of the key nonprofits to make sure that the system meets their needs.

Katz: I have a question. Does this include housing authority of Portland?

Miller: Yes. I neglected to mention them, they're a critical partner.

Katz: When they evict something for criminal activity, what information will be going into the computer on that?

Miller: Our system is not going to be designed to track identifying information on clients. What it will do is provide -- as Erik talked about, a single application that people can actually complete online. What that application will key to is whatever screening process that landlord undertakes to screen their tenants. So, for instance, I would guess that the way that would work is, someone gets evicted from h.a.p., They come in and say, i'm now homeless. The caseworker does a basic intake and gets information, including why they became homeless. They would take about the eviction. They might work with that caseworker to find new housing that was affordable and appropriate to them. They would feed information into the computer system about that client. Obviously any landlord who did thorough screening would immediately know that that client was evicted for criminal activity. The new feature that this system would bring is a linkage to a service that may help that person ultimately get housing so we don't have somebody who's been evicted for criminal activity just on the streets. It may be they're in a -- get referred to a highly structured program that works with offenders.

Katz: So you will have in your database all the available h.a.p. Units that are open as well.

Miller: Yes. Those units, the units produced by CDCs --

Katz: Section 8 as well?

Miller: Section 8. We hopefully want to be market for private landlords who rent affordable housing units to do their business over this system. It remains to be seen whether or not we can generate income by charging a fee. We know private landlords have been very involved in the development of the grant and the development of the system and we're excited about it. We know they spend a lot of money marketing their units through "the Oregonian," but there's a large time delay between when that ad comes out. This will be instant. As soon as they know a unit is coming online, they can log it into the system. Someone doing housing placement who knows someone is

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getting evicted in a couple days maybe can line up with that affordable unit as soon as it becomes available. So a landlord can fill a vacancy --

Katz: We wouldn't want to take any revenue from "the Oregonian" --

Miller: That's not the goal. But the goal is to provide the most efficiencies item to make housing available to people.

Katz: We tried doing that with job jobs, and it failed only because partners didn't want to continually pony up the money. But it's the upkeep of the database that is really the critical component.

Miller: The partnership that we have developed is with b.i.t., We're going to build this system on the existing city infrastructure. The other cities that have tried this, the city of Cleveland, which is struggling to get something up and running, and the city of San Francisco, which has really the only site through the mayor's office of housing, that's fully functional right now, did it in-house. And we found that the best way to develop and maintain the system is to build it on to the city infrastructure. Most of the match that comes in this grant is going to come through using city hardware that's already in place and grafting the system on top of that.

Saltzman: Who's responsible?

Miller: B.i.t. Will remain the technical side, which will not be very expensive. The more expensive part, and I think as you pointed out correctly, the more critical part is maintaining the information. We've talked to landlords and their trade associations and have been told that they have a financial incentive to keep the vacancy information well maintained. But we know that the important part for our system is to make it easy for them. The Portland housing center, what the grant includes is a public-private partnership where the Portland housing center will be the lead nonprofit and have staff that essentially functions as a gopher to make sure the information is current and maintained and accurate, and then the agencies themselves have not only financial incentive, but an internal incentive to keep information current. One of the things we discovered in doing some focus groups from agency staff, is upwards of 50 to 85% of the phone calls that come in to housing agencies are for service that's a that agency doesn't provide. So we see the fair housing council of Oregon that focuses on housing discrimination, getting calls from people who just want help finding housing. They have to spend time making that referral. What this system does, if they maintain their information current on the database, is immediately redirect that client to the most appropriate agency that can help them find housing. And over time, we hope to see those numbers change and see that what agencies are doing is their core mission and core business in the housing arena and that we do a better job of triage and clients and getting them to the right service right away.

Saltzman: I'm still somewhat of an internet piker, and there's nothing more disillusioning to me to have information that's not current, particularly when it's dealing with housing. And I appreciate maybe one personality Portland center -- Portland housing center being the gopher, you just mentioned how many different agencies -- part of the problem as -- part of the problem is we have so many agencies that are players, how is one gopher going to make sure all these agencies are doing it? Notwithstanding the possible financial incentive, I think there's a lot of web sites that have financial incentives that aren't current. Last updated a month ago. And stuff like that. So I guess this is something -- this is a great project, I really have high hopes for it, but one of the things I'm very concerned about just from my limited experience online so far is making sure -- something like this, which is so essential, that the information be updated and current. Otherwise people are going to say, this is another website that, you know, good in theory, but doesn't work in practice.

Miller: I think that's something that, you know, we will pay attention to as we go. The best safeguard against that is to put the right people in place to keep an eye on that. We'll have a very -- a design team that works to design and maintain the site that has the highest area of expertise both on the technical side and on the housing information side. Key point people from every housing system

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out there. As I think you all well know, one of the problems we've seen is that the housing system is to compartmentalized, there's a different system to serve homeless singles than homeless families, than there is to serve homeless youth, than there is to provide rental housing, home buyer information. The city is a key player in some arenas, the county is a key player in the arena -- what the goal is to bring them all together. And hopefully we can be successful in addressing the issue you're raising, which is to keep the system current and usable. What we want is a system that will not just be a website, but actually be a housing system. And is a place warehousing professionals go every day to do their work. They don't just log in and look around and click and get information, but that it would be designed in a way that's very user friendly both to enter agency and vacancy information, and obtain that information. And a smart system. One that doesn't require much knowledge, but is highly interactive and allows the user to enter in a lot of information and get back quality information they might not have otherwise found.

Katz: Thank you.

Sten: The best way to address that, right now we have an uncoordinated system, very uncoordinated, doing good work, but inefficient in terms of the amount of time that goes into duplicate efforts. This is a strategy to give us an opportunity to coordinate it, but I think until I -- the technology in and of itself will not coordinate anything. It will be a help.

Miller: I fully agree. It's going to require staffing.

Sten: You -- I think this is worth mentioning, I think we have a real issue. It's so daunting, I almost don't want to do it, but I think I need to get together with you and the housing authority and the police and the housing providers and start talking through the issue of convictions. I think it's one entirely different matter to say, you've been evicted from a unit, you got a chance in a subsidized unit and you were convicted for doing criminal behavior in that unit. That's a pretty solid reason not to put you back in a unit that the taxpayers are helping with. The other bigger issue which I'm just now starting to kind of confront almost certainly from weekly community -- from community members, a lot of our housing won't take people with convictions, and we're convicting people for good or bad at a record rate. There's this kind of slow time bomb going off in the community, and part of what's happening is there's such an affordable housing crisis, that our housing providers really have their pick of people who don't make enough money to rent market rate housing. So they're doing something I think represents the best management practice, which you've got ten applicants, take the one that seems the most likely to be the best applicant, and there's such a need for affordable housing, there's almost -- if we're not as a community being explicit about how we're going to help people once they've paid their sentence get back into the mainstream, and -- it's just -- it's a huge one. I'm hearing about it in relation to some of the reason gang violence with people who've come out of jail and are right back living in the gang house, so what's our strategy to help integrate those folks throughout the region as opposed to not there? It's -- I don't have any great idea, but I think it's one we're going to have to address sooner than later.

Katz: I agree. That's why I raised it, because in my gang group meetings, antigang group meetings every other Friday, h.a.p. Is well represented, and this comes up on a regular basis complaints from crime prevention folks about the clients, and they go through a very rigorous eviction process. What we find -- they move from one place to another, and what we're also find assisting they move in with people who have no convictions at all, creating even additional problems for the housing providers. who is leasing, you know, one bedroom apartment or studio apartment for one person, finds there are two or three living there as well.

Miller: Right. All I can say in response to that is, the -- one thing this system will do is for people in that situation who may be able to turn things around if they get a quick linkage to the right program and get social security -- social services intervention before they slip down the slippery slope into hard-core career criminal activity, this system gives them that chance. Because when they

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-- if they contact a provider linked to this system and the issue of criminal activity comes up, rather than just getting a rejection letter, they get, well, you're not going to get into these units until you, you know, complete a program, and the programs that might be able to intervene and help you are the following. And the system will kick that back. And a program like fresh start, which requires a social service linkage before someone can be accepted at housing, is the kind of thing that can respond to this situation. Because the only thing I would point out is, ultimately at the end of the line we provide affordable housing even for the hard and fast criminals through the people system. If you get nothing else, you get the four walls and three squares. There may be an intermediate step between just rejecting them straight out from the -- from affordable housing and finding people winding up in jail when we're paying \$40,000 a year to house people.

Katz: All right. That's a whole other conversation.

Miller: Yeah. I agree. I wasn't here to talk about that.

Katz: I know. But it is an issue --

Miller: Absolutely.

Katz: -- that I think we do need to confront. All right. Thank you. Further questions? Anybody else want to testify? Roll call.

Hales: Good idea. Aye.

Saltzman: I definitely think this is a very innovative project and i'm glad we were selected out a -- out after very competitive field. I hope we can achieve what this is intended to achieve. Aye.

Sten: Good work. Aye.

Katz: Good work. Mayor votes aye. Thank you. 1530.

Item 1530.

Katz: There is an amendment. I do not have the amendment. Ah, it's right over here. Okay. All right. Okay.

*******:** Is that a substitute?

Hales: I don't have it.

Katz: Look on the second page. I think it's a full substitute.

*******:** Did you substitute the exhibit a too, or do you need to amend exhibit a?

Katz: If it's a substitute, it's incorporated.

*******:** What I have is just the ordinance itself and not a copy of the exhibit. I don't know if they submitted it into an exhibit --.

Hales: It looks like we've got a substitute here.

Katz: Look at the dollar amount.

Hales: Yeah. The substitute reflects the change. I move the substitute. [amendment]

Katz: Okay.

Saltzman: Second.

Katz: Any objections? Hearing none, so ordered. Do you want to talk to us a little bit about this? Nobody wants to come talk to us? Is there anybody who wants to testify? All right. It passes on to second. That's all the business before us today we'll be back at 6 o'clock in the chamber.

At 10:06 a.m., Council recessed.

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Katz: Okay. Karen, for those that may be listening or watching, why don't you -- and for the council, explain why we're doing this and what the end result would be.

Items 1531-1533, 1535-1539, 1541-1542. [Items 1534 and 1540 discussed separately.]

Karen Williams, General Counsel, Portland Development Commissioner (PDC): Thank you, mayor. Good evening, commissioners. My name is Karen Williams. I'm the general counsel for the Portland development commission. I would like to speak to you first about all of these items except item 1534 and 1540, which -- everything else deals with one topic. Those two deal with a two -- different topic. So with your permission we'll separate the discussion for clarity. The majority of these items have to do with the notice and plan amendment process for five urban renewal plans. There are two items on your agenda for each of these plans because we continue to -- continued a hearing from one this summer. You may recall we did that when you met at the interstate area. So that continuation has reduced -- resulted in two titles being on the agenda for this evening. The purpose of these amendments is to make clear under what circumstances something called super notice is required for urban renewal plan amendments. There is some drafting that the legislature did in the bill that adopted the statutes implementing measure 50 that created an ambiguity. So what we're doing with these amendments is clarifying that ambiguity in the plan in order to preserve the notice and public involvement process that we have had in the past, and to assure that what that notice and public involvement process is clear under slightly changed statutory language. The result of these amendments will be that for what we have in the past called minor amendments, or housekeeping amendments that deal with clarifications of language, redrawing of maps or exhibits, or corrections of minor problems in the urban renewal plans, those sorts of housekeeping matters will be handled by the Portland development commission acting alone. For plan amendments that have to do with policy issues or that address significant new expenditures that weren't contemplated under the original programs authorized under the plan, or that affect the goals or broad implementation issues for urban renewal plans, the Portland development commission acting as a board will approve those amendments, refer them to the planning commission for review -- for consistency with the comprehensive plan, and refer them to you for final adoption. For plan amendments that have jurisdictionwide impact because they have the potential to impact taxes that are shared with other taxing jurisdictions, those are amendments that increase the boundary of a plan by more than 1% or that change the maximum indebtedness amount allowed under a plan. Those will go through the super notice process, which is a citywide mailing. This is the practice that we have followed in these plans for years, but we needed to do some language rearrangement to make that practice very clear under some redrafted statutes. That's the request that's before you for these ten items. The two items having to do with expenditures at the convention center I believe Michael from the Portland development commission is here and is prepared to speak to you about those two.

Katz: Okay, Michael, come on up.

Items 1534 and 1540.

Michael McElwee, PDC: Mayor Katz, city council, Michael McKelly, Portland development commission. I'm speaking tonight, the amendment before you which is the 9th amendment to the convention center urban renewal plan, which modifies section 600 and section 11 specifically to allow the participation of the commission in the financing of public buildings as the generic change, which supports residential and commercial development in -- and accommodates a variety of meeting spaces, and then a specific explanation of benefits that would anticipate the commission participation in the -- and the funding of the expansion of the Oregon convention center. It's expected that the commission would consider a contribution of \$5 million towards that expansion.

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That expansion meets a number of goals of the convention center urban renewal plan, creating opportunities for businesses to expand services, encouraging support industries, employment and the like. If you recall, the convention center plan was adopted in 1989 and as the name implies, it's the Oregon convention center plan. That was considered the centerpiece of the lloyd district and the anticipation was public investment would leverage that regional investment in the convention center. The expansion is about a \$100 million project, as you know would add -- at about 350,000 square feet of floor area, increase attendance, increased number and scale of events at the facility, and 34 jobs will be generated regionally and approximately 1 hundred -- \$170 million of economic impact. In addition, occ estimates 70 new positions within the convention center itself. So clearly the convention center is one of the most important economic engines in the lloyd district. The pdx -- pdc board held a public hearing and approved amendment 9 on the 9th. It was approved on the 12th and now it's before you. This specific amendment does not approve the \$5 million, but lays the ground work and it's anticipated pdc would consider the 5 million at their december meeting. The \$5 million expenditure is listed in the pdc five-year plan.

Katz: I think the council is fully aware of that. Okay. Questions by the council? Anybody else want to testify? Nobody signed up? Everybody, this is a short meeting. We'll pass all these items to second reading and we'll vote on them next week. Thank you. We stand adjourned until tomorrow at 2 o'clock.

At 6:15 p.m., Council recessed.

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Katz: Good afternoon, everybody. I forgot, i'm not at the rally. Britta, please call the roll. [roll call]

Katz: Item 1543. Who wants to go first?

Item 1543.

Alex Dorsey, Portland Development Commission (PDC): I think I will. I'm alex dorsey, with the Portland development commission. I'm staff to the vancouver/williams task force on the infill strategy process. I'm here with michael, development manager at pdc. He initiated this process with the city. I'll let him talk about how the process came to be, and sheila holden, the task force chair, behind us, there are a number of small business owners, property owners and overall supporters of the strategy and the vision that resulted from the project, and so some of them will probably speak in support of the report a little later. Michael?

*******:** Mayor Katz and council, michael mckellway, pdc. If you go back to 1993 and the albina community plan, you saw a lot of emphasis on the martin luther king, jr., Boulevard. You also saw emphasis on vancouver/williams. A different type of street, but still a major north-south connection. Although mlk has received a lot of attention and rightly so, the efforts of sheila and the committee here in responding to that community plan and in regards to vancouver/williams have also been equally important. So we applaud this and encourage it and believe this is the beginning, along with the interstate district of some pretty significant responsive changes.

Katz: Sheila?

Sheila Holden, Pacific Power: Good afternoon. My name is sheila holden with pacific power. It's been a great pleasure to chair the vancouver/williams corridor redevelopment committee, infill strategy committee. We've had real strong participation from three neighborhoods that are impacted at our along the corridor. We've had strong participation by the businesses and the property owners along the corridor. The thing that I think is most exciting about this is that everyone saw it as an opportunity to look for ways to create a vision for the corridor that would be a common shared vision for everyone and look for opportunities where -- whether it meant maybe exchanging properties, or initially there were businesses that were saying, well, if it would work better for you to do your project here, i'd be willing to move here to accommodate it. It was just amazing to see that kind of thinking going on. The other thing is that there's a real emphasis on taking the opportunity to recognize the businesses that are on the corridor. The ones that were historically there as minority-owned businesses. It's probably the one area in the city that we have left that we have major business owners owning property and running business on a commercial avenue. It is also the location where we have some of our strongest and longest-lived small business owners as well. That provide family-wage jobs and have really started to put some emphasis on looking at ways they can bring in neighborhoods and bring in residents from those neighborhoods to actually own those jobs within their businesses. And so there have been some partnerships that have been struck here through this process that I think is going to be very beneficial for the corridor as we go forward. I think the thing that i'd like to emphasize most about the process was that it was a very intensive outreach. Though most of that outreach occurred in the last year and a half, this project actually began almost four years ago, when the northeast community development corporation said, gee, there's a lot of open lots here on vancouver/williams, why not look at if there were opportunities to do some mixed use development or some higher density housing in there -- in the area? Then when they started talking to the businesses and property owners, they found out there were businesses that were looking to do some expansion and wanted to have the opportunity to expand their businesses. So with that, they started the vancouver/williams committee initially, and worked with michael from

pdcc to kind of put together a proposal initially to get funding. That didn't get any funding, and it kind of sat on the shelf for about a year before Michael came back and said, gee, housing and community development have some dollars that can help support your study. And with that, the new task force was formed, and the 23-member group started surveying the businesses, walking up and down the corridor, inviting in all the neighborhoods, neighbors to participate in the process. I think the objectives that we -- that are most critical for you to be aware of is that we want to maintain the mix that is there. We want to maintain the businesses that are on the corridor. We want to look for opportunities to bring in new businesses. We want to look for ways to work with the minority property owners and businesses in that area to help them maybe even some of them become developers, or have the support of majority developers so that they can create some wealth for themselves on the property that they own in the area. And we want to have a balance between housing and employment opportunities, business growth and development, and continue to keep the light industrial businesses that have not been a disadvantaged -- disadvantage to the surrounding neighborhoods on the corridor. We also have an opportunity, though, and -- in creating gateways, and we've identified where we want those gateways to be along the corridor. At Russell, Broadway, at Fremont, at Alberta. And at Skidmore. We see those as real opportunities, places where there can be development that could really be the signature cards of the community and reflect the changes of the corridor. We're talking about three miles of corridor here as you go up the corridor. The other thing is that there's a grant opportunity at Fremont, and Williams/Vancouver, where right now we have the Wonder Bread site. There could be some -- a really major development there that could be a mixed use development that could take in housing and employment, and some support commercial. And we'd like to pursue that. I mean, whether it's a dot com kind of deal or some other business, it's a good opportunity. The thing that we push about that area is it's part of the urban renewal. We see this as maybe one of the first areas since the community and the businesses have decided what they'd like to see there for us to see some major investment and some major change. We also see it as freeway easy. It is probably the only corridor where you're going to find all of the freeways so close, in close proximity to it. And so we would ask that you support us, support the committee, support the work of the various city bureaus and support the commitment that we've gotten from the state department of economic development to help those businesses on the corridor, redevelop to enhance, to expand, and to get the higher density housing and business growth that we're wanting to see and have expressed in the document before you.

Katz: Thank you, Sheila. Questions?

Dorsey: I'm going to add a couple other things, Mayor Katz. Kind of the link between the vision and where we're at now. This is such a special corridor because it's an opportunity for the public to partner with the private sector, address the housing needs, address the development potential that's there without displacing anyone. Carefully building wealth for the businesses that are currently there, carefully building the incomes, the median income in that area is only \$20,000. Of the 9,000 or so residents, actual households, there are only 7,000 jobs. And just to this -- I actually brought the aerial. May I step back and show new.

Katz: Sure. We don't have a mike for her.

Hales: Just speak up.

Dorsey: I think I can speak a little louder. One of the things that is so important about this corridor is that just to the south you have the Lloyd district, the Lloyd district, the Rose Quarter and the Oregon Convention Center, burgeoning with almost 27,000 jobs. And it's important that we move some of that economic wealth up the corridor. As Sheila was saying, there are three key on-ramps. There's 84, there's 405 in the middle of the corridor, and there's I-5 at the very north of the corridor. So a lot of times people can access work if we build the development in there, build the commercial businesses and the retail from virtually anywhere in the city. The other thing is you'll see along

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this corridor there are a lot of gaps. There's a lot of vacant land, and of the structures that you see most of it is underutilized or abandoned. And so it's important that we prioritize our goals along with the interstate urban renewal plan, and all of the other nodes of neighborhoods to make sure that these areas are captured and developed. The key site she mentioned --

Katz: Are you finished with that? Come up.

Dorsey: The key site, let me point out one key site. The area just at fremont and williams and vancouver is the site formally of wonder bread. Wonder bread has vacated, necessity have moved to tacoma, and we have about 70,000 square feet available for development. this could potentially bring hundreds of jobs into the area, so we're really looking forward to your support to do either? Type of mixed use, or even light industrial as we seek to develop a lot of these key sites.

Katz: Let me ask the most obvious questions, and sheila, you probably are going to be the ones that will be able to answer them. How is this integrated with the 53-member interstate task force in terms of setting the priorities for vancouver/williams as compared to some others? Is that well integrated?

Holden: It is. And a number of the objectives that are listed here are things that are going to be going forward to the economic development and job subcommittee for them to review. we've already had some talk with pdc in terms of how this could integrate. It meets with the guiding principles of the urban renewal advisory committee.

Katz: Okay.

Holden: And a number of the members of the vancouver/williams task force, I believe seven, are currently on the working groups for interstate.

Katz: The other thing is, I wanted to flag possibilities of brown field -- you're on top of that as well?

Holden: Right. One of the other subcommittee groups that we had as part of the vancouver/williams corridor study was to look at brownfield opportunities along the corridor as well.

Katz: And link that to our -- okay.

Holden: Exactly

Dorsey: Two the sustainable -- two of the sites as part of the Portland --

Katz: So it's connected. You're not working in a vacuum.

Dorsey: Of course: [laughter]

Katz: I just had to make absolutely sure. Good. That's good news. I didn't think you were. Further questions? All right. Let's open it up for public testimony.

Katz: Are you testifying as a citizen?

*****: Yep.

Hales: He still is a citizen in his spare time.

Lee Perlman, Eliot Neighborhood Assn. (ENA): I hope so. My name is lee pearlman, I live at 512 northeast brazee street. i'm still active in the elliott neighborhood association. I wanted to focus on a single aspect of the report, which is contained on page 30 and 31. There seemed -- although it does not explicitly call for it, it seemed to be laying the ground work toward an argument toward rezoning certain residential parcels of elliott in the vancouver corridor. And the elliott land use committee which looked at this, wanted to reaffirm our strong feeling that the existing zoning should remain a centerpiece of what we strove to achieve in the albina community plan was a guarantee that the residential to business conversion would not be done. Now, I have -- i've given some information to your staff in the past week, and you'll see I can't possibly do that when in -- that one in three minutes. But I do have a visual aid for you. Which was a document produced during the early stages of the albina plan. It is a 1981 land use, not zoning, but land use map of the highlighted area is elliott. You'll see yellow is single family, blue is multifamily, and the rest is either vacant or something else. As you can see, we had lost in the previous 30 years, we had lost half our housing. You know about the urban renewal projects, but a lot of it was lot by lot. And after a while, the

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neighborhood came to be viewed as an area in transition, and was treated so by speculators who treated housing as a temporary use by developers who sought zone changes, by the Portland development commission, i'm afraid, that supported them by hearings officers that routinely granted them, by banks that didn't lend money for the purchase or maintenance of housing. And by families who if they were looking for a permanent situation and had options, looked elsewhere. One of the strongest things -- items that we did, we sacrificed for in the albina plan was a guarantee that what was kept residential would remain residential, and that -- and that is a major reason for the revitalization we saw. Now, as commissioner Sten would know, there was gentrification that took place as part of that. It had some of that -- some of that had to be done if any housing was to remain. One of the things we did was to rezone for higher density in some areas to provide an opportunity for lower -- for lower-income housing, or at least one strategy. That is some of the land that is viewed as a potential for rezoning to other uses. I think i've made the point.

Katz: Right. And this point was made a couple -- we've heard it within this last week or two weeks. So I appreciate it. Go ahead.

Sten: The point is very clear, is there any places in elliot at all that you're interested in talking about? The free monday node with the bakery keeps coming up. Are you open to discussion on that node at all?

Perlman: That is zoned for a variety of uses. I believe the zoning there is exd.

Sten: I hadn't looked at that.

Perlman: We don't say a whole neighborhood should be residential, and I might say that for a variety of reasons, we've had more commercial development in the last seven years than we had in the previous 20. Not on williams/vancouver, especially, but --

Katz: Okay.

Robert Bresee: My name is robert, I own electrical dimensions, located at 3961 north williams avenue. I'm just here today to show my support with this program.

Katz: Okay. Thank you.

Craig Snodgrass: 4072 N. Williams. I'm craig snodgrass. We're both in the same building. Via construction company. -- I have a construction company. that area is a tremendous advantage to us as far as our people getting from anywhere in the city. Really probably a lot of people don't know what a great area it is. I have 50 employees. We've had to move half of our business out of the area because of zoning problems, building problems. We were in the church building, we got moved out of there. They've been trying to do something there. I would like to bring my people back if I could buy another building and work on a -- it, but right now with the seismic and other problems we're coming up with, I don't know if i'm going to be able to maintain my building there. The bicycle lane, that causes a tremendous amount of traffic problems, plus the risk management. So i'm supporting this thing too and hoping I don't -- hoping I don't drive by and say, my business used to be there.

Katz: Thank you. Why don't you start.

Bernie Foster: 2337 N. Williams. Thank you, madam mayor, i'm bernie foster, I do apologize for last week, I was here last week and I had to exit quickly. Due to some other commitment that I do have. I just want to bring your attention to the fact that -- I said last week to the fact that -- I heard it again today -- that things are permanent. And I really kind of -- it really kind of I guess brings some question to my mind. I bought a piece of property on williams avenue on 2337 north william in 1981. With the anticipation of growth and probably I -- the property I bought was c-2, a commercial building, with the anticipation of growing and later on bought the additional land next door. To make a long story short, when I did get a chance to have enough dollars to expand my business and grow, I ended -- I found out for some reason I had been down zoned, but down zoned by about 15 to 20 people. And when I say that, let me say to the fact that i've been to many

neighborhood associations, and we all know 15 to 20 people at the most, that -- that's not indicative to the 17 or 18,000 people that live in those districts. So that's another issue. But I do want to say the neighborhood association, I think sometimes you have to look at the broader text. It doesn't speak for the whole neighborhood. But I do want to call your attention to 30 and 31. I think that's important. Probably -- the property they're talking about is property that right next door to my building is a commercial organization that bought the property adjacent, west. They can't grow their business either. In between those properties is a grocery store. I'll say this as well -- we talk about homes and people wanting affordable homes. My understanding of the way it's zoned right now, if that grocery store burned down and 70% of it can't be repaired, then again, it goes back to housing. Well, how can you have houses without the supportive services that goes with it? food goes with homes. So I would hope that you will support this particular issue. I just want to say at the last, I ended up having to move, it cost me over \$250,000 to move. For me, that's a lot of money. It may not be to a lot of people, but it cost me a lot of additional dollars, where I could have put it exactly where I wanted to be. So I'm still paying for that today. When you make those decisions you have to look at the small businesses and look at what they can do -- grow and do. So I would hope that -- I'm here in support of the plan and hope you will support the plan in its entirety. Let me remind you, there is no such thing as permanent. Thank you very much.

Katz: Thank you. I'll --

Foster: I'll be happy to answer any questions.

Katz: Between sacramento and russell?

Foster: Right on sacramento. I was forced out of that to where I am today. So that's what happened when you have people that don't do the planning. Thank you.

Pauline Bradford: My name is pauline bradford, I'm a resident of elliot. What I want to say is that I do support the plan, and the reason I support the plan is there's -- there seems to be an opportunity for people who have been there a while in businesses and in homes, to maybe maintain, expand a little bit, and create wealth in the neighborhood without having to have it redone with all new people coming in, new types of stuff, and pushing everyone out. And there are some opportunities there in this plan for some wealth creation among the people who have been there all along and suffered through the hardships. And I think that there should be in the end some flexibility there. In that case. And I think that's all I want to say today.

Paul Anttil: 4320 N. Williams. My name is paul anttil. I have property on williams avenue, just north of skidmore. I've been there since 1978. We have a -- we have approximately 250-foot frontage on one side of williams and 100-foot on the other. We have employees that number approximately 30. I do want you to know that I am in support of the plan. I attended many of the meetings and -- in developing it, and so I mainly want to show my support. Thank you.

Laila Cully, Oregon Economic Community Development Department: Mayor, commissioners, my name is layla. My area is seven counties in the northwest section of the state. I'm here today because I participated representing the department with the task force and the work putting together the strategy. Our role was to be in support of the community and the plan, and at the time that specific developments are happening in conjunction with the Portland development commission, the albina community bank and other banks, we are there to provide five specific business finance tools that we have used in other developments in north/northeast Portland, and during the evening sessions I was there to explain those tools in details, answer questions, and at the time that developments are happening, we are there as a partner providing those tools in -- and ready to assist wherever we can. Again, I emphasize as secondary partners, if you will, to the Portland development commission and the community and the businesses in the community.

Sam Brooks, Oregon Assn. of Entrepreneurs: Mayor Katz, commissioners, I'm sam brooks, I'm at 4134 north vancouver. I do come to speak in favor of the plan, and I wear two hats in coming.

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That is chairing the business growth and development committee of the alliance, and also be in the -- being the president, chairman of the board of the Oregon association of entrepreneurs. We do own property that is boarded by skidmore, mason, vancouver, and williams, 14 of the 16 -- that comprise the entire block. We have the largest business in the pacific northwest and we have 27 companies that -- in that facility. We grow, develop and move out into the community and repeat the process. So we are an integral part. We're also at the very early stages of development and improving and adding both housing and in expansion of the incubator on that site. We think it will create over a hundred jobs in the community. So we are very much by -- my staff are participating, and part of the time on the committee, they've done great work. The recommendation is we absolutely fully support and encourage you to support it. I would like to touch bases for just a second on the issues that came out of elliott. It's been spoken to, there are some opportunities. I don't think it's every one way or the other. So when people present things as something saying one way, they're always wrong. Nothing is ever just one way. You have to find common ground. Certainly you want housing. I was here a week ago when the planning bureau testified, and I believe they said it was a net increase of 274 houses in that area, if i'm correct. There is also folks who have been in the community for a long time, and including minority and women-owned businesses, that have an opportunity to grow their businesses. And unlike what bernie foster testified, they ought not to have to move to grow their businesses. Accommodations should be made so businesses can grow and to create wealth in the communities because communities cannot grow unless wealth and ownership occurs. All the things that changed about really set the community back. And we have taken this long a time, 30 years, to correct some of the things, where there are some opportunities, I think we have to find a mid-ground that allows people to grow and develop, but also maintain housing in the community. Those are both admirable goals. for all of those reasons, not -- the things we're doing, the opportunities for other people to do, i'm absolutely in support of the plan.

James Broadous: 616 N. Vancouver. My name is james, I have lived in Portland and in north, northeast Portland since approximately 1950, between '50 and '51. I went to school at holladay school, which is no longer there. It's been replaced by the lloyd center. And we used to have a business on broadway, where coliseum ford is now, which was adversely affected by the coliseum and the freeway. But I -- so i've been -- I went to school in the neighborhood, i've been a homeowner in the neighborhood, and a business owner in the neighborhood. and over the years, i've seen how vancouver, williams and vancouver has been torn down. At one time it was a very thriving area. Sundays you -- after church people would meet in the park, we would walk along williams avenue, go to the different stores and so forth that were minority-owned. And so forth. And it was really beautiful. That's why i've never left the community. I've always been in the hopes that the community will one day come back to life the way it was then. And that my kids, my grandkids, could see it the way it used to be. And I go -- i've been involved in this process as an observer for the past year. It's taken a lot of my time, which I really wasn't intending to put into it, but it something that is very important to me. I have a lot of time, my father spent a lot of time in the area, a lot of -- I know a lot of people that lived in the area were displaced through -- and it is just -- it has affected me and bothered me to see it torn down. The walls have been totally torn down, and I think it's time for the walls to be rebuilt. And i'm -- guy along with the -- I don't agree with everything in the -- in the infill strategy, but it is a step in the right direction. And I ask you to go along with it.

Katz: Thank you.

Olson: That's it.

Katz: Anybody else want to testify? Michael? bring your team together. Who else? What happened to them? There you are. Come on up. So what are your next steps?

McElwee: Well, there are several.

Katz: Why are you looking at him?

McElwee: I'm actually going to ask another colleague to join us from the interstate team. Alyssa or John. Either of you.

Katz: That's why you looked at him. All right. Come on, John, and Alyssa.

Dorsey: We have -- we're continuing to staff the Vancouver/Williams task force, but as I mentioned, many of those members are now a part of the working groups addressing economic development, housing, transportation, and other issues for interstate. Since Vancouver/Williams actually is a little ahead of the game, they had their recommendation before the interstate boundaries were even established, they've identified key development opportunities, much like wonder bread that they would like to see some type of public and private partnership on for redevelopment. They've also identified a number of programs that PDC currently has in place and other city programs available, such as housing repair loans, and other types of services and resources that might be made available if the program boundaries were expanded to include some of those geographic areas. So interstate has asked us to prioritize our goals and objectives as the Vancouver/Williams task force, and then they will begin to prioritize them as part of the interstate plan as a whole. I don't know if you want to add anything to that, John, Michael?

John Southgate, PDC: I'll just affirm that. The Vancouver/Williams team, including both the staff here, but also perhaps more importantly the communicated members, are really integrated into interstate. I think Mayor, you pointed out a real key issue -- I wish it were year seven of the urban renewal district. I remember Commissioner Sten saying we should have started this a number of years ago, because by now we would have the money to start funding significantly. I think the challenge in the immediate future for the next several years is going to be with the limited resources we have in the early years of the urban renewal district to find out where the -- to use those dollars. But we have talked to Alex and Michael and Sheila about beginning to prioritize. Could I see within this coming year being able to assist at least in some of the predevelopment plans to move these projects forward. One of the challenges probably for the life of the urban renewal district is going to be finding partners such as the state, other entities to help carry out our full program, because we're not going to be able to do everything just with the urban renewal dollars. I'll also point out that the council actually encouraged us, PDC staff, to look at, including Vancouver/Williams in the urban renewal district, over a year ago, and I am very pleased that the folks on Vancouver/Williams were so enthusiastic about being part of that effort.

Katz: You're absolutely right. There just aren't enough dollars to do everything. It is a large district, and --

Southgate: Not really. Not really. [laughter]

Katz: Get a life: It's large:

Hales: Forest park is a small park.

*****: There you go.

Katz: To expectations, you were -- I knew we were going to be high. What everybody would like to see. So having the partners, whether it's the state or other private partners, is going to be very necessary. Questions by the council?

Saltzman: I'd like to hear stream of consciousness ideas about the wonder bread site. What are some of the ideas floating around out there?

Dorsey: Well, the task force have had a number of ideas. They're laughing in the galley because the ideas have ranged from everything from a scaled-down home depot, to more light industrial uses, or a grocery store with housing, or even some type of office development. Building on the medical industry and its proximity to Emanuel, legacy, doing some type of biotech development, or development that would support that industry. They've also talked about doing a larger development and creating -- condominizing the spaces for business owners. There's just a wealth of

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creativity that's been flowing through the task force, and they've really appreciated the city just in -- entertaining all these different ideas, but then saying, realistically, we have to look at what funds will cover and what -- where the funding is going to come from. So from housing, to job creation, but with a focus on job creation. That's an obvious match.

Saltzman: Is the property currently on the market?

Dorsey: The property is not on the market. It is vacant. The -- they're currently storing vehicles there. They do have a small 3500-square-foot outlet factory for bread on the southern end of the property. but otherwise, the factory itself is empty.

Sten: Are they going to keep the outlet there?

Dorsey: They have no plans to move it in the near future. Their concern has been just the cost of finding office space and storage for all their vehicles. The outlet serves a number of the families, and if we could find some way to work with wonder bread, we'd like to even look at keeping the outlet store there and maybe doing a development on the bulk of the property.

Sten: I've shopped there many times.

Katz: Have you approached them?

Dorsey: We have. We actually have entered into several conversations with them, and several months ago they said they just decided the cost of moving, relocating is pretty cost prohibitive, even for a company of that size.

Katz: Okay. Further questions by council members? If not, i'll take a motion to accept the report.

Hales: So moved.

Saltzman: Second.

Katz: Roll call.

Hales: I think we know what works now after trial and error, and past mistakes by the city in terms of neighborhood redevelopment and what works is this kind of collaborative understanding and then collaborative effort and later collaborative implementation. In crafting a plan that's really grounded in the neighborhood. I love the quotes you have in this document from some of the activist that's have work order this plan who also have practiced what we all preach about being inclusive and trying to really ground the neighborhood's plans and the people who live there. I think that's why this is a good plan, and why it will get carried out. The others, the kind that sort of fake that inclusiveness or that -- backgrounding in the community don't get implemented, because nobody really believes the plan or there's not enough support to make it happen. And I think you've done a great job in this case, as we've done along the whole interstate avenue corridor in working on the urban renewal strategy there of really changing the old paradigm of either the planning bureau or the Portland development commission imposing somebody else's vision on an -- on a neighborhood. So I think that's why not only is today a nice occasion for us to bless the work and say, good job and good plan, but we're going to have lots of days in the future where somebody's building something or remodeling something or changing something, or enhancing something in the neighborhood because of the way this plan has been crafted. So you are on the right track. Thank you all for good work. Aye.

Saltzman: As I remarked when we created the interstate urban renewal area, one of our biggest dreads about urban renewal and certainly the citizens expressed that to us as well, this part of Portland really was and is a -- the heart and soul of the african-american community. all the concerns about gentrification and things like that are -- let's not become the -- the community can still be a centerpiece of this urban renewal area once the urban renewal is done or once it's underway. Simply not be some plaque saying the african-american community once lived here. I think this vancouver/williams corridor is probably our best chance to achieve that in terms of making this a vibrant part of the community once again. And I certainly hope that the consensus and the work that's gone into this piece here and the fact that you've done your work, you've done your home work

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maybe ahead of everybody else, I hope that will translate into a priority status when it comes to actually how we expand the tax increment dollars, or how pdc expends tax dollars. But I think you've captured the heart and soul of the community, and this is really where our best chance is to make this a centerpiece of how urban renewal should work to make -- in a neighborhood area. Aye.

Sten: I think it's a terrific piece of work. Everybody should be commended. I think historically there would have been a lot of concern about moving urban renewal district into this big area, and I think because you've done the planning ahead of time, that wasn't the case at all, and instead there's enthusiasm and probably the opposite will happen, that there will be action in this part of the urban renewal district, probably on the front end of things. That's terrific. I think a lot more discussion needs to be had on some of the issues of commercial zoning and all those pieces, and I think there's some very strong arguments on both sides and so that probably means to me you really got to see what the development opportunities are as opposed to being hypothetical before we make a final decision on whether those are good ideas or not. But I think it's really on the right track. I think because of it it gets boring to do all the planning and visioning, but I think it has us well prepared for action. I'm excited about it. Aye.

Katz: Let me take a different track. This is going to be a little different for the city council. We've taken a slightly different direction over the last couple of years, a different direction, the urban renewal area in lents, the potential one in gateway, the interstate where the community really is going to be making some of the decisions about where to spend the money. So it isn't necessarily going to be you're, michael, or john, or anybody else, like in the good old days, or the city council. Even though we had -- or the commission. We have the oversight responsibility, but it all of you folks living and working in the community that are going to have to take that responsibility for making those kind of wise decisions and to be flexible enough to take those kind of opportunities that may be -- that you haven't thought of and bring those forward. Because the days of us making the decisions of what's for the community are over. Unless you do something -- not only you, but unless somebody does something that just violates all the values of the Portland way of doing things, like a huge home depot, or -- [laughter] or a costco in your neighborhood. The city council will accept all the recommendations and be very pleased to be partners with you. That's a different agenda for us as elected officials, so it's a very new partnership that we have. Most cases you all do the planning, and we spend the money. Now it's you're going to help spend the money as well. So i'm very pleased that you did all the work. You all do good work all the time. Michael, you and your team, thank you. Aye. Okay, everybody. We stand adjourned.

At 2:51 p.m., Council adjourned.