



CITY OF
PORTLAND, OREGON

**OFFICIAL
MINUTES**

A REGULAR MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS **15TH DAY OF MARCH, 2017** AT 9:30 A.M.

THOSE PRESENT WERE: Mayor Wheeler, Presiding; Commissioners Eudaly, Fish, Fritz and Saltzman, 5.

OFFICERS IN ATTENDANCE: Susan Parsons, Acting Clerk of the Council; Jason Loos, Deputy City Attorney; and Mike Cohen, Sergeant at Arms.

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

The meeting recessed at 12:27 p.m. and reconvened at 12:50 p.m.

Council Chambers in City Hall was updated with new audio technology March 1-April 14. City Council meetings were held in the Portland Building Auditorium on the 2nd floor while the changes were made.

COMMUNICATIONS		Disposition:
237	Request of David Porter to address council regarding Leach Botanical Garden (Communication)	PLACED ON FILE
238	Request of Lawrence J. Maushard to address council regarding Japanese-American internments in WWII (Communication)	PLACED ON FILE
239	Request of Charles BridgeCrane Johnson to address Council regarding beware the ides of war-god month and other issues (Communication)	PLACED ON FILE
240	Request of Lightning Super Watchdog PDX-Multco to address Council regarding Lightning Vision Zero Carbon Emissions Central City Plan (Communication)	PLACED ON FILE
241	Request of Nate Cohen to address Council regarding emergency response protocol and policy improvements (Communication)	PLACED ON FILE
TIMES CERTAIN		
242	TIME CERTAIN: 9:45 AM – Energy Trust of Oregon Awards the Portland Water Bureau \$499,999 for Energy Efficiency (Presentation introduced by Commissioner Fish) 15 minutes requested	PLACED ON FILE

<p>*243</p>	<p>TIME CERTAIN: 10:00 AM – Declare Elk Rock Island surplus property and authorize an Intergovernmental Agreement for Parks & Recreation to dispose of the property by the transfer of Elk Rock Island to the City of Milwaukie (Ordinance introduced by Commissioner Fritz) 30 minutes requested (Y-5)</p>	<p>188277</p>
<p align="center">CONSENT AGENDA – NO DISCUSSION</p> <p align="center">Mayor Ted Wheeler</p> <p align="center">Office of Management and Finance</p>		
<p>*244</p>	<p>Authorize an exception to the Voluntary Retirement Incentive Program to allow for the rehire of Timothy Hunt for a period not to exceed 6 months (Ordinance) (Y-5)</p>	<p>188274</p>
<p>245</p>	<p>Authorize an Intergovernmental Agreement with TriMet to provide detuning work on the Mt. Scott radio tower and reimbursement to the City in the amount of \$44,132 (Second Reading Agenda 225) (Y-5)</p>	<p>188275</p>
<p align="center">Commissioner Dan Saltzman</p> <p align="center">Portland Fire & Rescue</p>		
<p>*246</p>	<p>Authorize application to the Oregon Office of State Fire Marshal 2017 Hazardous Materials Emergency Preparedness Grant in the amount of \$15,500 for intermediate and advanced air monitoring training for the Portland Fire & Rescue HazMat Team (Ordinance) (Y-5)</p>	<p>188276</p>
<p align="center">City Auditor Mary Hull Caballero</p>		
<p>247</p>	<p>Amend the Regulation of Lobbying Entities code to correct duplication error and align requirements for lobbying registration (Ordinance; amend Code Chapter 2.12)</p>	<p align="center">PASSED TO SECOND READING MARCH 22, 2017 AT 9:30 AM</p>
<p align="center">REGULAR AGENDA</p> <p align="center">Mayor Ted Wheeler</p> <p align="center">Bureau of Planning & Sustainability</p>		
<p>248</p>	<p>Improve City tree regulations through the Regulatory Improvement Code Amendment Package 8 – Technical Amendments (Second Reading Agenda 229; amend Title 11) (Y-5)</p>	<p>188278 AS AMENDED</p>
<p align="center">Bureau of Police</p>		

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249	Amend an agreement with San Diego Police Equipment Co. in the amount of \$2,000,000 to provide training ammunition for the Police Bureau (Ordinance; amend Contract No. 31000502)	PASSED TO SECOND READING MARCH 22, 2017 AT 9:30 AM
Office of Management and Finance		
250	Accept bid of T Edge Construction, Inc. for the Colonel Summers Park Splash Pad and Portland Loo Installation Project for \$673,530 (Procurement Report – Bid No. 00000499) Motion to accept report: Moved by Fish and seconded by Eudaly. (Y-5)	ACCEPTED PREPARE CONTRACT
251	Direct the Office of Management and Finance to implement the space optimization proposal for the Portland Building and work with Portland Development Commission to implement a financing and occupancy plan for the Jasmine Block project with Portland State University (Resolution) 15 minutes requested (Y-5)	37274
*252	Authorize limited tax revenue refunding bonds to obtain debt service savings on 2007 Series C Bonds, Archives Space Acquisition Project (Ordinance) (Y-4; Saltzman absent)	188279
253	Authorize revenue bonds for affordable housing projects (Ordinance)	PASSED TO SECOND READING MARCH 22, 2017 AT 9:30 AM
254	Authorize CityFleet to purchase replacement Asphalt Grinder for use by Bureau of Transportation at \$695,825 (Ordinance)	PASSED TO SECOND READING MARCH 22, 2017 AT 9:30 AM
255	Establish rules of conduct, ejection, and exclusion procedures for City Council meetings and at City Property and establish responsibilities of City Council Presiding Officer, the Bureau of Internal Business Services Director, and Persons in Charge for enforcement of rules and procedures (Second Reading Agenda 231; amend Code Chapters 3.02, 3.15, and 5.36; add Code Chapter 3.18) (Y-5)	188280 AS AMENDED
Commissioner Nick Fish Bureau of Environmental Services		
256	Authorize a contract with the lowest responsive bidder for construction of the SW 45th Avenue and Fanno Creek Culvert Replacement Project No. E08676 for an estimated cost of \$735,000 (Second Reading Agenda 233) Rescheduled to March 15, 2017 at 2:00 p.m. (Y-4; Saltzman absent)	188281
Water Bureau		

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<p>*257</p>	<p>Authorize contracts for historic preservation services with Akana in the amount of \$363,915 and for interpretive program development services with Historical Research Associates, Inc. in the amount of \$199,691 for the Mt. Tabor Reservoirs Preservation Project (Ordinance) 10 minutes requested Rescheduled to March 15, 2017 at 2:00 p.m. (Y-4; Saltzman absent)</p>	<p>188282</p>
<p style="text-align: center;">Commissioner Dan Saltzman Bureau of Transportation</p>		<p style="text-align: center;">PASSED TO SECOND READING MARCH 22, 2017 AT 9:30 AM</p>
<p>258</p>	<p>Vacate a portion of SW Hooker St east of SW Water Ave subject to certain conditions and reservations (Hearing: Ordinance; VAC-10105) Rescheduled to March 15, 2017 at 2:00 p.m.</p>	
<p>259</p>	<p>Create a local improvement district to construct street improvements from NW 9th Ave to north of NW 19th Ave in the NW Front Ave - Naito Pkwy Local Improvement District (Second Reading Agenda 236; C-10056) Rescheduled to March 15, 2017 at 2:00 p.m. (Y-5)</p>	<p>188283</p>

At 1:43 p.m., Council recessed.

<p style="text-align: center;"><u>WEDNESDAY, 2:00 PM, MARCH 15, 2017</u></p> <p style="text-align: center;">DUE TO LACK OF AGENDA THERE WAS NO WEDNESDAY AFTERNOON SESSION</p>	
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March 15-16, 2017
A RECESSED MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON
WAS HELD THIS **16TH DAY OF MARCH, 2017** AT 2:00 P.M.

THOSE PRESENT WERE: Mayor Wheeler, Presiding; Commissioners Eudaly, Fish, Fritz and Saltzman, 5.

Commissioner Saltzman arrived at 2:04 p.m.

OFFICERS IN ATTENDANCE: Susan Parsons, Acting Clerk of the Council; Ben Walters, Chief Deputy City Attorney and Mike Cohen and Jim Wood, Sergeants at Arms.

		Disposition:
260	TIME CERTAIN: 2:00 PM – Accept report on community engagement process for the Tax Increment Financing Lift in the Interstate, Gateway, and Lents Urban Renewal Areas (Report introduced by Mayor Wheeler) 45 minutes requested Motion to accept report: Moved by Fish and seconded by Fritz. (Y-5)	ACCEPTED
261	TIME CERTAIN: 2:45 PM – Accept N/NE Neighborhood Housing Strategy Oversight Committee 2016 report (Report introduced by Mayor Wheeler) 45 minutes requested Motion to accept report: Moved by Fish and seconded by Saltzman. (Y-5)	ACCEPTED

At 4:24 p.m., Council adjourned.

MARY HULL CABALLERO
Auditor of the City of Portland



By Susan Parsons
Acting Clerk of the Council

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

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.**

March 15, 2017 9:30 AM

Wheeler: Good morning this is the regularly scheduled meeting of the Portland city council Wednesday March, 15 can you please call the roll?

Fritz: Here **Fish:** Here **Saltzman:** Here **Eudaly:** Here **Wheeler:** Here

Wheeler: The usual script. Our next order of business is communications. Before we begin I want to say something regarding council proceedings and maintaining decorum. The purpose of council meetings is to engage with the community to hear public's business. In order for us to hear from everyone and to give due consideration to matters before the council, we must all endeavor to preserve the order and decorum of these meetings. To make sure that the process is clear for everyone both those here and those watching on a computer or tv I want to review some of the basic testimony guidelines. Our hope is that these details will help everyone feels comfortable and included and also insure that decorum is maintained. There are two opportunities for public participations communication which is what we're about to do. These are an opportunity to briefly speak about any subjects as of today. These items must be scheduled in advance with the clerk's office. First readings of reports, resolutions and ordinances, public testimony, these items must address the matter being considered at the time. Please state your name for the record we don't need your full address. If you're a lobbyist, please disclose that if you're here representing an organization it would be helpful if you could disclose that as well. Individuals have three minutes to testify unless otherwise stated. When you have 30 seconds left, things are different in this room, the yellow light is going to light up when you have 30 seconds and the red light will light up when your time is done. Conduct that disrupts the meeting, for example shouting or interrupting others testimony during council deliberation, will not be allowed. If that behavior is seen, this guidance serves as warning that anyone disrupting the proceeding can be escorted from the council chambers and excluded from city hall. If folks would like to show your support, please do a thumbs down. If you would not -- thumbs down for not support. Thumbs up for yes support. You get the rest. Could you please call the first item?

Item 237.

David Porter: Good morning. I am David porter. I'm the executive director at leach botanical garden. I'd like to acknowledge two of leach's board members, Greg and Irene bowers over here, who have joined me this morning. In that we have a three-minute time, I'm going to race off. I'm here this morning, mayor and commissioners, to say thank you. When I started my job at leach botanical garden in September 2010, one of the first things I did was come to a council hearing for the vote adopting the 2008 leach master plan for development at the garden. With money from pp&r and the Portland development commission, we have identified what this garden could become to fulfill the division of development that was conceived 30-plus years ago. Today, leach garden friends are looking ahead to begin construction of the first phase of the upper garden development in 2018. Amazingly, next year. We have had the support of city council and commissioner Fritz and her predecessors for those past eight years. Thank you very much. We've also had the solid support of parks director, mike abate and his excellent staff and without his

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efforts we would not be here. So, thank you to park staff, if there are any in the audience. We appreciate the significant support of east Portland action plan folks and the many organizations and individuals who are working to make east Portland wonderful. The design we will build is the brainchild of the talented team led by Land Morphology and Olson-Kundig. It will transform the garden, preserving the estate on Johnson creek, while creating new botanical presentations, accessible pathways and visitor facilities so that we can better-serve the growing population surrounding the garden, as well as the increasing number of visitors. Exciting elements include an aerial trail walk, which will allow anyone including my 90-year-old mother to walk out into the story of the midland forest and experience everything close at hand. A large terrace and arbor will include a gas fire hearth that allows a view into the forest. Sort of the basic tribal experience. The covered space, that covered space will allow gatherings from social events to classes and a pollinator garden and a gathering green for public outdoor events. The pollinator garden is planted so as to change colors and patterns within the seasons, it should be very interesting. Building such a project requires community financial support. In December, commissioner Fritz committed \$4.9 million of sdc system development charge funds to the project. If our friends group, our little friends group, could raise \$1.26 million. I'm happy to report that we have succeeded in raising over \$700,000 to-date and are working on the \$500,000-plus. It is a real stimulus to donors. I have copies of our campaign brochure for each of you. Mayor wheeler and commissioner Eudaly, I'm looking for you to come visit. I am eager to come back to council when we have completed the project to invite all of you to join us and cut the ribbon. Thank you, again, for your time and support.

Fritz: Thank you for coming in. I want to recognize commissioner Fish, who's enthusiasm for this project and encouraging the Portland development commission to see this as an economic development opportunity really got the ball rolling. And thanks to all the community volunteers who have been working on this wonderful thing. I hope it's going to become a new attraction for east Portland that will bring international visitors as much as the Japanese gardens and Chinese gardens and some of the other signature gardens. Thank you for all your work. [applause]

Wheeler: Next item, please.

Item 238.

Wheeler: good morning.

Lawrence Maushard: Good morning. Thank you, mayor, and council members, for allowing me to be here. Thank you very much. I'm a journalist, and a writer and a historian and a Portland citizen more than anything else. As I think we all know, this is the 75th anniversary of the Japanese American internments, all along the west coast of the united states and also of course here in Portland. And, what's I think been lost in all the commemorations of both locally and nationally is that Portland, itself, had so much to do with the local internments of local citizens and their families. Something that's been very much lost in all the -- the ceremonies regarding this situation. A lot of people think that, oh, this was a federal mandate, executive order 966 from franklin Roosevelt and everything fell in line because of that. That's very far from the truth. What happened is that Portland city hall helped lead the campaign to ethnically cleanse the Japanese American community from Portland and Oregon and the west coast and everywhere else. And, it wasn't just a reluctant, we're going along with orders, type of a situation. The mayor, earl riley, he and the council members, what they did is they passed a resolution and I want to read it very quickly here. February 1942 meeting Portland city council, they completed the revocation of business licenses to Japanese nationals and then passed a resolution urging the federal government to proceed with mass internment for Japanese nationals and persons of Japanese descent for the duration of the war. Multnomah county sheriff, as early as

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December 19, a few weeks after pearl harbor, instructed Japanese American citizens and Japanese immigrants to pay their personal property taxes for 1942 in advance. So, what I'm asking is something very simple. I'm asking the Portland city council to please officially revoke the resolution for internments that was made at the time. Something very simple, I think. But very profound. Also I'm asking for the city council to make a formal apology to the Portland citizens specifically, the Japanese American citizens here who are still alive. This happened 75 years ago, but these people are still among us. I mean, it's so important and the simple fact if we could -- if Portland city council could do that, recognize what they did, what was done in the citizens name at the time, rescind the resolutions and make a formal apology, that would go so far to making, I think, Portland live up to its status as a world-class city because what's happening now with all the sanctuary city topics and what's going on with that, it's going to ring very hollow for Portland to be a sanctuary city in 2017 if it hasn't dealt with the time when it couldn't even protect its own citizens, much less immigrants. It's so important that these things be done. It's not something that would take a lot of research on the city council's part. It's very clear. It's very out in the open. And so again, I ask, could you please rescind that resolution and to make a formal apology. I think it would ring so importantly with human rights, both here, nationwide and abroad, if Portland could lead the way on this.

Wheeler: I'm going to have to ask you to wrap it up. Let me give you an update. I want you to know that my office is working with the Japanese American community here to do exactly what it is you are suggesting.

Maushard: Really?

Wheeler: And I want you to know that I agree 100%, it is exactly the right thing to do so I appreciate you coming in here and saying what you are saying but we are listening to the Japanese American community here, including some people who were interred in what is now called the expo center and we'd like to do that and reflect it through their eyes and their wishes and so I just want you to know that that is happening.

Fish: Mayor, can I add a comment to that? In addition to your elegant appeal, we have received a formal request from the Oregon knecay legacy center and they have asked to do exactly what you proposed and do it to be timed for an event in may where there will be a formal community commemoration of the 75th anniversary. They've asked us to time our action to that so -- I'm very delighted to hear the mayor announce that his office will take the lead on this and I suspect the whole council will join him on that effort.

Maushard: That's so good. The Oregon Knecay legacy center, for some reason, are shut down now.

Fish: They had a leak in the building.

Maushard: It was so mysterious. Thank you.

Wheeler: Next item, please. [applause]

Item 239.

Wheeler: Good morning.

Charles Bridge crane Johnson: Good morning, commissioners, Charles bridge crane Johnson. That's a tough act to follow. The fact that right now, living among us, we have people who, by the city council, while American citizens were rounded up into camps for security. National security. And safety. Oh, my gosh, safety. That's become a common topic where we might have to resist the Oregon aclu, matt desantos and see if five people will ram road through a policy. We've had some interesting things in this country. We've had the war on poverty. Not as good. We had the war on drugs. Now locally, we're going to already have the war on protestors. Backed up now by a city council ordinance, maybe in 75 years, if you make the mistake to vote the emergency and exclusion safety ordinance through, maybe in 75 years, we can come back and talk about that and how we can

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ceremonially appeal it. When I signed up, I was thinking about where the roots of this problem lie. Joe Walsh may have a chance to come up and talk about it. Since about 44bc -- well before -- men have sucked at ruling. Occasionally, women have been unified in strength to come up with different models other than ruling genuine leadership and such. It's march, for some reason, 2,000-3,000 years after the collapse of the roman empire, the American empire, they're getting distinguishable. March is a cool thing. We can march forth in all of that. But march -- and we've made it women's history month. Extra ironic because we call it march because of the god of war. Mars. Aries before that, with the Greek culture. But, one of the reasons things are so screwed up in the city is we have not found enough ways to resist the idiotic, bloated, military budget. Things are going to be very difficult all over Cascadia, until we find a way to do that. I hope we can join in looking at these important things. Nate Cohen will come up and talk in a bit. The catastrophe on 33rd, the little -- we talked about graffiti here and we had a swastika outburst as a Jew I feel like black people and Muslims are facing a much higher actual risk than spray paint. I'm not worried about the Portland police shooting Levi Cohen in the back and saying, oh, look, we found a replica gun, but it did happen to Quanice Hayes. Thank you, all, for your time and I would go not to passing the ordinance for exclusions.

Wheeler: I'm going to remind people, so we can keep things moving, thumbs up, thumbs down. **Item 240.**

Wheeler: Good morning.

Lightning: Good morning. My name is lightning; I represent lightning super watchdog pdx. *****: I can't hear you.

Lightning: Again, my name is lightning, I represent lightning super watchdog pdx. One of the concerns I've stated is on clean air. I do not approve of any diesel vehicles; particulates being scattered out through our communities through the areas downtown. We don't need to have that happening anymore. You can go to electric buses. We have trimet, we have street car. We don't need to allow any trucks downtown. If you research the affects it has on young children, it is devastating and it also kills. We do not need to allow that to take place anymore within a certain parameter of downtown where we have the highest population base. We can enforce this now. We can put restrictions in. And we don't have to allow this to happen anymore. The city needs to stand up and understand how serious this is. Issue number two on the exclusion ordinance. As again, as the ruling stated from Michael Simon, you will be considered unconstitutional if you try to exclude people past the meeting of up to 24 hours. Your attorneys have miscalculated, aclu has miscalculated. If you exclude me for six months and I find you unconstitutional in front of you a judge, I will turn back around and look at the city and say, you have violated open meetings law, you're unconstitutional and I will demand that I have a right to go over every issue on the agenda for the last six months, which you've approved and I will overturn that legally and those will be considered null and void. The city will have to come back to me, allow me to go over each and every item on the agenda. Your grants will be stopped in place. Your construction will be stopped in place. Everything that you're going to pass in this room will be stopped in place because you will be determined unconstitutional in violation of open meetings law. On that exclusion ordinance, but it on the shelf, redo it. It's not going to pass muster and the attorneys are going to have a field day with all of you and politically, all of you will be finished. Thank you.

Item 241.

Wheeler: Good morning.

Nate Cohen: Good morning.

Wheeler: I think only one of those mikes is working.

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Cohen: Can everybody hear me? My name is Nate Cohen. I'm a spokesman from power Portland. I wanted to speak to you about some of our concerns moving forward. I was an emt for five years and I spent most of that time overseas doing international relief work in conflict zones. I have a lot of experience dealing with the crazy medical situations and crises that can come up. We're deeply concerned about the weaponry that's been deployed against the citizens in Portland and I wanted to highlight some of those quickly. Stinger grenades, which have been used since January 20. Stinger grenades shoot a spray of pellets in a radius of 50 feet, they travel at 150 miles per hour, they cause trauma and the chemical agents get into your blood stream they can also be modified to contain csc and gas and have a flash bang affect. Tear gas and cs gas. Tear gas and cs gas are illegal for international warfare in 175 countries as of the 1993 chemical weapons convention and may only be used by the u.s. military after consent of the president of the united states and yet it has been deployed in Portland. Once it is deployed, tear gas is uncontrollable. On January 20, people were exposed as far away from pioneer courthouse square and voodoo donuts and r2d2 it sits in the air for 20 to 30 minutes and can travel up to half a mile depending on wind speeds. I think we should all be concerned that its being used in a dense area like downtown. Saber red is the pepper spray used by the Portland police bureau currently in crowd control situations. It is the most toxic version of pepper spray available. It is four times more powerful than the ones available for commercial use. If it sits in your eyes and throat for more than five minutes, it can cause permanent injuries. The next step down is half is dangerous for people to be exposed to so why are we using the military-grade stuff? Kinetic impact projectors, rubber bullets. These have a 70% rate of causing severe or critical injury. 70% of severe or critical injury. In 90 incidents of deployment, there was one fatality, 17 instances of long term disabilities 41 instances of long-term hospitalization. Any time it hits you in something other than your leg or arm, it will cause a permanent injury. If we're going to be a progressive city, there's got to be a better way than this. We're turning the city into a war zone. We're throwing grenades at unarmed citizens. A woman was hit and it caused a concussion. We have to do better.

Wheeler: Thank you. Appreciate your testimony. [applause] let's move to the consent agenda. Have any items been pulled from the consent agenda?

Parsons: None here.

Wheeler: Can I get a call of the roll on the consent agenda.

Fritz: Aye. **Fish:** Aye **Saltzman:** Aye **Eudaly:** Aye **Wheeler:** Aye

Wheeler: The consent agenda is adopted. Let's go to the time certain items next please sue.

Item 242.

Fish: I'd like to invite three special guests up, mike stuhr, Michael colgrove and Portland utility board member and pge employee, alan Warman. Colleagues, I'm always proud when the water bureau's work is recognized, especially when the work directly benefits rate payers and aligns with the city's climate action goals. When designing the new Hannah mason pump station project, the bureau went the extra mile in terms of energy efficiency. There result will be a reduction in operating cost. For this work, the bureau is being recognized today with a half-million-dollar check. Here to tell us more about this award and the project, I'll kick it over to director stuhr.

Mike Stuhr, Director, Portland Water Bureau: Good morning commissioners and mayor. It feels a little strange sitting here usually I'm sitting here asking for millions of dollars to build something. It seems odd today that instead I'm coming here to bring money with the help of Eco trust Oregon. The subject at hand is the Hannah mason pump station, which is located in Willamette park near the opb studios. The Hannah mason pump station replaces the Fulton pump station which is our oldest pump station 1912. It's our highest seismic risk

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and the highest thing to replace on our asset management protocol. It is the first water bureau infrastructure named after a woman. Hannah mason was a philanthropist, a land owner and a widow of a former mayor William s mason and Ms. Mason owned most of what is Willamette park today, so we thought it was a fitting name. The pump station harnesses physics to save energy. This is a bit wonky, sorry. There's higher hydraulic head down by the river and that reduces the pumping cost to pump water upstream. We put in efficient new valves called butterfly valves. The payback are only three years, which is a really, really quick payback. In addition to the \$499,000, we're debating which one of us are going to cough up the \$1 to make it \$500,000, it will save \$163,000 in energy costs. I'd like to recognize a few people who had something to do with the project. Theresa Elliot, our chief engineer, if you'd wave back there. [applause] Dave evanick, the project manager during planning and design, Dave masterminded extensive coordination with the community around there and working with parks bureau. Keith walker, I know you're back there, wave your hand. He was the pump station program manager from inception through construction, was deeply involved throughout the project and also coordinating with the parks bureau because we're camped on the edge of the park. Mike ross, provided technical assistance during the design he worked with energy trust on the energy features of the project. Tom levitt was the project manager of the construction. Carol lane assisted in coordination with the parks bureau, the neighbors and a public advisory committee we had. This is not only energy efficient, it's very sustainable and its even bird-friendly and blair hassler is from the energy trust, who worked with us on this project. So, now I'd like to turn it over to mike.

Wheeler: Welcome.

Michael Colgrove: So, good morning, mayor wheeler and commissioners. My name is Michael colgrove. I'm pleased to be here today to commend the city on your stewardship of citizen's water resources and financial resources. The city of Portland has a national reputation for it's long standing track record where innovative ideas turn into successful projects. The project at Hannah mason pump station is such a project where energy and water-saving investments are keeping costs lower for all Portlanders. I'd like to acknowledge Alan Warman, from Portland general electric. We can't do our part without the close cooperation of our partner utilities. Energy trust of Oregon strives to help all of our customers get more from their energy. We're nonprofit providing technical services and cash incentives to Portland homes and businesses, as well as to all customers of pge, northwest natural, vista and customers in northwest natural and southwest Washington. The Portland water bureau and energy trust has something very fundamental in common. We are here to serve. Just as the bureau has a mission to deliver clear, clean water at the best price to it rate payers, energy trust has a responsibility of delivering low-cost clean energy for our 1.5 million customers. We have worked to leverage energy trust efficiency and renewable energy incentives to reduce energy use. Examples include the Columbia wastewater treatment plant to the thousands of l.e.d. Street lights and the energy saving project at the Hannah mason pump station. This bureau alone has completed 59 energy efficiency projects and received more than \$2.2 million in cash incentives. That is one-third of all the city's savings coming from the water bureau. Congratulations for a great project that will save money and energy for years to come.

Fish: Alan, as you take your turn, we want to thank you for your service on the Portland utility board. This is your second full year on the pub and it is -- reflects our commitment to having more robust citizen oversight and we appreciate your service.

Alan Warman: It's been said, I'm Alan Warman, the key customer manager to the city of Portland. I'm here to say first-class job in efficiently saving kilowatt hours going forward. The payback is phenomenal and I really appreciate, both in terms of talking with the folks

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at pge, especially Greg Meyer, watching the partnership between pge, the city of Portland and the eto has been the first-class way to go. From the pubs point of view, this is the right way to do it in terms of funding and we say, thank you very much, as well. Thank you.

Fish: Mayor, this is listed as a presentation, so it was just a chance for the bureau to make this presentation, to thank our partners and to brag on the employees. I wonder if we could invite all the employees that did work to come forward and take a picture with us?

Wheeler: Awesome. Let's do it. Thank you, all, very much. [applause]

Fish: Mayor, I want to thank Liam frost and my team for his work on this. We're very proud to, once again, be able to come to you and show we're using rate payer dollars wisely and meeting some of the climate action goals the bureau has set.

Wheeler: Next item, please?

Item 243.

Fritz: Thank you, mayor. This is a very happy item and I'd like to invite our two formally-elected visitors to come up to the table, as well as James Allison from parks. Thank you. And so, I'm happy to introduce this item, which is to transfer elk rock island from Portland parks and recreation to the city of Milwaukie. We had a boundary change to allow this to happen. Elk rock island is a 13-acre property in unincorporated Clackamas county that was donated to the city of Portland in 1940 by members of the Kerr family specifically for park or public playground purposes. The park's bureau led the development of a management plan in 1995 and it was updated in 2014. Parks and its partner bureau the bureau of environmental services have worked hard to maintain the island according to these plans. The island is not within the boundaries of the city of Portland and its location presents challenges for environmental monitoring and enforcement by the city of Portland staff. Today's transfer is a long-anticipated action to simplify enforcement and management at this treasured resource and to better-facilitate the resources that the 2014 management plan describes as exceptional. This transfer agreement with Milwaukie represents great collaboration amongst the city of Portland bureaus and between our two cities. Thanks to the mayor Gamba and former state representative Carolyn Tomei for your great partnership on this before we go to the presentation I'd like to invite commissioner Fish to have a few words on behalf of environmental services.

Fish: I think we have someone who is going to be testifying as the fourth person the panel. I want to thank the mayor for his advocacy and he has been working diligently to help build a partnership that brought us to this day and we're so excited that the city of Portland and the city of Milwaukie are aligned on so many core values, including protecting our environment.

Fritz: Mayor, did you have any opening remarks?

Wheeler: I think you guys did a great job.

James Allison, Portland Parks and Recreation: Good morning, mayor wheeler, I'm James Allison land stewardship develop manager for Portland parks and recreation. For the city of Portland, I oversee landscape operations for 144 development parks. With me today to tell the story is jane Bacchieri, watershed services group for bureau of environmental services and Eric engstrom principle planner for planning and sustainability. The proposal has been in the works for more than 22 years. I would like to begin with what is elk rock island and how did we get here? Elk rock island is a 13.2-acre natural area. The island, for part of the year during high river flows, it is located in the Willamette river, two miles south of the Portland city limits and south and west of downtown Milwaukie. Additionally, it is 6.5 miles away from the Portland parks and recreation maintenance operation that conducts and oversees maintenance of the island. You will hear from myself and others today that elk rock island is special. I believe the unique character of this place led the kerr family to donate it to the city of Portland to protect it as a public asset. Unlike

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the sand and gravel deposits, elk rock island is scoured, there is nothing like it in the area, in the region. People can seasonally walk across the river bottom and engage with the river. The vegetation, the landscape and the passive recreation experience is not represented anywhere else in the lower Willamette north of the Willamette falls in Oregon city. Over the years, since 1940, the public interest has grown for stewardship of elk rock island. Residents recognize the need to create management framework for protecting the ecological values for future generations. A standard practice in natural area management is to prepare a management plan. The process typically involves a variety of individuals, disciplines, perspectives, stakeholders. The plan, completed in 1995, was city of Portland, city of Milwaukie, as well as many citizens. The plan grew out of a concern by Milwaukie residents who were interested in protecting the natural resources values and developing park rules and security procedures for the natural area. The plan identified salient issues such as protecting vegetation, opportunities for education and stewardship, and clarifying the ambiguity around security and emergency response for a site that is neither in city of Portland's policing responsibilities, nor is it in Milwaukie's. It is under the jurisdiction of Clackamas county sheriffs. Calls for public safety to respond has resulted in Portland police and Clackamas county sheriffs responding in other occasions no one responded. The city of Milwaukie has shouldered the burden of safety at elk rock island. Because elk rock island is outside of Portland's service area, it cannot be zoned according to statewide goal 15 for the Willamette river greenway preservation. Milwaukie would need to include elk rock island in its service area in order to apply the protections under goal 15. The management plan process identified and documented all of these issues and made recommendations. Hearings for the plan were held at Milwaukie city hall. It was a collaborative effort between citizens, Milwaukie, Portland and north Clackamas parks. The city of Milwaukie adopted a completed plan just over 22 years ago. The plan was aspirational and would take decades to fully implement. So what has happened in the intervening 22 years? Back in 1995, all of the Portland natural areas on the east side of the Willamette river were taken care of by three field personnel, who were housed in the dugout basement at Lents park stadium, the softball field there. The bureau of environmental services watershed revegetation program is responsible for a massive amount of work that did not exist in 1995. As a result of political leadership and public advocacy for our urban green spaces, they have expanded restoration across the landscape and have stewardship coordinators that engage the public. Together, we have worked collaboratively to post park rules and interpretive elements, recognizing this special place. Many things in the 1995 management plan, we have acted on. As much as Portland has exported sustainability measures to other parts of the worlds, we are no longer the sole proprietors of eco system restoration the surrounding park providers have follow suite and hired ecologist restoration technicians and volunteer coordinators. Collectively our capacity has grown in specifically North Clackamas parks and recreation staff has expertise in ecosystem restoration and through a iga with city of Milwaukie they are actively engaged in restoring spring park, which is adjacent to elk rock island. You can see on the exhibit that there's another park and recreation district immediately adjacent to elk rock island. Quickly, I would like to ask jane Bacchieri to come up and really talk about the restoration interventions at elk rock island and the condition that we will hand it over in.

Wheeler: Thank you.

Jane Bacchieri, Bureau of Environmental Services: Can you hear me? Good morning, my name is jane bacchieri. I'm the watershed services group manager for the bureau of environmental services. The bureau of environmental services has partnered with parks for a number of years now to assist with the restoration -- I want to -- sorry about that. There we go. To assist with the restoration of elk rock island. The city's work on this property was

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framed in the context of the Oregon conservation strategy, the Portland watershed management plan, the Portland terrestrial and enhancement strategy, Portland parks natural area ecosystem management plan and the Portland parks natural area restoration strategy. There are numerous habitat types on the island, that are considered locally rare, including rocky headlands, emerging wetland, grassland, oak woodland and cools. It is an undeveloped floodplain. It is federally designated as critical habitat that are listed on the endangered species act. In 2010, Portland parks and bes teamed up to release oaks and madrone on elk rock island from the shading and cooling effects of conifers who spread invasive species and human impacts such as fire and vandalism. Some of the fir logs were transferred to nearby projects for a salmon restoration project. The city has conducted monitoring on the site, post-restoration, for a number of years, and these efforts include surveys for rare plants, bird, oak tree health, water quality and macroinvertebrates associated with sites vernal pools. The monitoring plan was central to the development of the elk rock island management plan. I think one thing that is really important to recognize is that elk rock island is a regional asset and it will require long-term stewardship to protect its natural resources. Restoration and monitoring partners to date include Metro, Willamette river keeper, the native plant society of Oregon, Portland state university and the island station neighborhood of Milwaukie. Bes is looking forward to providing the city of Milwaukie with technical guidance of implementation of the elk rock island management plan. I'd like to invite Eric engstrom to come up.

Wheeler: Thank you. Good morning.

Eric Engstrom, Bureau of Planning and Sustainability: Good morning. My name is Eric engstrom, I'm with the bureau of planning and sustainability I manage the comprehensive and strategic planning group there. One of our goals is managing urban service agreements with our surrounding jurisdictions. The tool we use to do that is something called an urban services boundary which is a line between us and our surrounding neighbors. It's a line we mutually agree on who can extend services to that line and who can annex different lands and it's a way of coordinating having a more orderly system of coordinating exterritorial service extensions and management of urban services outside of our boundaries. The city of Portland's urban service area includes the Dunthorpe area on the west side of the river and it had included elk rock island, which is a doughnut hole inside the boundaries of the city of Milwaukie. With the recent comprehensive plan update, we had embarked on a process of updating all those agreements and those boundary agreements and through that process, with the city of Milwaukie, recently came to an agreement. It was in that context that elk rock island came up and I just wanted to out that context.

Wheeler: Thank you.

Allison: Musical chairs today, I apologize. Thank you, jane and Eric. Along with the boundary line adjustment, the partnerships created a new management plan last year 2016 we developed a new management plan to capture contemporary conditions and set forth the agenda decades for managing elk rock island. That is why we come to you today, to engage in this iga that provides for a continued involvement of Portland staff, as we transfer responsibility from Portland to Milwaukie. It stipulates that Milwaukie will allocate resources necessary to implement the new management plan and they'll be -- it also provides for interaction and shared reporting around what's happening at elk rock island. So, it's what I would call a warm hand-off with a lot of collaboration. I believe the iga sufficiently captures the public interest, the success of the partnership generates a high level of confidence. With that, I would like to conclude the staff report.

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Fritz: Thank you very much. I wanted you two to be up here for the whole presentation because you've worked so collaboratively. Now if I can ask Mike Houck to take James place to start.

Allison: I'll let Carolyn start because she's going to throw in some history.

******:** Thank you very much.

Wheeler: We're in temporary corridors here so we're still figuring everything out on the move.

Carolyn Tomei: Mayor, commission members, thank you for allowing me to speak today. I'm Carolyn Tomei and I live in the city of Milwaukie. For over 50 years, I've lived in Milwaukie on the eastern bank of the Willamette river, directly east of elk rock island. Also known as Peter Kerr park. For many years, elk rock island was in essence no man's land. No one was really overseeing it at that time. There was much destructive behavior. People road horses, motorcycles certainly bicycles they were cutting trees, spray painting cliffs. Huge parties went on until 3:00 or 4:00 in the morning. Folks as far as way as Washington county came to party there. No law enforcement action was taken. People from Portland, when we would call them, they'd say, where is this? We're not going there. Milwaukie would say, it's not ours, we can't go there. So no police action was taken for all this negative behavior. Elk rock island is unique in our area. It's a top of a volcano. The basalt is 15 million years older. It also has plants that are unique to the island, not seen anywhere else in the region. Over 60 species of birds were documented on the island. It is the flyway zone for migrating birds. I'm sure Mike will tell you much more about this. Almost 30 years ago, recognizing it was owned by the city of Portland, I contacted your parks department and started a working relationship. It was suggested that I start a friends group, which I did. The residents on both side of the river, abutting the island, were very supportive. We met on a regular basis and eventually, the two cities, Portland and Milwaukie, funded a management plan that you've already heard referred to, for Spring Park and Milwaukie and elk rock island. This was done by Mike, here, and also Ester Lev. The plan was accepted and endorsed by both cities. Since that time and until recently your parks department has done a wonderful job managing the island, protecting it, enhancing it, building paths, eliminating invasive species. I want to call out Mark Wilson, he was a terrific collaborator and worked with our neighborhood, as well as other environmental groups. The park is and was well-loved. The last few years, it's become clear that Portland's attention and resources are more urgently needed elsewhere and we understand that. It's become clear that the people most impacted by the increasing problems on the island and therefore, the most capable of addressing them are the citizens of Milwaukie. After all, Milwaukie's Spring Park is the only pedestrian access to the island. So, it makes sense, as it did when the management plan was first written years ago, to join these two parks and provide protections and enhancements to both, as one continuous unit. While the disturbing behavior on the island precipitated my becoming involved in its protection, over the years, it is precious and special. It became my children's playground. They were huck finn, building rafts, making forts and even, I admit, camping there. It was their daily Disneyland. Two of my children have moved back to live across from the island and they wake up to that view every morning. They also work really hard to control invasive species, plants, indigenous plants, and pick up trash left by some of the visitors to the island. The neighbors in my neighborhood, island station, are protective and supportive of the island and anxious to see the city of Milwaukie move toward its incorporation. So, I commend you and I think, especially you, Commissioner Fritz, for your generous offer to deed the island to the city of Milwaukie. I know my city is committed to caring for it and believe me, I will make sure that happens. The island was my catalyst to become active in politics and I learned my lesson well about involvement. Now there are many involved people in

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Milwaukie and elsewhere throughout the region who have a strong commitment to the island and love it and will protect it, as my children do. Thank you very much.

Fritz: Thank you very much. You were mayor of Milwaukie?

Tomei: I was.

Fritz: And 30 years is how long you've been working on this. I think as Mike Houck says it says endless pressure endlessly applied. [laughter] sometimes it does take a long time to get things done.

Tomei: It does.

Fritz: Thank you.

Tomei: Thank you.

Mark Gamba: Good morning, mayor wheeler, commissioners. Thank you. It's an honor and a pleasure to sit before you and I'm -- I've enjoyed the process of working through these various boundary adjustments and efforts to sort of clean up our mutual boundaries. And, this particular part of it has been near and dear to my heart for years. There are many gems of natural areas, within this region, and particularly in Portland. And, this gem would be the crown jewel in the Milwaukie area. It will be -- and it always has been, truly -- something we care very deeply about and nurture. We recently committed, because of the concerns ncprd had, about taking more responsibility without having an increased budget, our council recently committed -- I believe it was \$32,000 for this next year and then more the following year and we'll continue that as long as necessary to specifically fund the continued restoration effort. You guys have done a phenomenal job, really, with the restoration work. And the oak release, in particular, I thought was brilliant. We recognize that it is extremely valuable and unique habitat and we will treat it as such. We have been, for years now, taking our cues in some ways from Portland and your efforts on sustainability. We hope to continue to do that and -- and we are moving quickly on several fronts in that direction. Recently, our visioning statement, which is about to come before council, calls for Milwaukie to be a net zero city by 2040. So, we are right there with you. And, we will commit to continuing the good work on this island and hope to avail ourselves of the good science that you've been doing on the island, as well. I've heard concerns that, at some point, apparently in the history, people wanted a bridge out to the island. The city of Milwaukie has zero interest in building a bridge out to the island. I think it's great it gets respite from intense human behavior to let it recover. We want to nurture it as the natural area gem that it is. This will allow us to actually employ our police department out there without the jurisdictional issues they faced. On the occasion there are behaviors occurring that are counterproductive to the natural area, we'll be able to be the ones that can respond quickly to that. I'm happy to answer any questions you have.

Wheeler: If I may say, on behalf of my colleagues, first of all, thank you. And, I still call you representative tomei. [laughter] you have had an illustrious career. On behalf of all of us here, we'd like to propose that at some point we have a joint Portland/Milwaukie city council session in Milwaukie. We've got a lot of interest in alignment. The opening of the new orange line and there are things environmentally we can do in alignment, as well. Maybe that's something we can work on together.

Gamba: I would like that very much. The whole region shares common issues. Housing, affordable housing, issues around that and issues around the environment are things I think this region can prove to be a strong leader throughout the nation. Now more than ever, that leadership is needed.

Wheeler: Mike?

Mike Houck: Mayor wheeler, I'm mike Houck. I've been leading field trips to elk rock island for 35 years now. When mike abbaté, director of Portland parks approached me about a year ago, he asked what I thought about the notion of transferring elk rock island

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to the city of Milwaukie and I said, over my dead body and I'm sure the look on his face was -- that could be arranged, perhaps. [laughter] I think he may be back there now, thinking the same thing. I would have opposed this transfer in years past. I have a different opinion today primarily because of all of the great work that James Allison outlined. This region has changed dramatically. When I started in 1982, working on urban green spaces, I was told by the local planning community, there's no place for nature in the city. We've come a long way over that intervening 30-some years. Back in 88 I was thinking the city of Portland should give all its natural areas to metro because there were so little resources going into managing it. As James pointed out, that has all changed. We have metro with 17,000 acres of natural areas. The city of Portland is doing a wonderful job and we have north Clackamas park district that has the staff that can follow through on doing the management we've been discussing here. I'm coming here to support the transfer, which is a big turnaround for me. I did mention reference in my testimony that people back in the 80s were talking about wanting a bridge out there. That would be disastrous for that unique gem. The thing that really lends a mystique to the island is you can go out there during low water, walking across 40-million-year-old basalt. I think it contributes to the -- the mystique of the island. I have been talking to relatives of the Kerr family that donated the island back in 1940. They have suggestions that I think would be appropriate, first of all, we've heard about protecting rare and unique vegetation. There needs to be an intergovernmental agreement and the funding is there. With that, I'd like to say I'm pleased to be here, particularly before you, mayor wheeler and you, commissioner Eudaly. I support the transfer of the island.

Fish: Mike, this is the first time you've ever presented to council where you haven't invoked the 1903 Portland plan homestead. I wanted to do a shout-out since commissioner Fritz and director Abbate presented the parks budget yesterday. At the last slide of the presentation, it was the money quote from the 1903 parks plan. You were there in spirit.

Wheeler: Thank you.

Fritz: That concludes our presentation.

Wheeler: Any public testimony?

Parsons: We have three people signed up.

Wheeler: Good morning.

Mimi German: My name is Mimi German. I think elk island is a beautiful place and I'm glad that it's being preserved. I have a few words to say about preservation. How this came about in what -- Amanda, what you were saying is 22 years of effort, which I think was the number of years making this come about. Anyway, we treat elk island as this beautiful and special place because it is. And yet -- we have this capacity to see beauty and to see unique qualities on an island. And I think that, cool, okay, we can do that. Why is it that we can't use those same observations in looking at our community, our island of Portland, and our communities and work at protecting them in the way that we help protect the wildlife and plants of elk island? For instance, the unsheltered, if we sheltered them, we would be preserving life in our city, on this island. And I think -- I wish that we could see things in a more broad consequence or landscape. So, there's that. There's our unsheltered who suffer in weather like today and if we looked at them as life, we would see that this life is dying today, on our streets. The same way we look at and are concerned about the plant life, let's say, flooding. And along with that, the uniqueness of our community in Portland, with our black community. And how we work instead of preserving this community, we strive almost -- at least in city council -- to allow gentrification to occur instead of bringing attention to the flourishing of the black community here and we allow cops to go out there with free reign and kill these beautiful, black people in our community. I see a correlation. When we use the word, sustain, and we only apply it to an island,

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which is beautiful, but we don't apply it to the people, I think we're missing something. And I'm just here to present that and testify to that. That we need to look at all of us and our unique qualities that make Portland, Portland. As something that's worth preserving, not killing and not throwing away. That's all I have to say.

Wheeler: Thank you.

Milo Denham: Mr. Mayor, commissioners, good morning. I'm Milo Denham. I'm the chair of the island station neighborhood. Elk rock island is in our neighborhood. I live due east of the island. My neighbors and I are in favor of the transfer of elk rock island to the city of Milwaukie. We have been active in maintaining the island and we will continue to do so. Please approve the transfer of elk rock island to Milwaukie. We will take good care of it for you. Please come and visit our neighborhood and elk rock island. Thank you.

Wheeler: Thank you. And thank you for being here and thank you for your service. I know that your folks have put a lot of volunteer hours into that. Thank you. Thank you, sir.

Ted Labbe: Thank you, commissioners. My name is Ted Labbe and I live at 301 NE Hoyt street in the Kearns neighborhood. I'm a conservation biologist and a distant relative of the Peter Kerr. I reached out to the Kerr family, but I couldn't get anyone. I do support the transfer of elk rock island to the city of Milwaukie for -- it makes sense for all the reasons that your staff has outlined. I was welcomed to hear that Mayor Mark Gamba has funds to manage the island. That was one of my concerns about the transfer. I do feel like there are some details that still need to be resolved with this transfer, though. In order for the island to continue to be well-managed going forward, so I have a few suggestions today for the transfer. And I'm hoping that these can be addressed before the -- before the transfer goes through. You heard that elk rock island hosts a number of rare plants, pools and habitats. These are quite rare state-wide and especially in the city and there aren't a lot of places that are that accessible to the population the city, to see and experience those habitats. I think that the 2015 management plan is spot-on and people like Mayor Mary Bushman and Mark Wilson have done fantastic work. I'm working with Mark Wilson with neighbors of Milwaukie and Oak Grove and how to do landscaping so it's not just a postage stamp green space, there's networks of neighbors around there planting their yards. As a relative of Peter Kerr, it has special meaning to me and I want to see the city take additional steps to make sure it is protected. We mentioned the foot bridge and the dock. Those are sorts of things that I don't think my family would welcome seeing happen on the island so I was heartened to hear the Mayor talked that. I'm a little bit concerned that to-date, the city doesn't have an IGA with North Clackamas Prd. Because the city of Milwaukie has no parks department and it needs active management out there and trail development is a sort of thing that we really need still out there. So I'd really like to see an IGA developed so they can assist. So, I'd also -- given we're spending \$4 million at Mt. Tabor for preservation, I think it would be -- I think it would be a kind gesture for the city to commit some funds to match those, the city of Milwaukie, for the next three or four years, just to ease the transition. I don't think we're talking about much, \$40,000 a year and maybe that could sunset and allow the city of Milwaukie to amp up the funding. \$100,000 to see the active management and make that happen, I don't think that's very much money in the grand scheme of things and that was a suggestion that I had, to make sure we're continuing to actively manage the space. Thank you.

Wheeler: Thank you for your testimony.

Lightning: My name is Lightning, I represent Lightning Super Watchdog PDX. This is a crown jewel. I want to commend the Kerr family for the donation. That was very kind to the city of Portland. Separate myself from that side, due to the deed restrictions and what was wanted originally when this was donated, I feel it is improper for the city of Portland to transfer this to Milwaukie. Again, I always look at the original donation and what they

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wanted at the time is so very important to me. Public use for a park, city of Portland. If they had any reason to do otherwise, they would have donated to someone else. Issue number two, if Milwaukie wants this property, this is a crown jewel. How much are you going to pay for this property? In the agreement, the bargaining sale deed, you state \$0. In the ordinance, you state, no money. Again, the way I read that, you plan on paying \$0 for the transfer. Again, to Milwaukie, standard procedures on a surplus property, it goes to the bureaus. They say yes or no. It goes to the public, with the deed restrictions known for the public to be able to buy this island. Did the public have a right to buy this island and respect the Kerr's family wishes as keeping this as a park and for public use? In my mind, they did not. As the public, I'm offering \$1, \$1 more than Milwaukie did and I expect to have possession in the park transferred to me per surplus rules and regulations at the city of Portland. If you deny me that access, I will have an appraisal done on the park and sue you for my losses on buying this park as the public. Did you provide the public the right to buy this park per your surplus rules and regulations? I don't think commissioner Fritz did because you don't care about Mr. Kerr donating this to the city and wanted to keep this under their control and \$40 to manage this park? This is 13 acres, let's be real people. You've spent nothing on this property. You've done nothing with this property and you're now sliding this off to Milwaukie for nothing. Thank you for protecting the public's interest. Thank you very much.

Wheeler: Thank you for your testimony. Good morning.

Star Stauffer: Good morning. I bet you guys never thought you'd see me again, I'm back. Had surgery. Healing well, thank you. I do not commend any of you. You guys are some of the worst people I think I've ever sat in front of. [laughter] nobody is talk about the house less and Mr. Mayor of Milwaukie, I don't commend you, either because you didn't bring that up, either. Let's be honest about the negative element that's madam whatever her name is spoke of. They're called houseless, unfortunate, discarded. They're called not mentioned. By you or your council. What are you proud of? We're transferring this property and then they want money from us? Well, you know who could use money, \$40,000 would go a long way to help the houseless in Portland. Clearly, your hands are full with murdered black children and houseless dying on you. How many bodies so far, during your term, mayor? You're overwhelmed and unfit to do the job. I can see why you would be in a hurry to unload this. We will be paying attention to that. Shame on all of you. And I know you can see our attempts to communicate. And you ignore them. But it's so nice that you want to have a joint council session with the mayor of Milwaukie. What good does that do anybody here? Over a park? We can barely get your time on the houseless. We can barely get your time for Quatrice Hayes I'm glad you met with his family. What are you going to do about it after? How come Mr. Hurst hasn't been arrested yet? I don't recognize him as an officer, he's a murder. If you keep him as an employee, you're promoting murderers. Shame on you.

Wheeler: Thank you for your testimony. Good morning.

Johnson: You still got to make an hour and 10 minutes before you say afternoon. [laughter] we definitely have a lot of bridge crane going on here, I'm Charles bridge crane Johnson. It's been alleged that I'm part of a pentagon patriarchy insurgency middle-aged white men. Some of the women and people of color have spoken here eloquently. I grew up under Reagan and Upton and all that. When we think about this, nothing against the city of Milwaukie. I don't know if they're better or worse to the homeless than the city of Portland is. If we look at the big picture and look at what governor Tom McCall did governor Tom McCall if we think about the Oregon general league of principle that boundary land is public land idk if that's fully the case along rivers or only along the ocean coast.

*****: Rivers.

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Johnson: Thank you. That when we look at the size of the city -- the fact that this elk rock is a treasure for every Oregonian, for the black people that were excluded from it. Poor Oregon. We know we have a troubled history. It's kind of unfortunate that the land was ever in public property to be deeded back to the public -- private property and deeded back to the public. In light of what lightning super watchdog said, we need to look at is any municipal ownership the best route or -- fortunately, it's in the wrong river. I wish it was in the Columbia river because it should be under the domain of the Columbia river intertribal fish coalition, maybe it should belong to the grand ronde. Not one that has all-white male council. I don't know for sure. Can't keep track of lake Oswego and Milwaukie and all the different situations they face but I think that maybe we've triggered some conversations here and we should talk about it. Does the city of Milwaukie really want to take this own and be stuck as the sole custodian for an Oregon treasure? Thank you very much.

Wheeler: Thank you.

Joe Walsh: Good morning, my name is Joe Walsh, I represent individuals for justice. I would concur with almost everything Mr. Lightning said. The presentation that you offered us spent most of your time telling us what a gem this was. How wonderful this property was. How much we did in the last 30 years to bring it up to restore it. It is a gem. That's what I hear. Then the question pops into this Irish mind, why would you give it away? If it's so good, why would you give it away? Are you lying about how good it is or are you screwing the citizens of Portland by giving away a gem? It's -- I mean, either/or, you're in trouble. Why would you do this? And it's also rude, when council people leave when people are talking, it is rude.

Wheeler: Folks, again, I'm sorry --

Walsh: Steve Novick used to do that and he is not here anymore. Do you hear me, Amanda? He is not here anymore; I know you're safe but we got two guys over here that are not safe. So when you are rude to us, we get pissed and when we get pissed, you don't have a meeting.

Wheeler: Thank you, sir.

Walsh: You are rude here.

Wheeler: Good morning. Please state your name for the record, please.

Steve Entwisler: Steven Entwisler, born and raised here in Portland. That was quite interesting that we don't really have a plan for folks that are trying to survive one day at a time. Have you ever tried to do that? With no paycheck. Go 10 years without a paycheck and see how you live, okay. I have. I went 10 years without any money. Okay. I know what it's like. Okay. And guess what? You guys are the enemy of the people. Unfortunately, and you don't have to be. You don't have to be. You got off on the wrong foot and now you have to make up time and efforts. You got a whole bunch of things that you didn't have before that you do have now. You can reverse that. You can. But the problem is, is that we have a gentrification and micromanagement system in this council. Okay. That micromanages everything. Including homelessness, that's why it's always been a problem and it will always be a problem. When was the last time you went to one of the meals? And got to know any of them? How many of you guys even know a homeless person? You know who the homeless people are? You don't even know who they are. You know who they are? I'll tell you who they are. Back 35-40 years ago, were filling up the gas in your parent's cars and wishing them a nice day. Have a good day. They were gas station managers, they weren't well-educated so they didn't have the job opportunities, okay. They lost their jobs, they lost their homes, okay. They got priced out of everything. They got gentrified early. Now they're just hanging on trying to survive. That's all they're trying to do. They're not an enemy, they're not hurting anyone. They're just trying to survive and they're lonely, okay. They need to survive. You guys -- look at people as they're damaged goods

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and you need to get rid of them. That's a bad pattern to keep. That pattern's been around in Portland for a long time. Go back to the native Americans and see what damaged goods, what they used to use as excuses for them. Okay. It's the same thing, it's the same pattern. You can go all the way back to chief umtuch, who shot him in the back and got away with it? And never got prosecuted. Thank you.

Wheeler: Thank you. Good morning.

Lisa Bailey: Good morning. I'm the council president of the Milwaukie city council and I didn't originally intend to testify but there were a couple of things I wanted to add and clarify to what our mayor has already said. First off, that our city council is comprised -- to clarify a question raised earlier. Council is three women, two men, so it's not all males as was asserted. The --

Wheeler: Folks. Thumbs up, thumbs down, please.

Bailey: In addition to being a city councilor, I'm a neighbor of the island. 15 years ago, spring park was a blackberry jungle.

Wheeler: Sorry, folks. We have cut off testimony on this item. Sorry to interrupt.

Bailey: I wanted to say that 15 years ago, both -- you know, spring park was a blackberry jungle and it was overrun with ivy and a lot of work has been done. I think it's a really great success story of cooperation between both our cities. I do want to reiterate that nothing about this transfer changes public access to this island. It's publicly accessible when it's publicly accessible. I also wanted to just mention that in Milwaukie, we're in the process of renaming our riverfront park, Milwaukie bay park, historically, it was referred to as Milwaukie bay, so bringing this park into Milwaukie also, I think, creates a little oomph for thinking of the habitat from the mouth of Johnson creek to the mouth of Kellogg creek to the mouth of elk island it helps us start to work on them more holistically not that we couldn't have done it with Portland, but I think it makes it just a little more manageable for us to do as we think about all of that area as a habitat area. Again I want to thank you for your consideration of this appreciate this.

Fritz: Thank you commissioner Bailey I would have asked you up earlier if I had known you were here. Thank you.

Wheeler: Is there any further discussion amongst city council? Please call the roll, sue.

Fritz: Thank you to everybody who has come today, especially our colleagues from Milwaukie. We have complied with the city surplus property rules as required. We offered it to the other bureaus and nobody was interested. We offered it to other governments. We took a long time to address mike Houck's concern. We have spent a lot of money from environmental services and parks on fixing it up, so the transfer includes requirements for continuing to do that by the city of Milwaukie. It's nice to know that councilor bailey and Meg Amburow will make sure that that happens. I think it's actually an exemplary -- it's a good example of local government fixing something up then offering it to another government who should manage it more appropriately. I hope Powell boulevard and barbur boulevard and many of our other state roads could be fixed up by the state then given to the city of Portland. It's really great that we have been able to manage this very collaboratively. I want to thank James Allison, Dennis James, Zalane Nunn and mike Abbate in parks. Harry Auerbach who's made sure we do it right every step of the way. Bes staff including jane Bacchieri who you heard from. Portland planning and sustainability Camille Trummer and Eric Engstrom and all the mayors. Mayor haes was very encouraging as has been mayor wheeler in determining this is the right thing to do then former mayor Tomei and current mayor gamba have also been wonderful. Thank my senior parks advisor. Aye.

Fish: I want to begin by thanking commissioner Fritz for bringing this forward and for closing what has been a 30-year process to bring this to this day. As my colleagues know

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one of the most important partnerships in the city of Portland is with the parks bureau and the bureau of environmental services. There's no better example of how that partnership works than how we manage and maintain our natural areas. We're very proud of that. Commissioner Fritz, thank you for bringing this forward and for working out all the complications at the end to bring us to this. I want to thank the crack team at bes for their work. Jane bacchieri and Shayna Anderson, we have tremendously talented people at the bureau who are very dedicated to the mission of the bureau and to the work around natural areas. I'm very proud of them. Mayor, thank you for joining us today and for the time you spent to educate all of us about this issue. To lobby on behalf of your great city. Mayor wheeler, I just want to commend you. I have been on council since 2008. This is the first time a mayor has proposed that there be some joint city council gathering and I think with the orange line I think the symbolic thing would be to take the orange line to Milwaukie then for us to have a public presentation together and talk about our shared values. Mayor, thank you for proposing that. That's a great idea. [shouting] a couple other things about this particular transaction, I want to commend everybody that worked on the elk rock island natural area management plan. That took over nine years of monitoring and a ton of collaboration. That is and will continue to be the plan that we will use to guide all of our work at elk rock. Here's the commitment from the bureau of environmental services. Commissioner Fritz, we will continue to play the role that you envision for us on elk rock island providing technical expertise, the city of Milwaukie and other local partners to protect water quality and water shed in the Willamette river and this regionally significant natural area and we're delighted that this further strengthens the bonds between our two great cities. So finally mike Houck was here earlier and I think it was worth noting that mike said when he began in the 1980s he got a lot of resistance around the idea of nature in the city. He also got a lot of resistance to the idea of green infrastructure. Today green infrastructure is the standard because it actually saves ratepayer dollars and is a more efficient way of managing storm water. Nature in the cities is why people are coming here in droves. If you make a city habitable and a place that birds and animals and others can thrive in, it also -- please. Please. It also gives us an indicator of human health and mike has been the champion for a long time and I want to just join with commissioner Fritz in calling out really one of the key leaders in our movement and thank him for his work. Aye. **Wheeler:** Again, folks, don't interrupt testimony or deliberations. Thumbs up, thumbs down is sufficient. Thank you.

Saltzman: I want to thank mayor gamba and Carolyn Tomei and your stewardship to your city and will provide to elk rock now that it's part of the city of Milwaukie. This is really the proper thing to do. I want to thank the parks bureau, bureau of environmental services, commissioner Fish, commissioner Fritz for their services, long talked about, long studied. It's time to do it and it only helps bring more shine to Milwaukie, which we have watched become a very progressive city with progressive values that we share in Portland and I look forward to the joint city council meeting in the future. Aye.

Eudaly: Aye.

Wheeler: First of all I want to add my chorus of thanks to commissioner Fritz for bringing this forward and commissioner Fish. I know you have been a long-standing advocate of this proposal. I want to thank mayor gamba and Carolyn tomei for their trek here today and testifying. I want to thank people who have testified previously who worked very hard to make this happen. I want to reflect on one comment made during the public testimony, a question about our obligation to the past. And I want to be clear. I heard that statement and there's an obligation to the past. There's also an obligation to the future. I want to be very clear about what this actually does. This isn't just about maintenance. This can also be about wild land restoration. Mike was here earlier, I had the privilege of working with

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him 12 to 15 years ago on some of the restorative work in forest park. I had the privilege of working with him and others on the heron rehabilitation project. The proximity to Milwaukie I think is important. I think this is a very good move for the long term enhancement and preservation of this important wilderness area and I strongly support the work that's gone on previously to make this a reality today. I enthusiastically vote aye. The ordinance is adopted.

Wheeler: Next item, please.

Item 248.

Wheeler: This is a second reading. Discussion only. Any further discussion on the part of the city council? Seeing none please call the roll.

Fritz: Thanks to everybody involved. Aye.

Fish: Aye. **Saltzman:** Aye. **Eudaly:** Aye.

Wheeler: Aye. The ordinance is adopted as amended. Next item, please.

Item 249.

Wheeler: Good morning.

Wheeler: I would like to know how many people are going to sign up to testify in these items. What we're going to do, at the end of the formal presentation we'll cut off public testimony so if you can sign up we would appreciate that. Good morning. If you could state your name for the record.

Bob Day, Portland Police Bureau: Good morning, mayor. Commissioners. I'm bob day, captain of the training division for the police bureau. This is officer Paul Meyer one of our bureau armorers and subject matter expert in regards to our firearms program, et cetera. If we have any questions that get into the weeds of what we're talking about today.

Essentially we're before you to ask for an increase and I recognize it's a sizable one, to the current contract that we have with san Diego police supply for our ammunition needs. The purpose behind this we have had a contract with them for a number of years. The current one runs through the end of next year, 2018. The training division is responsible for purchase of all ammunition for the police bureau, so the primary large amount of ammunition is what we use in our standard issue firearm of the 9-millimeter. But there's also various weapons systems. We use we're not talking about just supporting the routine patrol firearm but all the ammunition for the police bureau. The reason the need for this increase is not because we're going to immediately go out and purchase another \$2 million worth of ammunition. We have nearly reached the capacity for this contract for our current ammunition needs as they run through this year. Next year will be reserve usage and we run into the potential of [shouting]

Wheeler: Please do not interrupt.

Day: We run into the potential end of next year not having adequate ammunition to carry us forward into 2019. The reason for the increased amount of usage is obviously the hiring that we're doing, we're training more. We have three ranges now which allows for more training. We have returned to using live fire ammunition during our annual in-service training. We had to suspend that for a couple of years because of the inability to receive ammunition. When we purchase our ammunition we're doing so in competition with everybody else in the country, so including the united states military. If there is a change in administration on the national level, if there's advocacy for gun rights on either side of that conversation, it can impact the purchases of ammunition as well as if there's conflicts where the military needs more. So there's -- we don't get an opportunity to go to the front of the line, we just purchase and we have had to wait sometimes almost nine months to receive an order. The other need for this to be increased is because not only do we not want to be in a position where we can't restock our supply but also because in ordering because of the delay sometimes these run into other fiscal years, so it's not uncommon for

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us now to for example if we were to make a purchase today but really not see that ammunition arrive until the end of the year and therefore we have run into another fiscal year with the contract so there's an opportunity here if we can extend that, increase the amount authority. It really is just authority to say if we have the need over the next two years. I don't want to be in a position at the end of 2018 where the contract expires and we're waiting and then when the ammunition drives we can't fulfill the contract. We can't pay it because we don't have the authority. So that's the primary need. Where the conflict arises. So if you have questions specifically about the ammunition, Paul is the subject matter expert.

Wheeler: I have a question. You answered the question about the size of the contract and I appreciate that explanation. The other question is why do you need live rounds for training purposes? Is that a requirement?

Day: Well, we have a couple of options. I'm going to let Paul talk about the different training that we do both with live ammunition and then also with our what we refer to as utm.

Wheeler: Added to that I'm curious to know, is training -- is there some requirement with regard to training with firearms?

Day: The short answer is yes. We're required to qualify a minimum of three times a year. We're also required by the state of Oregon to provide eight hours of use of force training a year which typically involves our firearms as well. So there's a state mandate as well as our own internal procedures. I can let Paul touch on both the live fire and the ammunition rounds we use and the benefits of both and the training purposes.

Paul Meyer, Portland Police Bureau: The signature rounds that we use are either blank round or a paint round and it's similar to your fire arm going off but its different. It's more expensive. Cost-wise for the training rounds than it is for live fire rounds. So for training reasons live fire rounds is going to make it as similar and close to real world events potentially as we want it to be, where training rounds may not be. It's definitely better training going with the live fire rounds.

Wheeler: Thank you.

Saltzman: Is this a competitive contract?

Day: Yes. Right now this is an amendment. The contract runs through 2018. So we're asking for an amendment to this to go so that we have capacity if we need it between now and the ends of 2018. Obviously next year it will go back out for bid as we have done every year. This why the its contract with san Diego we have had for a number of years. I was on the training division in the early 2000s. Every five years we put it out.

Saltzman: The contract was originally competitive and san Diego --

Day: San Diego police won the bid. It was 2 million not to exceed 400,000 a year for five years. We're in a position now where when we signed this what would have been three and a half years ago we didn't anticipate the additional hiring and training needs that we would have plus the additional ranges that are available.

Saltzman: Next year will be released on a competitive basis again.

Day: Yes, sir.

Saltzman: Thanks.

Wheeler: Any further questions? Is there any public testimony? We have 12 people signed up. Could we please limit it to two minutes? I will let people go over but just given the time I'm hoping we can try to keep it within the two-minute time frame. Certainly no more than three.

Stauffer: Good morning. Good afternoon almost. Wow, \$2 million is a lot. Not nearly as much as 10 million. The police really pushed that contract through and they are have run out of money already? What are they doing with it? I know for a fact from talking to officers

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who I could name that you don't need more police for crime. There's 911 chasers. Who the heck are they shooting at besides black children? As far as target practice goes, a piece of paper, Mr. Officer, whoever the hell you were, is not like shooting at a regular person. That was so insensitive and disgusting. To even make a reference that it's closer to the real thing. I'm sure Quance Hayes' mother would disagree. So would Irene Colangi. I have shot at a piece of paper. I have never shot at a human being. The piece of paper didn't care. Its family didn't care because paper doesn't have family. It's not a living, breathing thing. I don't know why it is that we have such a militarized and expensive police force who clearly cannot manage their budget but since you have made it your duty to be commissioner of police despite the fact that it is not historical to do so, I guess I have to ask you why you're so bad at mismanaging the police budget. \$2 million could build several villages for the houseless. They don't need more bullets. They certainly don't need more target practice. We should all know, shouldn't we? Because we're the ones that they are shooting stuff at. Black people are the ones that they are shooting and killing and when it comes to black people their aim seems quite accurate considering that they almost never live. So really what we're talking about is a \$2 million increase to continue an extermination of black lives.

Wheeler: Thank you.

Stauffer: You're not welcome. [laughter]

Wheeler: Good morning.

Cameron Stark: Cameron Stark, a victim of police brutality by Portland police officers. The definition of terrorism is governing by intimidation. This council and the Portland police are a terrorist organization. Guilty of coercion. There's a term I would like to define for you called purposeful injustice. When mistreatment of innocent persons is used as a fear tactic to keep the masses in compliance with governing forces is exactly what this \$2 million is going to go for. It's target practice against innocent persons of Portland, Oregon, that they already shoot at us, you know, free will, all the time. Quance Hayes was killed a couple weeks ago and you have plenty of obvious police training to cover up and to deny us our rights to due process. Kendra James, Bodie Phelps, all those names are the reasons why you should vote against this \$2 million increase. Thank you.

Wheeler: Thank you. Good morning.

German: It's not a good morning on unconstitutional Wednesday. It's a real slap in the face of all of us today what's going down today. This is the icing on the disgustingly sour cake. Here's the deal. I believe that you ran and said that you would bring down the military presence of the police. This is the opposite. This is increasing police brutality by giving them live bullets which by the way I want to see before you guys ratify anything or vote for anything that guy is like, yeah, well, you know, it says somewhere that we should have live bullets. I think he's making it up. I think that you should all demand to see exactly where that is and to me it sounds like he's having his own wine fest about not being part of the army. Guess what. The Portland police is not the military and it's not the army. The Portland police doesn't get the same kind of bullets and military, you know, whatever, paraphernalia that the army gets. How many more deaths is anyone going to take responsibility for because our cops get to have live rounds to practice with? Who does that? What we know that is our police do practice live rounds and they practice on the black community here. When they are not running bullets to practice on the black community they are running Iraq against Teresaa Raiford on our streets. In the most kkk-like fashion just a few weeks ago. Live bullets to the police. More rounds for the police because they can't handle their own shooting range and how many bullets are going out? Are you kidding me? These are people who can't handle what they had. So they want more. Oh, hey, man, I want more bubble gum. I ate too much. You know? You don't get

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more bullets because you use too many bullets. Amanda you said one thing and I want to repeat it. It's perfect for how I feel today. You said endless pressure, endlessly applied. That's what we are doing. We're going to do it until you guys do the right thing. If you vote for this, I'm telling you, there's going to be an outcry. They just got \$10 million to deal with. Do not give them 2 million more.

Wheeler: Thank you. Next three, please.

Wheeler: Good morning, Mr. Walsh.

Walsh: Good morning. I'm Joe Walsh, I represent individuals for justice. We are not very naive. We don't care about your vote. We really don't. We know you're going to vote this in. You're going to give more money for police officers to shoot live ammo and get better at killing people and there's nothing we can do to stop you. You are going to give the police department any damn thing they want. When I read this I saw the figure, I thought you guys were giving the police bazookas. [laughter] I said, 2 million for ammo? Are you kidding me? Then I read, oh, only had one range but now you have three. So you have to up the ante. I said, okay, what's -- 4,000 times 12 is 1.4 million. You don't even get to the 2 million. What are they going to do with the other 600,000? Are they going to buy bazookas? When are you going to stop? When? That's our cry. When are you going to say enough is enough? Stop: When we have run you all out? I'm not going to live that long. It's going to take a long time. You're all vulnerable. Every one of you. It has to stop. You have to get control of your police force. What happened in the last month is outrageous and you sit there like it's nothing. A 17-year-old boy was blown away and you sit there like it's nothing. What is the matter with you? Where is your soul? What happened to you? You arrogant son of a bitches.

Wheeler: Thank you. Next. Good morning.

Red Hamilton: Good morning. Hello. I'm Red Hamilton. I am here to oppose the city giving the Portland police \$2 million on ammunition for target practice. There's something inherently wrong with this. The Portland police doesn't have a good track record with de-escalation tactics as there are record number of officer involved killings most of which with the victim being black. The most recent officer killing was a black boy named Quance Hayes, 17 years old. He was killed because he fit the description. The Portland police doesn't need more ammunition for target practice. The Portland police needs to demilitarize police. We know that more guns begets more violence. In the current political and social climate, we have seen an escalation of violence towards protesters and shoot to kill attitude from police. Police should not be able to kill people without impunity. The \$2 million should be spent on changing disparities of the killing of black boys and women. The solution is more training. De-escalation training. Implicit bias testing for police officers. Levels of accountability for officers killing unarmed black people. Indictments for police officers that kill black people. Starting with the most recent. Give Venus Hayes closure. Indict Andrew Hurst.

Wheeler: Thank you. Good morning.

Jeff Singer: Hello, Mayor, I'm Jeff Singer with film the police Portland. Somewhat of a self-taught expert on militarization of America's police. I would like to bring up the 1033 program and other department of homeland security programs that donate nationally all kinds of military equipment, gas masks, assault rifles, body armor and bayonets. 12,000 to police departments around the country. Primarily for use in the drug war, the martial project is something that allows you to track where these donations are going and just locally Multnomah county 88 assault rifles. Marion county 147 assault rifles and pieces of body armor. Clackamas county 45 assault rifles, ten pistols, six-night vision goggles and one mind resistant anti-personnel vehicle like you would see on the streets of Baghdad. Lane county, 245-night vision goggles, 38a.r., what the hell is going on in Lane county?

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Has isis finally come or is the demographic shifting rapidly away from white and they are getting a little scared? Why do they need this equipment? Who are they fighting? Is it the public is slowly waking up to the fact the shepherd, the sheep dog may be as bad as the wolf? It's been developing in this country since the late 1970s has left a real deep divide between law enforcement and communities they are there to protect. When you couple that with all the wars on drugs, wars poverty, war on crime, war on terrorism you'll stop seeing officers interested in safety and soldiers interested in maintaining order. You're being petitioned for \$2 million on teaching already professional killers on how to kill better. A girl brought her sleeping bag with her because she has nowhere to go and you want to spend \$2 million on teaching people to kill better. My time is up. The red light freaking me out. Do you see where I'm getting? 2 million more dollars on death when people are freezing, starving on the street. What's going on here? Thanks.

Wheeler: Thank you.

Wheeler: Next three, please.

Wheeler: Good morning.

Teresa Roberts: Good morning. I'm the first to sit down so if the others don't mind I'll be first to testify. I'm Teresa Roberts with empower Portland. Can I take it as a good sign that chief o'day fears a bullet shortage? Do we think that gun culture is going to diminish or do we think that we have to get their first to oppress our community members? I would like everyone to stop saying citizens. It disenfranchises our immigrant friends. Or is this just another scare tactic to drive the market value of bullets up so that retired cops who run stores that sell guns and ammo can make more money in their retirement? I mean -- police have a conflict of interest there in that they have a vested interest in people being afraid. They have a vested interest in the sale of weapons going up. And I do not understand why we are reinforcing this paradigm. I cannot help but notice that we have skipped over a bunch of agenda items. What happened to the state fire marshal? What happened to the city auditor? What happened to the tree regulations? Are they still on the agenda today?

Wheeler: The first ones were on the consent agenda. Tree regulations we had a discussion and vote. It was second reading. We had public testimony last week and the recommendation for amendment which we adopted.

Roberts: Did I not just hear lengthy discussion of an island? We did all these other agenda items? I apologize I was using the multi--- the stand-up sit-down bathroom that everyone can use. Thank you for putting a baby changing table in there. Then I withdraw that. I apologize for being elderly and making a mistake not to be an ageist but I see it happening. You know, these ammo prices, \$35 for a teargas canister. Let's look at what we're spending while these other departments languish.

Wheeler: Thank you.

Stan Schaefer: I'm Stan schaefer. Empower Portland. My first concern here is that I have been going to training advisory council meetings that pbb hosts and I was just learning about tasers there. I learned that they train all the time with tasers and they don't use live rounds. My preliminary investigation seems to show that rubber bullets are actually cheaper than live rounds. And I'm concerned about why we're talking about live rounds when we just have video from the other day of officers who are trained under captain day shooting people pretty much at point blank range with pepper balls for no apparent reason. So I'm concerned -- at least once I won't mention his name, recently being dishonest. I'm concerned why this man has a job. After all the training that we were just told December and January that police got in terms of crowd control four extra hours we find out mistakes were made. They can't seem to figure out that they shouldn't be attacking people on the sidewalk. I think captain day needs some retraining first. I would rather see this money put towards de-escalation.

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Wheeler: Thank you.

Nita Kelley: Hello? Okay, so --

Wheeler: Is the light on?

Kelley: Light's on.

Wheeler: Good to go.

Kelley: So basically, I wrote something down but I'm just going to go off the gut. I feel like we have way more problems in our city that that money could be allocated for like the streets that are torn up, tearing up our tires on east side. You guys want to hook up naito parkway by my house I need new tires every couple of weeks. That could be one. Our schools are full of lead in the water. You could allocate money for that. Also our houseless neighbors are dying in the streets. They are asking for garbage bags to keep dry during this rain. We could use \$2 million -- I don't know, shelter or something up for them. There's an outbreak of random illness that everybody keeps passing around because it's cold outside and they don't have the resources fortunately on not my presidents' day the squad out to beat everybody up while we were trying to collect those for the houseless community shut us down. Maybe you could use that to get those resources back. You and I met on the street and I asked you how are you going to help us out? We were there to collect clothing, warm sleeping bags, food for the houseless and you shut us down before we got started. I asked how are you going to help us? You're going to get new ammunition for the cops, right? My friend Keaton Otis had 23 bullet holes in him at the autopsy. I think they had enough ammunition, enough target practice. I think Kendra James has had enough. In Gresham, sergeant McDowell was suicidal. He didn't want to kill anybody. You all shot him dead. Now you guys, police, you all together to me. You all shot him dead on his doorstep. He was a sniper the military. On a dead end street in a cul-de-sac any of those officers would have made it if he was ready to kill someone. There's a mental health crisis we could put that money towards. A lot of people are dying because they are depressed. I'm not going to lie about it, it's a serious situation especially amongst the black people you all keep shooting down. We need more help. More resources. [shouting]

Wheeler: Thank you. [shouting]

*****: Good morning.

*****: Can I go first?

*****: Please.

Tara Parrish: Hi. I'm Tara Parrish in southeast Portland. I know you've seen my face before. Well, I was not planning on testifying but when this came up I am trembling. I have been brutalized by the Portland police under three consecutive administrations. Sam Adams was the first one. I received a concussion. Charlie Hales was the second. I'm one of the people who got hurt on October 12th at city hall trying to fight for transparency with this police contract which didn't happen. I have a couple notes. I didn't plan. Since October 12th when that passed I have been brutalized more than I have in my whole career as an activist. I got teargassed on January 20th. Peggy back there who got seen in the papers with blood on her nose was on my arm and we got ground zero teargassed. I have never been teargassed as an activist. Pepper spray everywhere. That's not even allowed by the Geneva convention. You're the police commissioner. I have PTSD so bad as a side effect of what I do. All of us do. We have nightmares. We don't sleep at night. We suffer from severe depression at times. We have anxiety. Now, on January 20th, that young couple on their honeymoon that got shot with the rubber bullets, I witnessed that and I'm in contact with them. They are outraged. They have seen all the police violence that has happened with these nonlethal weapons that suck. They are pissed. These are just two kids. You did this to them. You know, they have never encountered that kind of a situation before and they had bruises all over their bodies from the rubber bullets. I have pictures. Sorry, I'm

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just kind of emotional. I have submitted so many independent police review board complaints, nobody cares. I never hear back. Oh, I do hear back to tell me that I do not have enough evidence to deal with my claim. That's always. Even when I had e.r. Records that said I had a concussion. That one the Portland police bureau gave me. My goal is to live as long as Joe Walsh. I'm not going away. [laughter] you know, you're the police commissioner. Whenever I hear people bring up brutality here locally, you sweep it towards marshman. It's not your problem. It's other people's problems. Some officer who was not following procedure. It's individuals -- it's not you. But I'm scared of you, Ted. Can you see I'm trembling? I have been hurt so much in the past six months by the police for just standing in the street. I don't fight back. I never fight back. I let them go ahead and hurt me.

Wheeler: I appreciate it. I have to ask you to start wrapping it up, please. No, I appreciate her testimony. I'm going to have to ask you to wrap it up. [shouting]

Parrish: I want you to see how traumatized I am just by listening to that. I have watched you guys make 2,499,000 today. You just want to shoot us more, beat us up more, push people on to the ground and make their faces bloody and teargassed. I have seen a 14-year-old get shot with a rubber bullet. This is consistently. Every time we go and march it's something like this. I know you here and I you I think you really, really want to be a good mayor. I think you really try. I think your heart is in the right place. I just want you to hear the emotion and the trauma and the fear in my voice right now.

Wheeler: I do. I appreciate your testimony. Yes, sir.

Alex DeBlasi: Good morning, council, Mr. Mayor. On the evening of February 20th after a day marked by police brutality against peaceful unarmed protesters including a 68-year-old woman, intimidation tactics targeting specific activists, actions described by the ACLU as illegal, several community members and I led a march to your home. The democracy that had been taken away from us on the streets was snatched back that evening at your front porch. I read to you, Mr. Mayor, a statement that addressed several issues. Including police violence. Locking out of divest pdx petitioners on the day of the general strike and the need for Portland to take a stand against the anti-humanitarian Trump administration. A stand that begins with our divestment from Wells Fargo and which will continue with this council voting no against this measure. Please know that this is only the beginning. We need a city government that we the people know is on our side in the fight against President Trump and his toxic policies. This is why I demand now as did at your home a city hall that is accessible, transparent and accountable. Accessible to a public crying out against injustice in our streets. Transparency in terms of policy and with regards to your agenda. Lastly accountability. This rings doubly true for you, Ted. This means accountability for the actions of a police bureau over which you are serving as commissioner. If you cannot do that I accuse you of having a major conflict of interest, one that leaving the door wide open for rampant corruption and abuse of power. The 5:00 will uh has already put you on notice. Do you want one from Amnesty International? On your front porch you promised what you called an adult conversation. It's almost been a month and that offer has not been extended to us yet. Accessibility, transparency and accountability. I'll wait. Two more sentences. Accountability. Transparency and accessibility are words that frighten politicians but not leaders. The question to you, Mr. Mayor, are you a politician or are you a leader?

Wheeler: Thank you.

Robert West: I'm Robert West I'm with film the police 911. First of all I would like to bring something up. We do have homeless people in the audience. We have homeless people all over. They need shelters. They need meals. They need clothes. They need stuff. Okay? We have streets that are falling apart that you go over you got to replace tires, get

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alignments, stuff like that. There's a lot of cost that the city has. Maybe you could spend that \$2 million and reimburse some of the activists that were brutalized instead of spending the \$2 million on police bullets that are designed to kill. It's not -- those bullets are not designed to injure. When police are trained they are not trained to injure someone. They are trained to injure someone they would shoot them in the arms. That's not where they shoot. They shoot at the main body. The heart. The lungs. The kidneys. Stuff like that. That's what they shoot at. That is not cool. That's not nice. That should never -- you know, shoot from the shoulder, oh, no, we can't shoot for the shoulder. Why? It's the biggest area, one of the best places to disable someone if they are armed. Not the heart, not the lungs. That kills. Police are trained to shoot three to four rounds each time. What are you going to do, train them to shoot eight, nine, ten rounds each time? There's no reason to litter bodies up with bullets. This is absolutely wrong. Especially when you have other areas that you can put the money into to help your community out. If San Diego wants to spend money on bullets, good, let them, but we shouldn't spend a dime on bullets. Not when the police are out there just killing teenagers. You know, you guys are killing people like it's candy. That's not right. You know, those people that died have families. They have friends. They have people that mourn them. They are not a piece of junk. Yeah, they don't live in your neighborhood. They live in mine. They live downtown. They live in southeast. You don't need to worry. Your neighbor is not the one getting killed. It's going to be my neighbor. It's going to be some homeless person downtown's friend. It might be a homeless person's kid. Might be someone in southeast that they sent the kid out fits the description of a robbery suspect, I listened to the police scanner and I hear a lot. Oh, yeah, the suspect was black. Okay, well a million people in town are black. You know? What better description can you give? You know, that is ridiculous. If someone sat there and said that the suspect is white and your neighborhood, Ted Wheeler, you would throw a fit if the cops drew guns on your wife and kid. Why should I not be upset when your people, your cops draw guns on my neighbors? On areas on southeast, in downtown.

Wheeler: Have to ask you to start wrapping it up.

West: I want you to think about that all of you and say no to this ridiculous 2 million for an uh nation. They can use training ammunition.

Wheeler: Thank you. Appreciate your testimony. Is there any further public testimony? That's it. Further discussion before we call the roll? I'm sorry, this is a nonemergency first reading. It moves to second reading. Thank now for reminding me, commissioner Fish. Next item, please.

Item 250.

Wheeler: Good morning.

Larry Pelatt, Procurement Services: Good morning. Good morning, Mayor Wheeler, I'm Larry Pelatt from Procurement Services. You have before you the procurement report recommending a contract award to T.Edge Construction Inc for the Colonel Summers Park Splash Pad and additional improvements projects in the amount of \$673,530. The engineer's estimate was 567,242. The bureau's confidence level was medium. Bids were opened February 9, 2017, three bids were received in response to the solicitation and T.Edge Construction is the lowest responsible bidder at 673,530, which is 14.5% over the engineer's estimate. The primary reason for the project coming in over the engineer's estimate is an increase in specialized work and current market conditions which all prices are rising faster than our internal estimate can accommodate. The Bureau of Parks and Recreation Procurement Services and T. Edge identified an aspirational goal for certified DMWESB subcontractor and supplier utilization at 20% of hard construction cost for this project. There is a total of \$673,530 or 100% DMWESB participation including the prime contractor at 76.4%, certified contractors at 22.4% apportioned as follows. DBE, being

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disadvantaged business enterprise \$20,850 performing sewer work and surveying. Wbe, women business enterprise \$114,179.25 performing mechanical engineering and landscaping, and emerging small business \$14,750 performing electrical work and then the prime contractor is a dba disadvantaged business enterprise and women business enterprise t. Edge construction \$14,577. T. Edge is a state certified dba wbe contractor and is in compliance with all city requirements for contracting. The council has any questions about the bidding process, I can answer those or Lauren McGuire is here from Portland parks and recreation to answer any questions about the project. Thank you.

Wheeler: Thank you.

Lauren McGuire, Portland Parks and Recreation: Hello, mayor, members of council. As Larry said I'm Lauren McGuire, development program manager for Portland parks. With me is Marlo medellin, project manager for the project. We're here to tell you a little bit about the project. You'll recall that in 2014 we -- our community generously passed the \$68 million parks bond measure and this is one of those projects. The bond funding goes towards parks most urgent needs in the seven focus areas, playgrounds, trails and bridges, pools, facilities for tech workers, pioneer courthouse square, accessibility rest rooms and other urgent safety improvements. Colonel summers parks has several challenges we're addressing. The existing park restrooms are not performing as desired due in part to increased use and also aging structures and accessibility impediments. The present restroom facilities are insufficient to meet heavy usage currently demanded and are regularly supplemented by temporary restrooms. This is an aerial view of colonel summers park with many facets shown here. Most prominent is the pavilion which just recently had decorative gates installed as part of an sdc project, which are beautiful. Thank you, marlo. The improvement proposed as part of the park will provide a new loo to supplement the existing rest rooms, also remove accessibility barriers from the main north-south walkway into the park and provide exciting new splash pad and as well as safety improvements. The improvements are made possible both through the combination of bond and sdc funds. The 2014 bond funding will pay for the loo and ada pathway enhancements and system development charge funding will pay for the new splash pad which replaces the nonfunctioning wading pool with a larger splash pad to increase capacity. This shows the park in more detail and the plan. The slide illustrates some of the ways we'll address improvements. Yellow is accessibility improvements. Around the pavilion there. The red circle is the splash pad itself. The blue circle area shows you the loo. It's a pretty exciting project for us. So as Larry mentioned we're here to accept the bid for t. Edge construction for colonel summers splash pad and loo for \$673,530. That completes the presentation. So if you have any questions we would be happy to answer them at this time.

Wheeler: Colleagues, any questions? Do we have any public testimony on this item?

Wheeler: We have ten more items to go. I'm going to limit testimony to two minutes. You may want to stick around.

McGuire: We'll be here.

Stauffer: Good afternoon. Star Stauffer. I'm not actually too unhappy about this project but I have a couple things I want to make sure are thought of. Transgender accessibility into the bathrooms. I know that Amanda Fritz has a problem with transgender folk, but they need to be able to access the restrooms safely without discrimination unlike here in this building. Shame on you. Number 2, how are you going to protect the children of color that will play in this park on this splash pad by being shot by cops? Because it is right down the street from the cop shop. So what my concern is, is having a park where it seemingly is inviting to all but as we know here in Portland black children are not safe against the Portland police. I'm concerned that they are not safe to play in that park and those \$673-

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thousand-dollar splash pad bathroom project will change that. So that needs to be addressed. How do we keep the police from killing kids in the park when they are just trying to play? I don't want kids to go in with a water gun to play in the splash pad and have their brains blown out by some trigger happy cop, which happens to be all of them. Let's focus on some transgender bathroom access. Mainly Amanda Fritz projecting her phobia on to the city of phobia and the safety of black children to play in this what I guess going to be a very beautiful upgrade for this park. Let's make it more accessible to those who are of color and not just people that are white and wearing suits or who have children going to very expensive daycares in downtown Portland. Let's make this inviting for children from all over the city to come and feel safe to play. That's going to require that the police put their toys away and behave themselves and act like grown adults instead of tiny children.

Wheeler: Thank you. Good morning. Now afternoon.

German: I'm Mimi German. Here on unconditional Wednesday. I'm sorry, unconstitutional Wednesday. I want to say again in the words of Amanda Fritz, earlier today, I just love this, I'm going to use this, endless pressure, endlessly applied. Star is doing a great job at that and I think it's important all of us here today are here to remind everybody that the people of Portland come before upgrades to anything else. So I'm here to say that I want all bonds that are supposed to go out for different pieces of development and whatever they are to be halted until we resolve three issues. One is unsheltered people in extreme weather conditions like today. Like yesterday. Like the day before. Like the winter that we have had so far and like this summer that we're going to probably have this year. I also would like to say no bonds can be distributed, no monies distributed until we deal with police brutality, riot cops showing up for protests and the third is cops killing innocent black kids. So until those things which are an emergency get dealt with first and now the exclusion, no bond money can go anywhere. Let's face it, what did she call it, the loo? And the splash pad. While fun and necessary I think that our three grievances come first. That's houselessness in weather conditions, creating shelter for them. It's dealing with police brutality and stopping it. It's stopping going after teressa raiford on our streets with Irad. It's ending unconstitutionality with this exclusion that's about to pass today.

Wheeler: Thank you. Next. Sorry.

Stauffer: I'm happy to speak again. I have no problem with that. I think Charles might have an issue.

Charles Johnson: Charles Johnson. It's sad to have a level of disconnection from Colonel Summers park where we're only talking about money and don't talk about Monday fun day. Don't talk about bombs. Don't talk about the beautiful gardens on the southeast corner of the park. That neighborhood is increasing in density. I don't know exactly if the park's budget includes research. We know when we come down Belmont or Morrison there's more high rise unaffordable apartment buildings close to the park. Also disappointed there's nobody here from Buckman or Sunnyside. That park is sort of the fusion area between Buckman neighborhood everything struggling to maintain the funding for their pool which is used by residents of Sunnyside too. So I would like if the presentation had had more engagement with the grass roots users of the park. That may have actually happened but I feel like we got a dry monetary experience. I also think it would be great if instead of 2 million worth of police ammunition we got \$2 million invested in amplifying minority voices, people of color, talking about the plus and minus of their experience and the level of inclusion they feel with the resources in the parks and throughout the city.

Wheeler: Thank you.

Eudaly: Mr. Johnson -- will you please tell me what Monday fun day is?

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Johnson: I think it's still going on. Hasn't been squashed. The lights for the tennis court go on at 10:00. At that time, it's actually a dodgeball court. I think there's -- about 6:00 on Monday then community members from all parts of Portland that can make it it's off the 15 bus come together and just be community. Hula hoops, dodgeball. Sharing food. Being a community. The purpose that the parks are really there for and hopefully this money will -- this parks money if we can't -- it's not an issue where we can squash it like \$2 million worth of useless ammunition get people to go and connect with one another so they can take my place and the place of the other white men doing this talking here.

Eudaly: Thank you.

Fish: I move the report.

Eudaly: Second.

Wheeler: We have a motion and second. Further discussion? Call the roll, please.

Fritz: As council knows we have to be very careful about which pots of money we use for what. I did promise at least 10 loos, as part of the 2014 parks bond and this is one of those. Also the bond measure to fix our parks will improve safety of the rest rooms and accessibility as was mentioned. System development charges can only be used to expand capacity. One concern of close in southeast neighbors is there is no more new park bought because of the developments that have already happened. How can we add things to existing parks that provide expanded capacity to do more things? That's what this is to do and again thanks to Lauren McGuire. Aye.

Fish: Commissioner Fritz, we're having this item before us today because of your leadership in passing a parks bond and this item is coming back to us today after you have designed the park upgrades with the community. Buckman as we know is deficient in some parks facilities so this is an important upgrade to a community which as we know at budget time often feels left behind. Thank you for your leadership. Aye.

Saltzman: Aye. **Eudaly:** Aye.

Wheeler: Aye. The report is accepted. After the next item we have some people here from psu who want to testify on the next item. Given the late hour we'll take a 15-minute break after 251.

Item 251.

Wheeler: Good morning. Afternoon, sorry.

*****: Good morning, council. Am I on?

Wheeler: You're on.

Tom Rinehart, Director, Office of Management and Finance: I'm tom Rinehart, proud to be your chief administrative officer and director of office of management and finance. Exciting to be with you at my first council presentation meeting with you. One of our roles is to advise council on how to sustain long term financial health. We're here today to present the downtown office space optimization proposal to you that we reviewed at length together in our work session on January 31st which I'm sure you all recall. As you remember our analysis shows we can save millions of dollars over 20 years if we invest in 21st century systems furniture and fixtures to make the best use of space in the newly reconstructed Portland building. This proposal includes furniture for all the existing employees returning to the building and furniture for over 400 additional employees either moving in from spaces we currently lease downtown or employees that the bureaus project they will need in the future. Lastly, in the work session on the 31st of January we discussed the city's partnership through the Portland development commission where Portland state university to construct shared office space on the jasmine block. We heard loudly and clearly that you're committed to this partnership and you directed us to explore funding options with pdc to make sure this project comes to fruition. This resolution today confirms that commitment as well. In summary the resolution directs the office of

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management and finance to do the following. Finance the optimization proposal in exhibit a. Amend forecast and obtain necessary contracts to implement the proposal. Work with both Portland development commission and Portland state university to continue development of the jasmine block. And finally conduct a city-wide study to determine the potential tenants in the future for the Portland building, the 1900 building and the jasmine block. Now my colleague ken rust will outline the financial aspects of the proposal.

Ken Rust, Office of Management and Finance: Thank you, tom. Ken rust, chief financial officer of the city of Portland. Good afternoon. Talked about the financial impact associated with this project and I know you're familiar with this from the work session at the end of January. The project is about an 18.8-million-dollar project for optimizing the space and reconstructed Portland building, the debt service will be bonds will be issued for over a seven-year period and debt service incurred. Costs will be shared by water and bes who will own their portion of the upgraded cost. And the rest of the tenants will share in their debt service expenses. When we talked about it with you at the work session we presented three different options for addressing the city's long term growth needs. Option a an alternative where we would invest in that growth space by leasing office space in the downtown. We would make tenant improvements for that and incur on an ongoing basis new lease related costs. We would not be able to relieve ourselves of existing lease space because there would be not enough to accommodate people. Option b, instead of leasing space we would build our own new space and put the growth related employees into that space. Then we had option c, this proposal of how we would optimize Portland building usage. When we presented that analysis and ran the numbers we concluded that the optimization proposal made the most economic sense for the city and that present value savings over the 20-year time period that we were forecasting totaled about \$30 million, so a substantial reduction in costs by better utilizing the Portland building and being able to bring in lease space and accommodate growth for the future work force needs of the city and the downtown. The proposal that if approved by council would result in increases in the downtown office rates and in the blended rate cost pool. Those costs would begin in fiscal year 2021 and we estimate that general fund impact would be about \$750,000 a year over a seven-year period. Following the work session and some of the comments we heard at the work session we did some additional analysis, sensitive analysis, on some of the underlying assumptions associated with the forecast and the projections we were making. We looked at different assumptions about the cost of construction and salvage value associated with growth related space. We looked at what would happen if lease costs grew faster than we were projecting. We took into account changes in number of employees and we found none of the changes in assumptions had very significant impacts. The only one that had a potential for a significant change was if we reduced employee growth by about 50%. Even with that much of a reduction the present value savings were still in excess of 15 million. We're pretty confident that the analysis we have undertaken, assumptions are reasonable and by testing it with changes in the underlying assumptions we didn't see anything that changed our conclusion. We reviewed our analysis with internal city finance managers, with the city budget office, and they have concurred with the format and framework of our analysis and the reasonableness of our assumptions so based on that analysis our recommendation to you is to approve the resolution before you and direct us to begin the process of undertaking the financial underpinnings of the space optimization project.

Saltzman: Are we going to speak about the jasmine block and pdc?

Rinehart: Yes, commissioner Saltzman, I did refer to it in my opening remarks. We heard direction from the council at the work session to continue that. We have worked with Portland development commission staff to figure out how to go forward on that. Part of this

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resolution is the study to figure out who will go in that space. We will continue working through the development commission with psu, since the agreement is with pdc and psu. This directs us to do that.

Wheeler: I was asked to make crystal clear that the disposition and development agreement was between the pdc and psu, not the city as a legal entity. The development agreement being currently discussed will be between the city and psu, and that will come back in about -- June time frame.

Rinehart: June is the time frame. That's being worked on now.

Wheeler: Thank you.

Fish: First I want to ask a question to ken rust. Once upon a time we did not have a cfo position, then we restored it, and we did something structurally that I think was very important as a council. We said you have a dual report. So you report to the chief administrative officer who is sitting next to you, but you also have an independent report to the council designed intentionally to make sure that when you come and make a recommendation to us that it is not in any way influenced by any of the dynamics exclusively of omf, that you're making an independent recommendation. It is to me one of the most important reforms that we have done as a council just so that you are never kind of inhibited in giving advice. I want to be clear on this resolution you're recommending that we adopt it.

Rust: Yes, I am.

Fish: You reviewed the numbers and cost estimates and believe they are prudent.

Rust: I do.

Fish: I want to pick up on what the mayor and commissioner Saltzman said a moment ago and ask you, tom Rinehart, on page 2 of the resolution, the fourth whereas down says the city and the Portland development commission maintain a collective commitment. That's where we are referring to the existing agreement where a pdc agreed to work with -- excuse me. This is the existing agreement where the city and the Portland development commission have made a commitment to work with psu on the jasmine block.

Rinehart: Correct.

Fish: The fourth resolved at the bottom of the page says the office of management and finance will work with pdc and psu to continue pursuit of the jasmine block project. The words maintain and continue pursuit are a little I would say generic for my taste but I want you to have an opportunity to reaffirm the commitment that we are making in good faith to negotiate this deal.

Rinehart: In no way is that language attempting to lessen our responsibility or our commitment to that project. We are working through who would use the space from the city perspective in the future, and we are a full partner in that project.

Fish: Finally, I thank you for that, finally, the timing that the mayor referred to is important in a number of respects including the legislature is considering a request for bond funding, so for us to confirm and memorialize our commitment before June it gives them my understanding would help psu in seeking to obtain that bond funding. It's not guaranteed. It was highly ranked project. If history is a guide and if there's bond funding, they are in the queue but it's not guaranteed. We're going to try to resolve this before June so they can in turn let the shrug legislature know this is secure.

Rinehart: Yes. Fully in support of that and working towards that timeline.

Fish: I want to be clear that these kinds of deals which we have done before with psu, urban center is an example which had a complicated mix of funding, the match that we are asked to provide here is not a tif match. The property is being donated but a tif match does not give them the same leverage as other sources of funding.

Rinehart: That is my understanding as well. Have ken weigh in on that.

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Rust: I don't have a different -- haven't had any discussion about that so I can't really add anything to that. Psu may be able to better describe the leveraging --

Fish: As you have those discussions we call it the color of money in what pot and how does it apply towards leverage. I want to make sure we're being consistent. Thank you.

Wheeler: Questions for this panel? Very good. Do we have public testimony on this item?

Parsons: Yes. We have five people signed up.

Wheeler: Are there people from Portland state here to testify on behalf of this project?

Parsons: We have two.

Wheeler: I'm not going to give them your time. You can have your own time. I want to hear the folks from psu first.

Wheeler: Thank you for being patient. We appreciate it. We're going to try and you're invited testimony so we'll let you go longer. Everyone else is limited to two minutes.

Dan Zalkow: Good afternoon, mayor wheeler, commissioners my name is Dan Zalkow associate vice president of planning, construction and real estate at psu thank you very much for your continued support between the agreement with the city and psu to jointly develop the new building for psu's grand school and education and for one or more city bureaus or agencies. Pcc has committed to locating its dental programs and it community clinic and ohsu and psu have recently agreed to locate their joint school of public health there as well. Those four organizations coming together in one building is a remarkable achievement. Pdc and omf staff have been wonderful to work with and we are nearing the completion of a program study of what will be and eight to ten story -- oh. The one with the green light. Pdc staff has been wonderful to work with and we're nearing completion of a programing study for an eight to ten story building. We're on track to post an rfp, sign an agreement in June and begin design in July. To stay on schedule which is crucial we hope to be back as early as may for the first reading of the development agreement which will include financial obligations of each party. I want to assure you we will be good stewards of project funds and ensure a great building is built at a reasonable cost with the full intent it opens September of 2020.

Wheeler: Thank you. We appreciate it.

Emma Kallaway: Thank you, mayor, members of the commission. I'm Emma Kallaway, government relations director for Portland community college and I want to take this opportunity to express appreciation for the collaboration on this project. All of you have met with pcc and psu on this topic in the building we will be putting our low cost dental program intersecting with multiple transportation lines and we feel it's the perfect opportunity to provide a real resource to the city and we wanted to thank you for working with you and we look forward to the continued partnership with psu as we put together this education building.

Wheeler: Thank you.

Star Stauffer: Good afternoon. I just have I'm star Stauffer. I have a couple of things to say. Black lives matter. Trans lives matter, quanice hayes, say his name.

Wheeler: Thank you.

Mimi German: I'm Mimi German here on unconstitutional Wednesday. I want to reiterate in the words of Amanda Fritz, one of those old white men in the body of a female. Endless pressure. Endlessly applied. I'm here to apply endless pressure endlessly applied. I'm glad to hear that there's a dental unit or something like that going in at this school. I think that's great for people who are in need. It's nice to see that other people are doing things for the houseless community and yet our city council is not. We still have people who are unsheltered in weather emergencies like today where floods are happening and yet people somehow are still living outside without the mayor going on television to let folks know to let the houseless know that our vehicles, our city that works vehicles will be coming out to

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pick them up to bring them to shelters which don't exist. I also want to say that black lives matter. We need to stop eliminating our black community by using bonds to prettify our city instead of using bonds to, I don't know, keep police locked up when they do things that are killing our innocent black kids. Boy, there's just so much to say. Endless pressure endlessly applied. Unconstitutional Wednesday. I feel like getting close and as somebody who understands the constitution it's really alarming what you guys are about to do in a few minutes. I got a couple of seconds left. Maybe I'll just take them in a moment of silence for those that you have all --

Wheeler: Thank you.

German: Killed.

Fritz: Ms. German if I could clarify that statement is by Mike Houck. If you're going to credit somebody Mike Houck should be the one that you do.

German: Perfect. I'm not sure if you credited him.

Fritz: I did.

Shedrick Wilkins: I'm Shedrick Wilkins. PSU campus, Kramer hall, Smith hall, Neuberger hall, science building 2 are basically vacant and should be an overnight shelter starting next fall. Let people go in there. They mop the floors at 7:00 a.m. For the students and then bring them in at 7:00 p.m. I think this is a swap. You want PSU wants Jasmine Park, whatever, some building, I would tell you right now if you open up PSU to homeless people to spend the night there wouldn't be any homeless people in southwest Portland. There's a lot of vacant buildings. Make little beds for them to sleep in and put them in the corner someplace. Feed them there. I was fed at a Catholic church east of PSU. Here's another thing. When I was homeless in 2012 I was excluded from PSU from using the bathroom when I was homeless. I went in to stay warm and I was excluded. After my two-year exclusion I told them I would never take another class there and if I ever did I would take one at Mount Hood Community. Here's the solution. You won't have any homeless people in southwest Portland.

Wheeler: Thank you. [shouting]

Wheeler: Go ahead.

Charles Johnson: It's happened. You can now say good afternoon, bridge crane. So I hope people that have been bridge craning are raising extremely important lifesaving issues. Dental doesn't usually get complicated to the point of lifesaving, but when we talk about making this happen, we also need to think about those city vehicles that Ms. German mentioned. They need to park right next to the new health department administrative office building that's being built right next to the Bud Clark day room for TPI people because people in extreme poverty right now maybe have two dental options. Go down to the OHSU new dental building on the streetcar or up on MLK. Sometimes those people have to wait around for a very long time to fight for a bus ticket after they have been 20, 30, 40th person in line at 7:00 a.m. at TPI. So when I look through this nine-page pdf, I think we're on agenda item 251, I couldn't determine exactly where this Jasmine property is but we need to do better, find a more compassionate, humane way to connect extremely impoverished people with services. If you look through this nine-page pdf, there's something about 11 million for furniture. So I understand some of the furniture is expensive. You go to PCC Sylvania, go there's a building you can see dental equipment in there now. These are important potential high wage jobs for people from all backgrounds but when we do that we need to do it in an informed, humane way that gets services to the people that Donald Trump and Paul Ryan are trying to kill with their asinine reforms to health care. We're going to have to build a better safety net.

Wheeler: Thank you. Resolution. Unless there's further discussion I would ask you to call the roll.

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Fritz: Very impressive partnership. Thank you. Aye.

Fish: Thanks to the office of management and finance and our team for all the work they have done. Thanks to pcc and psu for a promising partnership.

Saltzman: This is a very -- I'm glad we're where we are now. I'm thrilled about pcc's outpatient dental clinic as well as for its students and for psu success and for the city of Portland to be an owner. Aye.

Eudaly: I'm glad to know that we're going to honor our commitment to this project and I know that bds is potentially interested in that space. Aye.

Wheeler: Aye. The resolution is adopted. I would like to poll my colleagues. If we reconvene at 12:45 do we have a quorum to continue? I know we're running way off schedule. 20 minutes.

Fritz: So 20 minutes?

Saltzman: Reconvene in 20 minutes. We're on recess.

At 12:27 p.m. council recessed.

At 12:50 p.m. council reconvened.

Item 252. [Technical Difficulties. Item 252 was not broadcast or captioned.]

Clerk notes: Eric Johansen, Bond Counsel, Office of Management and Finance explained the authorization requested for limited tax revenue refunding bonds to obtain debt service savings on 2007 Series C Bonds for the Archives Space Acquisition. Commissioner Fish commended the savings. Vote was Fritz, Fish, Eudaly, Wheeler: Aye. Saltzman was absent.

Item 253.

Wheeler: So I was asked to give a few talking points on this. I was provided long talking points I'm going to shorten them up a bit. In 2015, the city council directed the revenue from the short-term rentals to be allocated towards the housing investment fund. It's managed by the Portland housing bureau. It's a local housing trust fund created to preserve and produce affordable housing in the city of Portland. As part of the 2016/17 budget process the council authorized the securitization of that revenue, bond against that revenue to raise funds to acquire sites and/or improved properties that are affordable. The first such property acquired was the Portland parks bureau property known as the mt. Tabor annex. There's other properties that are under consideration that will be brought before the council in the future. This ordinance raises \$9 million for land acquisition for interim financing bonds. They are technically general fund bonds for purposes of underwriting, the first source of payments will be the tenant lodging tax pledged by the office of management and finance. Therefore, this is one example where the short-term rental accommodations are actually helping to pay some of the freight towards proving affordability. I'd like to thank omf's staff management team for bringing this forward Eric Johansen, Ken rust the city's cfo. People in the bureau of bds like Paul Scarlett, the revenue office, Thomas lannom and others who work on the inspections process for short term rentals. Without the due diligence of the Portland housing bureau staff, this policy and program would not be possible. Thank you, gentlemen.

Eric Johansen, Office of management and finance: Thank you, mayor we have also have Javier Mena here from the housing bureau to answer any questions. This ordinance does authorize the interim financing and the take out of the interim financing so our expectation is that we will either go out for a credit facility or look for a interfund loan to phb to be able to make these property acquisition as they come about. At the point in time when they borrowed about \$9 million in the interim facility, then we would look to do a take-out financing over a 10-year term at \$1 million a year, which is the amount that phb is the amount they decided they would dedicate to the securitization of the short term revenue screen. With that Javier?

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Javier Mena, Portland Housing Bureau: Good afternoon, mayor. Commissioners. Javier Mena Portland Housing Bureau. The only thing I would add is we are aggressively looking at opportunities to increase the affordable housing portfolio and this provides the opportunity for us to secure properties early on as opposed to 10 years from now when the revenues will be there and that's we're very interested in being able to do this.

Wheeler: I always get the question, frequently, when you're talking about affordable housing, what do you mean?

Mena: We're talking about units, 60% below average median income with bond resources, we put an emphasis on the 30% or below and that the lens we're looking at.

Wheeler: And these are projects distributed potentially throughout the city?

Mena: Most definitely these would be investments looking outside of urban renewal areas.

Fish: This is going to come back for a second reading but the mayor's opening comments captured the high level of what we were doing. But, Dan, you weren't here, but I want to fill in the blank on some history that's important. When this council authorized so-called short term rentals, there was a question raised at the time -- we're talking about things like Airbnb, whether it's in a home or an apartment building. There was a question about whether that would take otherwise affordable units off the market and make our housing crisis worse. The housing bureau documented there is a negative impact of taking these units off. These are rooms that people were renting to a student or a person of limited means in their home or someone that was subletting their apartment, which are no longer available. Because the short-term rentals took units off the market and arguably made the housing crisis worse, commissioner Saltzman and I on two or three occasions pushed to have the dedicated money allocated, the tax revenue from the short term rentals, allocated to the housing investment fund, which Dan championed. The reason the housing investment fund is important is it's the most flexible dollar we have. To the mayor's point to can we make these investments citywide? Unlike urban renewal funds, which can only be spent within an urban renewal district, these dollars are very unrestricted and so they can be used for all kinds of purposes, including land acquisition and you can use them for bridge finances, nimbly in the marketplace. It would allow the city to bond the money. They thought the \$1 million could get a bigger capital, a pile of funds to be used strategically and that's what this is. So, Dan, you were steadfast in insisting that those revenues be captured and be bonded so we'd have these funds and it took a while to get there. At one time, it was more controversial than it is today and I think the missing piece was the evidence that short-term rentals were in fact making the housing crisis worse. It seemed reasonable to take the tax reasonable and put them into affordable homes.

Saltzman: I guess as we're going to a second reading and vote next week, I want to thank omf and the housing bureau and Kurt creager of taking this revenue stream of about a million, 1.2 million a year, which really is the first dedicated funding for affordable housing that can be used citywide, outside of urban renewal areas, that's the beauty of it and to take it and bond it and turn it into three times more resource than what it is on an annual basis and my colleague Nick Fish for sticking with me on this and the votes on the council.

Fritz: I also want to just simplify. This is an additional \$9 million that is going to affordable housing. So for those of you who concerned with our other item what are we doing about housing This is one of the things we're doing about housing.

Eudaly: I'd like to take this opportunity to say that i'm excited that we're going to have \$9 million for housing. Could you guys be quiet?

Wheeler: We're going to please ask, again, you get your turn at the mike but we can't have your interrupting the deliberations or the testimony.

Eudaly: It doesn't go very far toward mitigating the impact of short-term rentals on our housing supply, so I just -- [laughter] okay, guys. Twinkle fingers, twinkle fingers. Okay.

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Thank you. I want to make sure that we pursue the multiple other short-term rental platforms that are not collecting and remitting the lodging tax. We should have a lot more than \$9 million capacity. And that we continue to take a hard look at the impact of these -- of short-term rentals. Thank you.

Wheeler: Is there any public testimony on this item?

Parsons: We have seven signed up.

Wheeler: All right. Two minutes, each, please.

Mary Sipe: I'll go first. I hope you'll bear with me. I carefully allocated this to three minutes when I wrote it so I'll talk fast. I'd like to take this opportunity to express my support for this funding. I support any steps to allocate more funding towards the shortage of affordable housing in Portland. I would like to reveal what is a little-known fact about one of the reasons why in spite of the number of affordable housing complexes that have built in the last three years, there continues to be a shortage and the waiting list for these units keep getting longer. In 2009, I was on the waiting list at the income restricted building where I live for nine months. Waiting lists are three and four years long and most of the buildings have closed their waiting list two years ago. In order to qualify for income restricted housing a person's income cannot exceed the 30%, 40%, 50%, 60% threshold percent of the federal poverty level. Now what I'm talking about right now is more specific to the section 42 housing. But it's -- it's impacting all affordable housing. After a tenant's lived in an income restricted building for 12 months, there's a provision that allows them to continue living in those buildings, even if their income goes over that maximum. In some cases, it exceeds \$100,000. There's a woman who rents out a condo, the rent is not considered income. She qualified to live in the building when she began her own business. Based on what she's told me; her income could be \$60,000 to \$70,000 and she could easily live in the condo she owns. There's a young woman who moved in when she was at an entry level job six years ago. She has a higher-paying job. She has an apartment in New York city and continues to keep her income restricted apartment -- I hope you'll let me finish -- so she has a place to stay when visiting her parents in Portland and just in case she loses her job. Both of these people have another home to live in and they're keeping people who have no home to live in from moving into these units. There's also a young couple moved in six years ago and they are making \$80,000 a year. These are neighbors that no longer meet the maximum income restrictions and they continue to live in affordable housing. I do not think that someone should be immediately kicked to the curb when their income goes up above the maximum. I do not think they should be allowed to occupy these units. Five years or more, these people have been doing this. These are not the type of people this housing was designed for and they're depriving people in need of an affordable place to live. I realize that section 42 is a federal program, but it's my understanding that building owners can establish rules to close this loophole. As long as this provision is in place we will be chasing our tails with any new construction and we will never have adequate affordable housing, no much funding you allocate. Thank you.

Wheeler: Thank you. I appreciate it.

Mimi German: My name is Mimi German and I'm here on unconstitutional Wednesday. There is new housing going up soon in st. Johns where I live and it's not affordable, though the builder at our community meeting, was saying that it was sort of affordable. What I want to know -- this woman mentioned this in her testimony, too. Instead of overseeing us because you aren't doing your job at fixing the three crisis we're in, which is unsheltered people with lack of shelter during weather emergencies, police brutalities and police deaths of innocent black people, instead of excluding us and taking the time to do that, maybe somebody can take the time to find out why some of these things are going on. You know? Put your money where the money needs to be spent. The time in city council today

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does not need to spent on excluding us for bringing those three problems to you, which you've never done anything about. I also want to say that I agree with what Chloe was saying. There is a lack of affordable rentals. It's extreme. It's an extreme lack and it needs to stop so I don't know why \$9 million isn't enough to purchase -- what was it? To be used as a revenue stream for land acquisition. Right? Why can't we use land acquisition with that and start building more houses for people like Zoë, who is going to be testifying as well. What are you doing with \$9 million that Chloe's saying is low compared to what it should be. It's disgusting that it's just sitting somewhere and not being used in a crisis. But, hey, go ahead and exclude the people instead of doing your jobs.

Wheeler: Thank you. By way of clarification, this is creating the source to invest in the affordable housing.

German: There's no affordable housing being built.

Wheeler: Are you for or against the ordinance?

Fish: This authorizes us to bond the revenue stream once we issue the bond, then we have the money. Right now, we don't have that money. This would allow us to bond, create, get the \$9 million and then we get to debate how we get it. Without this action, we don't have the money. Just to be clear.

Star Stauffer: I know where you can find the money without this action, \$12 million going to the Portland police department so they can shoot and kill people. There's money right there. \$9 million for affordable housing? Are you really quoting that number out to us right now, like we can't add? You want to give \$2 million more to the police. \$12 million to militarize the police and \$9 million to kind of, sort of solve a problem. Don't quote that number to us. You don't solve anything. You don't do anything. You drag your feet and waste everybody's time on exclusionary hearings and votes that don't do anything for anybody. Don't throw that number out here like you have any idea what that means to people with nothing. Shame on all of you. Chloe can't even look at in the eyes today. None of you can. Every single one of you should be ashamed of yourselves. Every single one of you. Especially you, with you putting protective orders against people so they can't even be heard. Shame on you, too. Transphobic, authoritarian, racist --

Wheeler: I ask you keep testimony relevant to --

Stauffer: Oh, I think that's relevant. [applause]

Wheeler: Next three please.

Wheeler: It would be helpful for me to know if people are for or against the ordinance. Good afternoon.

Steven Entwisler: Afternoon. My name is Steven Entwisler. Former mayor candidate. Supporter of justice and "black lives matter" and a long list of folks that are looking to be heard and seeing that the council can actually make something that they haven't made yet, that would be positive for, not negative. First off, affordable housing, okay, sounds good. But you know what affordable housing really is? The definition? It's \$60,000 on up, it starts at \$60,000. That's affordable for a people --

Fish: Steven, not this case. 60% of mfi or below.

Entwisler: I'm just letting you know what affordable housing is. Don't interrupt me again. Affordable housing is \$60,000 on up. Zero \$0 to \$60,000. It has nothing to do with helping low-income folks. If you think it does, you're a liar and a cheater because affordable housing -- I mean, \$60,000 on up, that's a base pay for a police officer. Okay. Are they having a hard time finding housing? Because they can afford it. Because they have the \$60,000 to afford the housing. Okay. So, you can put those officers all around now instead of just having them -- maybe they're hurting for housing or maybe you've hired so many, they can't find housing or maybe the housing is so high and they can't afford it so we have to have affordable housing in order to supplement that need. Which is a false need. The

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necessary evil -- is that what you call it? The necessary evil to have kids being shot by cops and cops not being held accountable. It has been for a long time in Oregon's history. You see. You don't get it. Thank you.

Wheeler: Thank you. Anyone that has --

Hiram Asmuth: My name is Hiram Asmuth I've been gone on business for a few months and recently got back and i'm shocked and appalled what's happening here. It's -- I think it's important that the five of you understand what a one-way street this is. You know, when folks take time out of their days, you know, everybody here, we just don't represent the people in this room. We represent hundreds and thousands of other people with viewpoints.

Wheeler: I need you to comment on the ordinance we're deliberating.

Asmuth: You're talking about something that you've been considering for weeks and we're just now finding out about this and about other things. Everything on your agenda today, these are things you've been in discussion -- how many lobbyists have you stood up and walked out with and basically not taken the time to listen to? I think it's crucial that you understand when you talk about excluding people from this process, it is taking away their right to vote and be heard. With this particular new income source that's getting generated, the \$9 million, if we're talking about affordable housing, meaning something people can afford to be in, I think that's a great idea. If we're talking about something as my comrade just mentioned, \$60,000 and above, it's a terrible idea. You have to look at the income, 60%, nick, and that's where you need to make --

Fish: Just to be clear, it's 0% to 60% of median family income. So the housing that we will build with this money it goes to people with no income, disabled elderly. 60% mfi is not a lot of money. It is not \$60,000. Commissioner Saltzman made a restriction on the hif so it only goes to people with the greatest need in the community. Do you support it?

Asmuth: I fully support what you're voting on. I believe what you're going to vote on next is just -- it's an affront to everybody here.

Wheeler: Thank you. [applause]

Zoeona Graham: I'm zoeona Graham. Decent job with this ordinance. It might keep a few people off the streets. What about the ordinance for the people who are already on the streets? What about the sidewalks, I have chronic bronchitis and the flu. I can't be on the sidewalk until 9:00, which is bullshit, too. Have you ever had someone dressed as a cop wake you up and stand there as you take the sleep out of your eyes? Last night, I was too weak to make it up to the crisis shelter. Just as I fell asleep, I feel water pouring into my sleeping bag from the sprinkler system built into the walls. I hauled myself out of the rain. You can't wear those shorts, they're too short. If I hear you talk during silent time again, you have the choice to go to sleep or leave. How about we put a little chunk of those millions for a shelter that doesn't make us want to kill ourselves and put a public bathroom in every park? Some of us can't afford your affordable housing. Our lives should not be illegal.

Wheeler: Thank you. Is there a -- [applause] any further discussion on this? Seeing none, it moves to second reading. Next item, please.

Item 254.

Wheeler: Good afternoon.

John Hunt, Office of Management and Finance: Good afternoon, mayor wheeler and city council. The item before you today is to replace an asphalt grinder that is well-beyond its life. Just old and tired and over its lifespan, we've put money away each month for the eventual replacement of that asset. We want to move forward through the procurement services group to purchase a replacement unit. So that's -- I am so sorry. So, john hunt, i'm with city fleet, i'm the city fleet manager and we have the item before you today, that

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basically just asking for the replacement of an asphalt grinder to go out and help fix some of those potholes and we have saved money over its life so we're ready to go with that. Because it's over \$500,000, we need to gain approval to move forward with procurement services.

Fritz: What is an asphalt grinder? What does it do?

Hunt: I have a picture of it here. It basically goes along the road and it has a big, giant drum with a bunch of, like, tough carbide-type teeth and it chews up the asphalt and they go back over the top with an overlay with asphalt and then it looks like a new road again.

Wheeler: Is this an ordinary procurement item or -- how many asphalt grinders do you have? How long do they typically last? Is this something that's extraordinary?

Hunt: We have a couple of large and one small unit. It's business as usual for us. We do track the costs and so we know where that break-even point is and the optimal place to replace it. We also checked with the city of Seattle and this is three years beyond their life cycle so it's due to go.

Wheeler: Very good. Any further questions on this? Is there public testimony on this?

Parsons: Three asked to testify.

Wheeler: Two minutes, please. State your name for the record, per usual.

Mimi German: I just want to say that I think that on exclusionary Wednesday, we're all about to witness something that goes down. I hope that everybody across the united states and across the world can see what you guys are about to do.

Wheeler: So, we're talking about an asphalt grinder.

German: You're most interested in talking about an asphalt grinder.

Wheeler: This is your warning. If you do not --

German: I get three warnings.

Wheeler: No, you don't. If you do not keep your testimony germane to the item before the city council, that is the long-standing --

German: I do not feel it is constitutional to talk about a grinder or a bridge crane during city council, when people are struggling on the street.

Wheeler: Thank you for your testimony.

German: You're welcome.

Jeff Singer: Mayor wheeler, I'm Jeff singer. I'm not an anarchist, but, whenever you approach people that think government is necessary for social cooperation, they rarely respond with platitude, what about my roads? I didn't write anything, i'm just kind of winging it. What about the roads, mayor wheeler? You spend so much time equipping your pigs to shoot peeping, fight people. You have somebody sleeping in the chamber. You don't spend the money on the roads. Over half the infrastructure in the united states is in need of repair. Maybe it is time you spend money on something wise. Maybe it's about time you spend money on useful projects. People have this idea in their minds anarchists, bomb throwers, they're going to break windows. Sometimes. For the most part, they're stressing social cooperation, direct action in your community. There are the anarchist collective. They are running out there fixing these pot holes in the night, as joe Walsh said last week, and feeding your homeless, fixing your potholes and protecting the people from the violent terror of the Portland police department so maybe you should alleviate their struggle and help them fix these potholes so we don't have to go out and do it. And that's about it.

Wheeler: Thank you --

Singer: Excuse me. I think the city of Portland should officially commend the anarchist road care collective. Make a public statement about what they're doing is so great.

Wheeler: You mentioned there's somebody sleeping in the chamber. If you have that individual, come to me afterwards, we will find a place for them tonight. Thank you.

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Singer: Thank you, mayor wheeler.

Fritz: Mayor since you brought the procurement and report with commissioner Saltzman a friend of mine wanted to come and talk about this today, but she commented she wasn't sure what time we would be getting to agenda items so she wasn't able to sit around all day waiting for this to come up. So I'll pass on her suggestion which is a lot of our roads really suffered during the winter that we've just been through and her suggestion was until you can get to the fixing all the potholes, what if we outline them in yellow paint so people can try to avoid them? A lot of people have had tire and suspension problems because of that. I wanted to pass that along. I thought it was a good suggestion.

Wheeler: Very good. This is a non-emergency first reading. Unless anyone has issues, it passes to second reading.

Item 255.

Wheeler: I'd like to start off by addressing some of the concerns that were raised here today, some people also raised concerns about this last Friday. First of all, I want to be very clear what this ordinance does not do. This ordinance does not, in any way, limit the current testimony -- the public testimony, public access to the city council in any way. Moreover, other than this ordinance, we've been talking about ways to expand current access both to me, as the mayor, and to the city council at-large. So, an expansion of council rules. I want to clarify something that was in the press this week. There was a statement made to the effect that I had not been genuine in my interest in meeting with the aclu and I know there are representatives here today, so I want them to hear this from me, directly. That was a very genuine offer. I put out the word, based on testimony that we received in this chamber from the aclu representatives, suggesting that had some great ideas. I was curious to hear what those ideas were. We had this entire interim week to discuss those potential ideas and without getting into the details, we made ourselves available to aclu attorneys and leadership, both in person and by phone, and we still were not able to have that conversation. Now does that mean i'm blowing them off? No. I have received their written testimony. They were kind enough to provide that written testimony to my team. We've gone through it. We've heard what they have said. We were on think out loud together last week on opb and I had a chance to hear some of their suggestions there. This first of all does not take effect per code for 30 days and that's standard in this case. Second of all, the main issue that people are raising -- because it's a fairly complex code. The main bone of contention here is the question of constitutionality of the proactive exclusion. That's the main bone of contention here and I have conceded, last week -- and I will say again, this week -- there is a difference of opinion amongst informed attorneys as to whether this is constitutional or not. It may not be constitutional. But the rec -- just a minute. Just listen to me, hear me out.

Walsh: [indiscernible]

Wheeler: I've been listening to you, hear me out. What I have come to the conclusion is the right place to iron this question out is the federal court system. That is what it is for. We have judge Simon here at the local level. We have the 9th circuit court. So, this is a process we could go into place to resolve the question about whether or not it is constitutional. Out of an abundance of caution and having heard the concerns raised by the aclu, out of the concerns that have been raised by some of you in this room, we are going to pass the ordinance today, but the proactive provision will not be enforced until we have clearer word from either judge -- well, i'll just say because i'm no expert, from the federal court system here, about the constitutionality. So, I want people to know, we will not -- I am the presiding officer, i'm giving you my word. I'm not going to enforce the proactive provision in this ordinance until we have the clarity around the constitutionality. That being said, the rest of the ordinance needs to be passed and there's a strong desire

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by many to have it done. It's not to limit public testimony. It's to insure that whoever is in those three seats are heard and respected whether they agree with you or not. That's the point of this. Without further ado, if anybody has questions or comments, I'll ask if you call the roll.

*****: We have questions.

Wheeler: The public testimony was last week; this is the second reading. Please call the roll. [audience members talking all at once]

Fritz: The mayor has said it's not going to be enforced until the courts have set it. The mayor as the presiding officer. [audience members talking all at once]

Wheeler: I'm going to ask that you hear the city councilors now.

*****: We listen to you all the time.

Fritz: I'll keep talking, so maybe the people at home can listen because as I said on the last item that people are not coming to city council chambers because they are afraid of being abused. [audience members yelling and screaming]

Wheeler: Sit down. Sit down. This is your warning that if you continue to disrupt the city council, you will be removed and you could be arrested. This is your warning. This is your warning.

Fritz: The Oregon constitution says freedom of speech should not be designed -- [audience members yelling and screaming] the constitution of the United States -- the state of Oregon says, but every person shall be responsible for the abuse thereof -- what's happening right now is an abuse of free speech rights. Aye.

Fish: Aye. **Saltzman:** Aye

Eudaly: I would like the opportunity to speak, if the people here are willing to allow that.

*****: We kind of like you. [audience members speaking all at once]

Wheeler: Please let the commissioner speak. You've had time. It's her time.

Eudaly: Mr. Walsh, stop interrupting me. Can you deal with him?

*****: Let Joe Walsh speak:

Wheeler: No. This is the time for the city council to speak.

Eudaly: So, several years ago, I took a really great writing class from Christopher Rose at PCC. It was taught seminar-style it was a student led class and there were some simple rules. Come to the class, prepared to participate in the discussion. That requires that you do the reading. The other rule is if you dominate the conversation, you lose points and your grade goes down. As someone who clearly enjoys talking a lot, although I would argue, we don't collectively do most of the talking that goes on in this room, that was a really important lesson for me and it really kind of set -- reset my baseline for participation in group discussions. The city needs to do a better job providing the public with the information they need to make informed decisions and come to this council and provide meaningful commentary on our policies and the work we're doing on behalf of the public. The city also needs to do a better job giving the public opportunities to meaningfully participate and contribute to this work and I do want to commend the mayor for setting up town halls and for starting these listening sessions. And that's no small thing. We often are working 10-12 hours a day, six or seven days a week. There is never enough time to finish everything. And, there's often not enough time to take a moment to communicate to all of you what we are doing, which is clear to me today, because of the fact that so many of you have said things that are absolutely untrue. And I'm going to give you the benefit of the doubt that you are not being intentionally provocative. That you truly believe the things you are saying, but I want to let you know that you are misinformed on some of the things you are talking about. The income restriction --

*****: [indiscernible]

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Eudaly: I'm trying. I need you to listen in order to do that. So, city council sessions are not town halls and that's how they're being treated right now. They're limited public forums and they are not adequate for the public to be truly heard so i'm committed to increasing those opportunities. That said, the public needs to come to council, having done their homework. You can be smug about it. But it's not useful for you guys to come here and scream at us about things that are untrue or that we're actually doing. It's a waste of everyone's time, including yours. Respectfully participate in the discussions and not drown out the voices of others. I'm not nearly as concerned with my voice as I am with the voices out here, that a couple handfuls of you are drowning out. I don't know why you've decided that your voices are more important than anyone else who comes to this chamber to give testimony.

*****: [indiscernible]

Eudaly: You are interrupting me and you are an example of what i'm talking about. So, thank you for illustrating my point.

Wheeler: Let her speak.

*****: Sell out.

Eudaly: If you've done your homework on me, you would know i'm a former homeless teenager. You would know that my nephew was killed in an officer-involved shooting. You would know that i've been an activist for the past 25 years and it's my own experience of excessive force and police brutality that galvanized my commitment to activism. You would know that i'm devoting all the resources I possibly can from my office to deal with homelessness and our housing crisis. You would know that police accountability and use of force is a primary concern to me -- is this working? And, this is probably not going to be appreciated by my colleagues, but I will vote no on the \$2 million for practice ammunition. [applause] you would know that i've demonstrated a firm commitment to upholding and advancing our civil rights, freedom of speech and freedom to protest and you would know that my office has been open and inviting to all of you and I don't think anyone sitting here can say otherwise. The fact that I can't single-handedly satisfy your demands does not mean we are not listening to you. However, the disruptive, disrespectful and toxic discourse that has become the norm at our city council sessions are creating a hostile work environment for us and our staff and it is keeping the council from doing work and wasting public dollars and discouraging and preventing participation by other community members.

*****: Show me the data.

Eudaly: It is, at times, undermining my efforts on the very issues you are here to passionately represent. I signaled last week that I could not support the emergency ordinance, as-is, given the concerns brought forward by the aclu. The aclu has not yet offered us reasonable or viable alternative to this ordinance and the fact that what goes into effect today only serves to define what the disorderly conduct is, it actually narrows it. It restricts us more than it restricts you. And the second piece will not go into effect until or unless it's found to be constitutional.

*****: Extend the decision, then.

*****: Yeah, extend.

Eudaly: We need to restore civil discourse to our council sessions and -- i'm going to skip this part. I vote aye.

Wheeler: Aye. The ordinance is adopted. Next item, please.

Item 256.

[audience members chanting, no exclusions for the people]

Wheeler: Folks, folks.

*****: Shame on you:

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Wheeler: So, here's what we're going to do. We've been in session since 9:30, there's a lot of people here who are being disruptive. I think what we'll do since we don't have an agenda this afternoon, we'll put all this off until tomorrow's regularly-scheduled agenda, which will be tomorrow at 2:00.

Fritz: Can all of us be there? I have an emergency ordinance.

Wheeler: We're all here. Therefore, we are adjourned. Thank you, everybody.

At 1:43 p.m. council recessed.

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Key: *** means unidentified speaker.**

MARCH 16, 2017 2:00 PM SESSION

Wheeler: There are a couple of pulled over items from our Wednesday session that we'd like to get to first. Before we do that, if I could ask the clerk to call the roll. [roll call taken]

Wheeler: If you could please call item 256.

Item 256.

Wheeler: Is there any further discussion on this item? This is a nonemergency second reading. Please call the roll.

Fritz: Aye. **Fish:** Aye. **Eudaly:** Aye.

Wheeler: Aye. The ordinance is adopted. Next item, please.

Item 257.

Fish: These contracts are pursuant to the council's 2015 agreement with the mt. Tabor neighborhood association to preserve the historic reservoirs and to develop an interpretive program. The funding for these proposed expenditures was authorized by council during last year's budget process, and will be covered by the city's general fund. Here to present this contract is the chief engineer of the Portland water bureau, Teresa Elliott. Take it away.

Teresa Elliot, Portland Water Bureau: Thank you, commissioner. Good afternoon, mayor and commissioners, for the record I'm Teresa Elliott, chief engineer Portland water bureau. What you have is two contracts for professional technical or expert services before you today for the mt. Tabor preservation project that came out of that 2015 land use and council agreement. The first is with akana for historic preservation of reservoirs and other site preservation, and the second is with historic research associates for the historic interpretive program they have to develop. Both contracts satisfy the city's obligations for the land use and council direction for disconnecting the tabor reservoirs. We have the qualification based selection process for selecting these two contractors using city codes for pte services. Our combined mwesb participation is 33%. I'm available to answer any questions.

Wheeler: Any questions? Thank you. That was succinct and to the point. Any public testimony on this it them.

Parsons: Yesterday we had three people sign up. I don't see them here. It was Mimi, star and shedrick.

Wheeler: Call the roll.

Fritz: Aye. **Fish:** Aye. **Eudaly:** Aye.

Wheeler: Aye. The ordinance is adopted. Next item, please.

Item 258.

Wheeler: We'll let the commissioner speak in a moment if he would like. Good morning.

Dee Walker, Portland Bureau of Transportation: Good afternoon, mayor, commissioners, I'm dee walker. I'm with pbot right of way acquisition. Before you is a request to vacate a portion of southwest hooker southwest of water avenue proposed by the national university of natural medicine. The university currently owns all the parcels of land to the north and the south of the proposed vacation area. The proposed area is currently improved with asphalt surface and concrete sidewalks on both the north and

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south sides of the street. Due to different in the elevation grade and presence of a concrete retaining wall the street does not provide a through connection to southwest Kelly avenue to the east. However, the eastern most 24 feet of southwest hooker is being retained at the request of pbob staff. This will accommodate the future widening of southwest Kelly and the potential reconfiguration of traffic lanes at the west end of the ross island bridge. The proposed area currently provides secondary access for students and staff. There's only one house affected by this vacation request. It's owned by the university and it's used for administrative purposes only. The vacation request if approved will eliminate approximately ten on-street parking spaces however they are used in theory entirely by students and staff from the university. The street vacation and loss of parking was researched and included in the university's master plan which was approved by the hearings officer in 2012. The university has six off-street parking lots to serve students and staff so they are not at a loss for parking. At this time, I would like to introduce the president of the national university of natural medicine dr. David sleik, with him is dr. Chris Hagerman with the booking group, who is the consultant for this project.

Wheeler: Thank you. Come on up. Welcome. These are temporary quarters. I can't quite see the mikes there, but if the green light is on that means they are operational.

David Sleik: Thank you, mayor and commissioners. Thank you for opportunity to give you some background and context for this request. National university --

Wheeler: I'm sorry, if everybody can say their name for the record.

Sleik: That would help, wouldn't it?

Wheeler: Build your fan base.

Sleik: I'm David Sleik, president of national university of natural medicine. My goal is to provide context and rationale for this request. National university of natural medicine is building a permanent footprint in that area that is affectionately known as the island off ross island bridge. We have acquired properties very carefully and very patiently in the neighborhood and our relationship with the neighborhood association is excellent. What we're asking for is the cul-de-sac or the dead end area of hooker street which allow us to accomplish several things at one. One is to add to our green space. The green space will show up as what's called -- some people say it's an urban garden but we want it to be more than that. It will have an educational purpose as well as of course beautification purpose and recreational purpose since all of our gardens we have developed have been made available to the neighborhood. The permaculture garden or food forest will be developed with donated or contributed revenue. We have donations that have allowed us to do some of the early development work. The vacation reflects as mentioned by dee our comp master plan approved in October of 2012. The vacation involves about just under 30% of hooker street and the parking that's displaced is actually going to be replaced with a project that's under way this very year. It's on the other side of the building that that street abuts to. We'll be adding spaces as per our master plan. We also have in mind the use of that space for some new community education programs in urban gardening, bee guardians, beekeeping, and the number of programs aimed not only at our immediate neighborhood but to the larger community. We can speak easily if you'd like to the overall plan and how this knits into our garden plan but it's the case that each garden has a community emphasis. For example, our Galen's way garden is created by four neighborhood elementary schools. The zidell garden is also a place for not only student activity but education. The plants in this garden, called min zhou, have beautification and greening purposes. We'll comply with all requirements necessary in that space honoring the conditions set by the city and of course paying attention to its use by the public as well as by our students.

Fritz: What does min zhou mean or is that somebodies name?

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Sleik: min zhou It's the name of the dear wife of Michael chelson. The garden will probably have an arch that says mc, which is min zhou, which is her Vietnamese name, and his name, michael chelson. They donated through the Oregon community fund the money that we use to developed the concept and the permitting process so far. So thank you.

Wheeler: Thank you.

Chris Hagerman: I'm Chris Hagerman with the booking group.

*****: Turn the mike on.

Hagerman: I'm Chris Hagerman with the booking group, the land use planners for numm. We helped in preparation and passing of the conditional use master plan in 2012 and have been aiding the university going forward particularly with respect to the street vacation. I want to thank pbot staff. They have been very helpful in helping us resolve some jurisdictional issues between odot and pbot and some of the other bureaus and moving forward with this plan. I want to highlight a couple of images of the effected street here. This is the dead end street. There's a grade difference between the end of the street and southwest Kelly, which is below it. That's the house that dee referred to on the left side. Then here's the overall campus master plan and you can see the entirety within the blue area constitutes our master plan area, all but about four properties in the far north are owned by the university. All of the internal streets are primarily there to serve the students and faculty of the university. The traffic study was done in 2012. There's 180 on-street parking spaces in this vicinity so the loss of ten by the street vacation is pretty minimal. The overall parking count for the campus is about 300, so we're on the high side for a university in an urban setting like this. This is a pretty small change to the parking ratio. If you have any further questions I would be happy to answer them at this point.

Wheeler: Apparently not. Thank you. Is there any public testimony on this item?

Parsons: Robert west. Please come up.

Wheeler: Come on up, name for the record.

Robert West: My name is Robert West with film the police. I'm against the project. Sounds like it's just for the college people and the faculty. It should be open to the public and everyone should be able to go if city funds are being used to pay for that. I also notice that the street's name is hooker, which reminds me of nick Fish's worker that filed a restraining order against --

Wheeler: Can we please keep on the subject?

West: I'm talking about the gardens.

Wheeler: I appreciate that.

West: You know, I think -- is this still on.

Wheeler: Yes, it is.

West: I think what we should do is instead of spending the money on something like that we should spend the money on other things like reimbursing the protesters --

Fritz: No public money is being spent on this.

West: Okay, then -- all right. That's what I wanted to bring up.

Wheeler: For the record, this is open to the public. It's not just for the faculty. Any other comments?

Fritz: I know they may not able be able to come back next week for the vote. I appreciate the partnership of the university with the south Portland neighborhood association. I visited many times for their meetings and for the wonderful tour of the entire facility you gave me. This is one of the gems of the healthcare institutions that perhaps not so many people know about but certainly a complement and helpful for the whole system in our community. Thank you.

Fish: If I could just add we're very proud to have the national university of natural medicine here. The questions I wanted to ask would not be appropriate for this forum mainly how

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could I live a healthier life as I approach 60. We'll talk about that off line. Thank you for your work.

Wheeler: Thank you. This is a nonemergency first reading. It moves to second reading. Next item, please, sue.

Item 259.

Wheeler: Please call the roll.

Fritz: Aye. **Fish:** Aye. **Eudaly:** Aye. **Wheeler:** Aye.

Item 260.

Wheeler: Thanks. Director Creager will be introducing this item for the council.

Kurt Creager, Director, Portland Housing Bureau: Good afternoon, mayor, members of council. Kurt Creager, director of the housing bureau. With me is Leslie Goodlow, business operations manager and Michelle DePass who managed this community engagement process. I think Leslie is prepared to go first.

Leslie Goodlow, Portland Housing Bureau: Good afternoon, mayor, commissioners. Great to be here today.

Wheeler: Thank you for being here.

Goodlow: Finally, to get this in front of council. We started this process about a year ago based on council's direction to have a community engagement process around the additional numbers afforded us from the tif lift, increasing the allocation from 30 to 45%. The three uras were interstate, which I'm going to speak about, Michelle will talk about Lents and gateway, then director Creager is going to talk about the recommendations. In interstate ura, we started with the oversight committee. We had discussions around how to approach the tif lift and getting community input in north Portland. We decided on having a forum which we held at the st. John's community center on September 10th. We had over 100 residents attend. Then additional residents were able to give feedback by email and by phone calls for the outreach we sent out postcards to all of the impacted zip codes within the ura. So anyone that lived within the ura, then some out in east county folks because we know that's where people have been moved to. 42% of the people that attended were people of color and we had a mix of both renters and homeowners. Everyone there was able to vote on what their priorities were so they were able to vote on first priority and second priority for the funding and priorities were multi-family rental, folks were concerned about the continued rising rents, about evictions, about who was working with the market rate. Units to help them bring their rents down and to control the rents a little bit better. Then single family retention, which is home repair for people making 80% or less than ami to keep people in their homes and to prevent additional displacement. Single family homeownership allowing for new homeowner's folks with children that are wanting to buy homes in the neighborhoods that they grew up in or allow people to move back that have already been displaced, then single family rental, folks wanting to rent a house as opposed to an apartment. Once we gathered the information and combined that with information that we received from the previous forums, we then within the housing bureau developed an allocation for those interstate dollars that then went to the oversight committee for their review. They increased, moved some dollars around and increased the amount of dollars going into homeownership and retention. That then came back to commissioner Saltzman and Kurt for their review and approval then that was approved in November 2016. I'll let Michelle talk.

Michelle DePass, Portland Bureau of Transportation: Good afternoon, mayor, commissioners. I'm Michelle depass, coordinator for the housing bureau. So I was in charge of conducting outreach in the communities of gateway and lent during the period all last year beginning in Ernest in February, and wrapping up in the fall of 2016. We engaged with gateway on three occasions. We partnered with the pdc on an open house they held

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on urban renewal master plan gateway action plan or gateway plan. We had about 75 attendees at that meeting that were very concerned with what was happening along the development of 106th and halsey. We then worked with representative Jessica Vega Peterson to convene some of those neighbors and explain in more detail how the monies would be used. We heard strongly from gateway that they were concerned with mixed income developments and we had a larger public meeting that was open to everyone where we mailed about 5300 postcards out and got exactly two attendees. One just stumbled to the meeting, the other was intentional. It was one of those community meetings where we ended up handing out 20 pizzas to hungry teenagers in the community center where the meeting was held. We talked to about 110 people and heard from them that they would like to see mixed income development in their neighborhood. The Lents process was a little bit different. We partnered with a group of masters of urban and regional planning students from Portland state that had three years of engagement in the Lents community, especially around culturally specific communities. With them we convened nine focus groups in nine cultural specific or linguistically specific groups including african-american, native American, senior group, Somali, Cantonese, Vietnamese, Spanish, Somali, renters and youth. We gave those focus groups the same voting ability at our larger meetings to vote on how they would spend additional tif money in their communities. So again, in Lents we had nine culturally specific focus groups and two larger public meetings with a total of 127 votes. So we had about 127 votes. Kurt will speak to how the voting came out and allocations.

Creager: Thank you, Michelle. I think it's important to note that the representative Vega Peterson meeting did include commissioner Saltzman because one of the core issues had to do with a preliminary decision by commissioner Saltzman to site a human solutions project at gateway park for immigrant families. The Hazelwood neighborhood in particular wanted to talk about that. I would say that different processes were used in different locations partly because of the dynamics of the audience. The gateway process was not a normative group process where people voted per se. There were discussions. We listened carefully and asked a lot of questions. Frankly, in gateway there's a great deal of antipathy towards extremely low-income housing generally. People urged us to look at the center for domestic violence site that the city already owns and pay tiff to acquire it next to the current receiving home and justice center.

Fish: Can I ask you a question? I seem to remember gateway has unique characteristics. In rough terms, what is the market rate housing in gateway and then how is that different from what we call affordable housing? Once upon a time my sense was it was pretty compressed.

Creager: On the rental side they are compressed. Because gateway has some buildings were built around the time the shopping center was built so they are 40, 50-year-old walk-up structures. The newer properties, human solutions have added are income qualified at 60% of ami. Safe to say that the private rented sector is not that much different than 60% of ami, but people are living in 40, 50-year-old properties rather than fully accessible newer properties. On the homeowner side of things, because of flight from the inner city that are now quite accessible to jobs it's put a lot of pressure on the single family market. The single family prices are rising raptly. I do think that people have been there a long time would likely have incomes very comparable to folks at 60% of ami, but it's a more racially diverse population which doesn't square with people's values sometimes about what they knew their neighborhood to be. So that's a lot of what we heard. The reason I mention that is I think you may hear concern that we didn't use the same process in each community. We used focus groups in Lents partly to engage nontraditional groups that had not always come to the neighborhood association meetings, had not always come to the Lents town

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center meetings hence Michelle reached out specifically to those groups through psu, then more traditionally we used a normative process with voting for first and second choices in interstate. So based on all that information we had to make some preliminary decisions. These decisions were hammered out really last year with commissioner Saltzman's guidance. In interstate we had some \$32 million to allocate and we felt that 7 million for homeownership, which is 22% of the total, 5 million for home repair. Home repair keeps people in their homes. Largely seniors. Many people of color in interstate. It's also a corollary to homeownership. It's essentially keeping people in homes they already own. That's 16% of the total. Collectively the homeownership and home repair is about 37.5%. Multi-family rental development is recommended at 19.2 million, 60% of the total. Then a small percent, 2%, for land banking of \$800,000. That was recommendation of \$32 million in its distribution in the north northeast area including specifically the interstate corridor urban renewal area. With respect to gateway there's only \$2 million in the tif lift recommended under our current models. If new private development occurs that number could go up but right now given the model that pdc uses, we anticipated \$2 million of which we're recommending it be placed into multi-family rental development. In Lents has a little more to work with, \$7.5 million, we're recommending \$2 million for homeownership, 1.6 million for home repair, collectively about 48%. \$3.9 million for multi-family rental development. Before I go on it might help to talk just briefly about how we deliver homeownership. That might be a mystery to some of you. First I want to underscore that as lifelong housers we see homeownership as an important part of a housing continuum. People who are successful, have stable jobs, the ability to make a down payment deserve every right to buy a home in the neighborhood of their choice. I think the evidence is clear that single family homeownership is the best way for families to accumulate wealth. It promotes school stability and neighborhood cohesion. We have a great deal of support for it. The flip side of that coin is that when you place a person into homeownership that person tends to stay for a long period of time. In rental housing it turns over not uncommonly at 20% a year so you can serve four, five times as many people in a rental housing situation than you can in an ownership situation. We deliver this through a network of community partners, nonprofits, and we provide down payment assistance and that is up to \$80,000 per household with incomes of 80% of median or less. For large family units, that may go up top 100% of ami, and the pdc has seen the merit of this program and are allocating additional funds over and above for households up to 120% of median income. These are secured second mortgages. We have a deed on the property. If people sell the home, it's owed back to the city. We do annual recertification's to make sure the property is still owner occupied. They haven't rented it out or split it up into a rental property. That program worked really well for about 20 years, but increasingly the stock of affordable housing that people can afford is problematic. So we also provide direct subsidy and land buildings and infrastructure to help make homes more affordable. We provide indirect tax abatement for the hulte program, a single family program, indirect assistance through sdc waivers and we also operate county-wide a mortgage credit certificate program, which is essentially a federal tax credit which people can get rebates on their income tax owed. In addition, we experimented with new variations. The mobile home park preservation was a big issue last year. Oak leaf was at risk of being lost. Those people are owners of their units. They don't happen to own the land underneath it and are highly at risk of losing everything so we stepped in under the leadership of commissioner Saltzman with support from speaker kotek and provided interim financing to acquire that park. I would add that we think that's a precursor. We think we'll have more in the future and I have asked staff to develop a policy that helms discern how and which mobile home parks we woo should be investing in. Many of these parks were developed 50 years ago. They have obsolete

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infrastructure, they need streets, sewer lines, roads as well as new units it's also rejuvenating the community infrastructure. We have also because of our supply problem we have been experimenting with condominiums. We don't think it's efficacious to work towards getting everyone a single family detached home with a yard especially as we urbanize. It's clearly their choice. If we had enough money we would love to do that, but we're not Columbus, Ohio, we don't have a stock of that kind of housing at affordable rates any more. The Jared street condos are 12 units. We proffered a site at 5020 north interstate which is currently a convenience store which we purchased with tif. We proffered that and believe that will accommodate about 50 units of multi-family ownership housing which we think is probably the wave of the future. Last I would underscore the fact that the inclusionary housing policy does apply to multi-family projects that are ownership. If someone comes forward with a condominium property, they would be expected to comply assuming it's over 20 units. That program obviously is -- works in hydraulic with the private market. If nobody builds condominiums, we don't get inclusionary housing units. Hopefully in the future we'll see more of those. We also have the greatest number of opportunities in interstate because the tax increment is the greatest. As you can see from the allocation of dollars from 2010 to present, things were under \$2 million a fiscal year for about six years and have recently vaulted up a great deal higher. This I might add includes the tif lift and the base budget for the bureau, so it's both original 30% and the incremental increase taking us up to 45%. We look at this also by urban renewal area, interstate has the greatest of over \$10 million. Lentz about \$2.5 million. Gateway as I mentioned there's not enough money there to really spread around so we reserved it for multi-family rental. The other thing that I would like to do is thank and recognize the good work of our partners in the community. We're not retail providers of homeownership. We're essentially a bank. We provide equity to underwrite these projects either private develop there's wish to build affordable housing, nonprofits who want to be the intermediaries. We have I think developed a symbiotic relationship with those folks. Several are very culturally specific and can work with people in their mother tongue, through their issues of credit and access to banking. So the only other thing I would mention that is these numbers do not include the other ancillary funds that we manage including the community development block grant program. It's a federal program created when Richard Nixon was president of course it's been recommended to be zeroed out by the current administration entirely. We are modeling about a 30% reduction in the cdbg fund because we don't think congress will abide by every request of the administration. I would be happy to respond to any questions you might have.

Wheeler: Colleagues?

Fish: I have a few. Thank you, Kurt. This is a recommendation, right?

Creager: That's correct.

Fish: On the hope ownership side, we often talk in terms of the amount of dollars being put into homeownership. But I think it's easier sometimes to understand the human impact. So if you invest \$7 million in interstate and \$2 million in Lentz, how many homes potentially are we creating? And how many families potentially are we impacting?

Creager: Well -- using the maximum of 80,000 a unit would be the most practical way to do it although not all households use the full amount, increasingly they are. You could do nearly 100 in that instance.

Fish: And so the other thing that we track is are they successful homeowners. I know one of our nonprofit partners testifiably boasts about the fact they have never had a foreclosure in their history. That speaks to the model, the screening, all the coaching people get to be successful homeowners and the like. In terms of how we look over all at the success rate what's our goal?

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Creager: Our goal is to preserve homeownership as an option in the city of Portland. It's hard to establish a numeric goal because the market has been moving so rapidly, but we have wanted to knit together the public policy of the preference policy to give people a path to return to the interstate corridor urban renewal area. I'm not sure there's actually a specific goal in that regard. We have been looking for every opportunity we can to make sure that homeownership doesn't fall off the radar in Portland. I must admit for the last few years we have been about 80% rental, about, 20% homeownership but that not unlike where the city is going in terms of urbanization. I would say because of urban renewal statutes in Oregon, 20% of the tif dollars to be spent on sticks and bricks, so we do have to maintain some capital investment in homeownership to comply with our tif statutes.

Fish: My last question is I think one of the challenges we have had over the years is we know there's a homeownership deficit and we know there's a minority homeownership cap. We also know during the peak of the recession it was harder to make successful homeownership among low income families. That was a big debate nationally, how much investment should we make when someone's income just doesn't pencil out. So let me flip it around for a second, look at the multi-family rental development. Are you able to knit those investments together in a way that helps us address the crying need for more permanent supportive housing units?

Creager: Yes, we are. It's a constant level of effort because the permanent supportive housing units for those who might be watching at home are for people with zero to 30% of median area income. They also require support services. We can structure the finances so 15 to 20% of every project has -- of all the multi-family projects we do up to 20% are zero to 30 but we have to broker the services from another source. I have been looking at how we might be able to meet your expectation of trying to expand 200 units for the next ten years to erase our current deficit of some 1800 units to get to 2,000, the general obligation bond has specific equity available for zero to 30 units but it doesn't have the services. As you probably recall having been housing commissioner there's a public service ceiling within the cdbg program. We're not actually at that ceiling. We have about \$400,000 of capacity that we could allocate to services out of the cdbg program to help provide services to bond funded units. These oftentimes are the capital investments that we make leverage the long term housing tax credit program so each much our investments leverages five to seven other dollars.

Fish: You mentioned the president's budget. The fact is cuts to hud to fund a wall and defense spending are pretty astonishing. Throw in eliminating the legal services corporation, it's -- I never thought we would be having this conversation. All that I would ask is because I think we are looking at all these different pots of money and being opportunistic and in some cases have different guidelines but what I could ask you to do through the budget season is to at least give us a road map if the council wanted to get close to 200 units or 100 units just give us that road map how to do it. I know it's getting harder with section 8 vouchers and other cuts but how might we do it so we have that as a consideration guiding some of our budget decisions. So thank you.

Creager: I'll make our best effort to do so.

Wheeler: Commissioner Eudaly?

Eudaly: This is slightly tangential but since I have all three of you here I'll ask, I'm really interested in the community engagement piece of this and the challenges we face going out into neighborhoods who are opposed to having affordable housing sited in their neighborhoods. One of the first things I would like to be able to present to folks is where affordable housing is actually sited across the city. I think there is some misinformation or misunderstandings out there. It's my understanding that our biggest concentration per capita is actually in the pearl district.

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Creager: On a percentage basis I think that's correct.

Eudaly: Do we have information like that readily available?

Creager: I think we can get it bipartisan neighborhood. The state of housing tracks that and it's pretty dense. We would have to do an extract of neighborhoods to give you a better snapshot.

Eudaly: I just personally think that would be helpful. I strongly believe this is -- we know it's a city-wide issue, but it's an issue that every neighborhood -- no neighborhood should be exempt from. It seems like starting from a place of who is not a host to affordable housing would be helpful.

Creager: Be happy to.

Eudaly: And what was -- did you gain any traction in gateway?

Creager: Well, I'll let Michelle reflect a little bit on -- I'm not sure that we changed minds. I think people were comforted by commissioner Saltzman being there to hear them out, commissioner now representative Vega Peterson. They knew their issues were being heard. I have been going to the epap meetings. I know Michelle goes more regularly than I do. Of course that's a collection of many of the neighborhood association leaders. I think there's evolution going on.

Fritz: I think we have somebody in the audience who hopefully will testify who can talk about her journey on that issue.

DePass: I do want to add something. I can tell you from my personal experience having engaged with gateway on several occasions that the first meeting was very contentious. The second was less so. Again because Kurt was there, commissioner Saltzman, our assistant director were there, but I think there's a lot of value to building relationships in the communities such that proactively such that when you have an action going on you have relationships with people that are trusted relationships. So I think that that's an ongoing effort that I'm going to make a promise to.

Fritz: If I might give my perspective on that, it was not that the community was opposed to affordable housing, they were very concerned about what was being proposed right next to the brand new park. It was a site-specific concern rather than general concern. Cause like we said lots of the housing is naturally affordable in east Portland.

Wheeler: Are there other invited guests for this particular item?

Creager: We have none.

Wheeler: Is there any public testimony on this item?

Parsons: We have four people signed up. [audio not understandable]

Wheeler: It's good to see all three of you. You know the rule.

Fritz: Frieda is one of our budget advisors. At least we save the you two journeys, just do the one.

Wheeler: Whoever would like to start first.

Steve Messinetti: Thank you. Mayor wheeler, commissioners, thanks for your ongoing commitment to affordable housing. I'm Steve Messinetti ceo of habitat for humanity metro east and partners for affordable homeownership. Tif lift is one of the few resources available for homeownership development and it is critical that we commit at least 50% of the tif lift to this end. With the passing of the housing bond this year dedicated to rental housing development now is the time to dedicate tif lift to tackle Portland's shameful minority homeownership gap and start building affordable middle housing stock that we so desperately need. After doing affordable housing work in Portland for 15 years I keep hearing the same reasons why the city lacks an investment in helping people of color buy homes. The first reason I hear is we're in a housing emergency. We can't do homeownership now. Yes, our city is in need of shelters and affordable rentals and wrap around services and yes even in a housing crisis and especially in a housing crisis our city

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needs affordable homeownership opportunities. Every unit we build actually solves two families' housing problems. The housing that we build and the housing they move out of that frees up for another family. Let's get more homeowner ready households out of rental units to ownership and financial independence. It's something our city needs and we keep hearing our neighbors want. I witnessed this at community meetings, I served on the Lents ura for seven years. Every year the budget committee named its top priority for housing homeownership. But we have people who can't find apartments. Shouldn't that be our priority. This one frustrates us at habitat as we have been serving families from ami of a 35 and 60% for 35 years. We build three and four bedroom homes, middle housing. This is everything the city says they want and is trying to achieve with the benefit that families are not going to need a subsidy every again. These homes could be affordable to families for generations to come. Why if we can build homes and serve the same family of four making \$32,000 a year with a one-time homeownership subsidy why wouldn't the city want to do this? The third thing we hear is how can city invest this much in just one family. That's a basic misunderstanding of what investing in homeownership can look like. I provided a copy of handout of an example of a vacant lot next to a middle school, community center and great shopping and what that could become. With habitat as the developer this 31-unit condominium project with parking, playground, great transportation could be developed and sold to low income families with an average subsidy of \$50,000 per unit.

Fish: Could you tell us how you calculate the subsidy? Are you including value of an sdc waiver?

Messinetti: I am not. Would be an additional 50,000 per units in buydown of the cost total costs --

Fish: In addition to the other things you would get as a right because of who you are serving.

Messinetti: That's correct. This assumes the sdc waiver and tax abatement. Total costs not counting those additional subsidies is about \$250,000 per unit. That additional 50,000 would make it affordable to families making 60% to families under 60% of mfi, with some additional habitat subsidy we would serve the other 30 or 40% that are under 80% partnering with organizations that have buyer ready families that can't find housing product to buy. Urge you to set the policy that a minimum of 50% of tif lift be dedicated to helping people buy homes.

Wheeler: Thank you.

Fish: Make sure we understand the math. We were told the recommendation of 22% of interstate is to homeownership, zero to gateway, then a percentage in – just to understand your position is look at the whole bucket and then reallocate it so at least half across all three districts gets to homeownership?

Messinetti: That gets to helping people buy homes.

Wheeler: I want to second what you said about people having misconceptions about what homeownership looks like. Thank you for handing out conceptual vision of what it already is and can be in this community. Thank you for that. Good afternoon.

Frieda Christopher: Good afternoon. Mayor, commissioners, for the record I'm Frieda Christopher. I am cochair of housing subcommittee for east Portland action plan. I happen to have sat on the gateway urban urac when it was in existence from the time it was a concept to the time it closed so I'm familiar with the whole area. Today I'm here for the housing epap housing. We're here to support the use of a portion of the tif lift for homeownership for low income and people of color. To increase homeownership for these vulnerable populations east Portland is one of our housing committee's strategic priorities. We are working in collaboration with partners for affordable homeownership to help advocate for this segment of our priorities. We're aware of the crisis with the homeless and

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the shortage of affordable rental units. We see it as a continuum. From homelessness to affordable units to homeownership. If a family is able to purchase a home or condominium as we're now looking at homeownership slightly differently, it can provide stability for that family. As a school board member, it actually can help the children succeed. We find children who move constantly, which happens in rentals, lose part of their education every year and are less likely to graduate from high school. The good point is that once they move out of rental and go into homeownership those rental units open up for someone who was homeless. I encourage you to consider making additional funds available for homeownership from the tif lift funds in these ur as that you're discussing today. I'm going to make a side comment on gateway. East Portland and gateway are not against affordable housing. We actually did our own study and found that we have the same amount of affordable housing by design as any other part of the city, so what we have is private sector housing that is way low. So we right now our advocacy is to keep people in our neighborhoods. Our school districts, our immigrants and low income people that stay because we're having success with them achieving things in school. So we are working very hard to make sure that more affordable housing is done in east Portland. Thank you.

Wheeler: Thank you. Good afternoon. Good to see you.

Diane Linn: Good afternoon. Diane Linn, executive director of proud ground. We're proud members of the partners for affordability homeownership and I hope we illustrated that we do work well together and we can leverage our assets to serve the community as well as possible. I wish you could hear directly from the homeowners who have benefited from our program but it's the middle of the day and many are working families. I want to share a few quick quotes. I like the feeling the stability of homeownership gives me. I can plan for the future knowing I have a stable, affordable monthly payment and can finally put down roots. My life new homeowner. My life has changed dramatically since I brought a home through proud ground. I hope a lot more people can experience this very empowering feeling. Another homeowner: Proud ground allowed me to buy the home of my dreams. Now I feel the sky is the limit. Finally, a woman says, never give up. As a single mom with three children on limited income a lot of people told me I could never own my own home but they were wrong. Finally, for the first time in my life I feel free. That's what we're talking about here today. It's time and very important timing for the city to take on this investment in the next four years in particular given the driving force of the market. We're here today as a collaborative to emphasize the point that we have respected the investments in rental and we have now a new bond to invest more money in that. Now it's time to take at least or around 50% of this tif lift money and apply it to homeownership. We have to invest in these low income families and people of color in all three areas including gateway specifically with projects like Steve showed you today and we can work in partnership to make those kinds of projects work well there. The interstate urban renewal district we're working desperately to serve preference policy families. We have a lot of experience doing that and with more resources we can serve more and there's clear pathways to doing that. We are here to suggest that it is important that public resource does go into permanent affordability so that those families can gain equity over time but also the community gains the benefit of being permanently affordable forever into the future. Half of the families we serve in the city of Portland have people of color in them. 63% of the people that have waited a long time align their credit, worked very hard to get ready for homeownership on our wait list are people of color. That's our target and that's what you have all supported us in doing. We're working together to bring this very important proposal to you today.

Wheeler: Thank you. We appreciate your testimony.

Fritz: As former director of the office of neighborhood involvement you respect the importance of community input. It sounds from all three of your testimonies you're

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encouraging us not to take the recommendation entirely as presented but rather to have a discussion this is the community's input, should we, the council of the housing commissioner make some adjustments to that.

Linn: Commissioner Fritz, you and I have talked a lot in the past. There's lots of forms of community involvement. A snapshot in time you'll get a certain result based on information provided. We're not here to dispute what people talked about. We're talking about in our case 17 years of experience talking to people in the community more and more people coming to us desperate for the opportunity to buy. We're trying to showcase their voice in this process. So it comes in lots of different forms and different ways. We have over 300 families on our wait list and more families coming in through the preference policy. I would say yes and there's much more community many more community voices that didn't participate in those particular opportunities.

Fritz: Frieda perhaps you could discuss that as far as what the east Portland action plan recommendations and should we take this exactly as printed or have more discussion?

Christopher: Well, we have looked at -- as you know we have advocated for more affordable housing and I'm going to sit on stakeholders advisory group in regard to the bond because we do want east Portland's share of affordable housing built out in east Portland. But we also know the importance of homeownership. It's always been on our list of items that we want to address. Luckily with this collaborative we finally have another group because we aren't all experts on that. So now we have a collaborative we can work with on addressing the issue. As a school board member, and I bring that hat always with me to east Portland action plan is people don't realize the importance of homeownership and what stability they bring to the schools. As well as those tend to be the people often who come into your schools volunteering and really get connected. I have to say my first volunteer was at Lincoln park as a kindergarten parent. You know, but I bought a house there. That's how I stayed and through my experience that's what I found. You bring those families in when their children are young and they get involved in the schools. Their kids are more successful. I'm always looking at everything with that school hat as well. A balance of rental and homeownership is important for a school district to really be successful.

Fritz: Do you happen to know in Reynolds what is the percentage of rentals versus homeowners?

Christopher: I don't have that off the top of my head.

Fritz: That would be an interesting piece of data to have in each of the districts as to who we should be targeting.

Christopher: You know, it really is depending on even on our schools, which school it is. Lincoln park used to have more renters than homeowners but when we changed boundaries things changed and also what is being built at the time. I know we have central city concerns putting 150 units on stark that will open up next year. They are working with us to place our families in those units. As a school district we're trying to work -- just spoke to Steve about it if his project goes through it would be wonderful to work with our school district. We have a lot of homeless and people that are in threat of being homeless to work with them. As a school district we try to partner with all the groups as well. But I would say right now given all the apartments on 122nd, all the toddlers that were given over time we probably have more rentals than we have homeownership.

Fritz: Thank you.

Eudaly: Thank you for your presentation. I just want to say I completely support your position on investing in homeownership opportunities. I think the trend of renters being -- we're just about at 50% city-wide. We're bound to keep going in that direction is alarming given our inability to really regulate the rental market and the fact that that's being driven

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by income inequality and unchecked gentrification and displacement. Getting those families as you mentioned out of the open rental market into safe, affordable, stable housing is vital to those families and also opens up units for people who are not in a position to buy, as many of us aren't, and Frieda, it allows people to invest in their communities and I can personally speak to how damaging it is to get forced from neighborhood to neighborhood and school to school with school age children. So thank you.

Wheeler: Thank you. We had couple more.

Parsons: Two more.

Wheeler: Good afternoon.

******:** Good afternoon, mayor, commissioners. You go first.

Wheeler: Make sure the green light is on there.

Barry Sutton: Okay. Barry Sutton. I'm very concerned about the homeless situation throughout the various blocks that -- the sidewalks and all of the structures around the buildings and out of the way. All of this could be reduced by putting it into a couple of -- areas what would you call them? For the homeless to live. What would you -- I can't think of the word. Mental block. Anyway, if the two blocks in back of Washington high school could be made into an encampment, that could take care of all of the people on the sidewalk, and throughout southeast Portland and by St. Francis church in northwest Portland and throughout the city. Many of those people, most all of them could be taken care of. They would live in tents. Certainly not as people would get buy a home or rent a home. Nothing like that. This is nothing against those people but it is actually providing a kind of competition, a kind of competition to those people. What do you do if you lose your home? You could get a tent. Maybe a storage space or something like that. But I believe -- I really believe that realtors don't want people to do that, to resort to that, because that could cause rents to go down and things like that. That's my opinion. My thought. But would this work? I've seen this work about 50 got into one quarter of a block, maybe even less than that. 55 people into about one quarter of a block. It worked very well except the department of transportation that owned the land and it wasn't really an entire quarter of a block, just about that, said that we want this land for our tools and stuff like that and finally they moved everyone out and moved all their tools, hoses and road blocks and little tools in and then put a cyclone fence after it and then cleared their stuff out. But here the city of Portland, commissioner Fritz, yes, thank you, the city of Portland owns the land and commissioner Saltzman, you could change that from the use of parks to the use of encampment for the homeless and clear all of this away. Thank you. Please, some dialogue from someone.

Wheeler: Appreciate your testimony. Good afternoon.

Daniel Lechuga: Good afternoon, mayor, again, commissioners. I'm Daniel lechuga, lead councilor for housing council with African lives for homeownership. We're members of the collaborative as well. Just a little bit about ourselves. The african-american alliance for homeownership is a 501c3 hud approved council agency. We have been around since 1999. It was created to help the majority of African-Americans that didn't have representation. We will also work with other under-served communities. What our mission is to increase homeownership with the african-american community and help under-served individuals by improving access, providing homeownership opportunities. One of the things that we do is one on one housing counseling, sitting down with clients individually, finding out their goals. Right now we also offer credit and budget counseling. We do matching programs, 3-1. We do participate in the city's dpal program, down payment assistance loan program, and help with mortgage foreclosure counseling. Our current base load is about 90% african-american. One of the things that we are asking is that encourage you to

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consider using 50% of the tif lift funds to go to affordable homeownership, whether it be single family residents or multi-unit. It has to be affordable housing. Homeownership. That's one of our goals. My experience with working with clients right now some of them are paying \$1100 up to \$1400 a month in rent and those rents keep going up. One of the things that's happening is they are getting priced out of reasonable, affordable rentals. Their next step is to look at what they can do. Buying a house is going to help their families build stability and strength and as you heard there's a lot of people that there's evidence that having a stable household helps the children not only children but the family people that are working, being displaced out of an area where they are working increasing time for them to go to work and potentially lose their job therefore increasing displacement. That's one of our goals for you to consider that shifting 50% of tif lift funds to go to affordable housing, that is one of the things we're encouraging everyone to seriously think about.

Wheeler: Thank you very much. Director Creager. Thank you, sir. I'll give you some feedback. I think your ideas are very good ones. I like the idea of bureaus working together and you mentioned there was a church that involved with the encampment that you mentioned. I think we need flexibility. I think you said it was a church parking lot if I remember correctly. [audio not understandable] at any rate your concept is a good one. Thank you for your public testimony. [audio not understandable]

Wheeler: Just not right now. We're trying to get this one -- [audio not understandable]

Wheeler: Well said. Thank you for coming in. We appreciate it very much. I'm sorry. Commissioner Fish.

Fish: First, I also just want to comment, Barry has a couple of big ideas. I he's a member of my wife's synagogue, so I have a chance to engage him a lot. He's passionate and he has big ideas. One idea that I think we should embrace earlier, not later, is the storage, the challenge of where people store their stuff. I know from firsthand experience that Barry is spending too much of his money in private storage to keep his stuff and the truth is that a lot of people cannot who are outside cannot manage their stuff and manage their life. Mayor, I hope as part of the home for everyone agenda that we continue to look for ways of expanding places where people can leave their stuff and then seek other things in their lives. Kurt I have a few questions for you. Because we were having a conversation earlier about homeownership versus rental, commissioner Fritz asked a great question about the community input versus what's our role. Let me ask you something. This technically is accepting a report.

Creager: This is a budget note that was affixed to the tif lift by commissioner Fritz and you seconded it, so we were dispatched to the community to listen and learn about it.

Fish: But it's a report.

Creager: Correct.

Fish: It's not our normal budget process. So just maybe I should know the answer to this, but perhaps it's been that kind of week. So we're accepting a report but what has already been done or will be done with respect to the recommendations?

Creager: Well, in respect to the process, we were ready to proceed with this in really last winter, but because of the work flow, especially associated with inclusionary housing just for more management reasons, we held it off the docket. We were ready to go in November. I did meet in December with the homeownership coalition. They made their wishes known at that time thinking it might come forward in December. You know, we have held off spending the money because that was the intent of the resolution, which was, you know, listen and learn before you take action. At the same time, it's important for you to know November 8, of course, the election created an expectation that corporate income tax would drop, therefore tax credit equity pricing fell immediately. So we have been working to backfill gaps in projects. Some of this money would be used for that purpose.

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They are projects in interstate and Lents that would benefit from this. But we have held off making final commitments, working with Oregon housing community services to manage those gaps and to make sure that we have projects that are solvent for which commissioners have already approved. So the other thing is the cdbg fund. We're changing our forecast as I mentioned earlier from a glide path to a 30% cut respect which is a cut bigger than we have seen in 30 years to cdbg program. So I need to hedge our bets with respect to losses on the cdbg side.

Fish: Let me state my concern. Pdc essentially disbanded the urac advisory bodies. What has happened is the housing bureau has back filled that and we come up with a process to engage people which I think is laudable. This sounds like an excellent process. My own personal view is it's very important to listen to the concerns of people within each of our urban renewal districts but here's the problem. Tif has been our most robust funding source. It's a city-wide resource that by law is limited to spending in less than 15% of the geography of the city but it is not the housing policy of 15% of the city, it's the housing policy of the city of Portland that happens to be restricted to 15% of the city. So I think our preference as a council has been to do over all budgeting through the budget process. That way we compare this amount of homeownership and rental with the other pots and we have an aggregate. Someone mentioned something that was very helpful with the housing bond we have another pot of money with restrictions. We look at the total and say where does it shake? My question to you since we're in the budget process, what would be the harm of just saying time out, accept the report but then have you come back as through the budget process and show how this shakes out since at the end of the day what we're responsible for is the total housing budget for the city, not just a series of what I'll call boutique funding plans.

Creager: I think there's a lot of wisdom in that decision because we also have the first call on surplus land from other bureaus. Each of those site acquisition opportunities could be a homeownership opportunity. So that frankly our problem here as I mentioned earlier is supply and sites that are of sufficient size to support some critical mass of homeownership would be quite beneficial. We have a few of those on our short list working with other bureaus that we would bring forward in due time to the mayor and the council. That would give us some time also to make sure that the council is aware of these tax credit gaps. We

Fish: [audio not understandable] We don't know our cdbg allocation, proposed changes to the tax code that could be devastating to our work. Fewer section 8 vouchers. I guess just from my colleagues' consideration, I'm eager to accept this report. We accept reports based on recommendations and work that community does. I don't -- we don't have a tradition of modifying reports. If we have a disagreement, we do it through the budget process. I'm uncomfortable accepting the report and saying that we have now allocated -- essentially done through the budget process we have made the spending decisions because I think we make better decisions when we look at all the funding sources and our overall city policy and not do it through a narrow lens.

Creager: As it happens we are up next Tuesday for budget. There will be an interrogatory coming out of the budget workshop and I suspect it will have a chance to delve further into the affordable housing conversation as well as the homeownership question.

Wheeler: I ask this as a rookie coming in what the impact of accepting a report was when there were recommendations specifically listed in the report around funding. I was assured that by accepting the report what we are doing is we are hearing the recommendation. We're accepting that somebody is making a recommendation to us, but only through the budgetary process can we actually agree to whatever the budgetary ask in the report is. I

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don't know if anyone has a different opinion but that's what I was advised when I took on this role.

Creager: That's correct. The other thing I would like to say parenthetically since you have probably all received the loved received the letter from the coalition, they are asking for forward commitment. While the bureau historically made forward commitments I'm much more conservative about making multi-year financial commitments for programs and projects especially in this federal environment that we find ourselves in it would be a high risk proposition.

Fritz: I appreciate in the report you said which are committed and which are more conceptual. That's helpful for me. I agree with commissioner Fish. How long is your budget presentation scheduled for?

Creager: We have quite a lot of time. We're on for one hour 15 minutes.

Fritz: I was thinking that's not a lot of time considering all the millions of dollars going into housing.

Creager: The joint office will share that time. I have already met with mark jolin. He and I will co-present on Tuesday.

Fritz: What I'm saying is I would like a more extensive discussion because this would need to get discussed for me with the presentation today with the recommendation, we know that homeownership is the what I to create intergenerational wealth and being able to pass it on is analogous to teaching a man to fish versus giving him fish. I would be persuaded to flip some of the money into homeownership knowing we have a measure where we are going to do a development. Just a lot of big pots of money.

Fish: I totally agree with commissioner Fritz and frankly what we have scheduled is a budget presentation but then we have public hearings. And the testimony at the public hearing is also germane to my decision. If we hear from people in the community that have views that are aligned with this or different I think, we have to entertain that. I just think we make our best decisions through the normal budget process when we can consider all the revenue source resources, not look at that time it through a narrower lens. If the mayor is - - if his view of this process is what governs I will vote to accept the report.

Wheeler: Is that a motion?

Fish: Second.

Wheeler: No, you moved. She seconded. We have a motion and second. Commissioner Eudaly, did you have some questions?

Eudaly: No.

Creager: I would like to add one other thing the housing bureau under the leadership of commissioner Saltzman purchased the convenience store at the northeast corner of Alberta and interstate. They sell sundries. When we acquire the site we thought it would be an ideal mixed use, mixed income location. At the time we heard the appeals of the homeownership coalition and time we proffered this for development in January we found a new homeownership site. It's been put forward as a condominium ownership opportunity for which we would be underwriting the financing of \$5 million. We're responding to what we hear from people.

Fish: Who is the develop center.

Creager: We just accepted applications they haven't been screened yet.

Fish: That would come to us for approval. That still is faithful to the council as an oversight role.

Creager: Yes.

Wheeler: Not germane to this conversation do I see head nods in favor of adding some time to the budgetary presentation for the bureau of housing?

Fritz: Yes.

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Wheeler: How much time would you like to add? [audio not understandable]

Fritz: Two hours at least three.

Wheeler: Three hours?

Saltzman: Let's have them do their schedule thing. We can always schedule additional time. Three hours, that's not fair to them.

Fritz: I wasn't suggesting taking it away from anybody else. Things in the report is already committed under the normal course of things would you require council permission to do those projects that are already committed?

Creager: I think normally we would go to the commissioner charge with the budget direction that we receive from council and allocate funds to projects. Because of the maybe fortuitous timing here, we're in budget, so we can align this to the budget process without having to jump the order of things. I'm fine with that. This is old money I might add. This was 2016.

Fritz: Something you have been looking into very deeply. I'll be very interested in your recommendations on those.

Wheeler: Very good.

Fish: I think we have a sense. I would just move the record.

Wheeler: So moved.

Fritz: Second.

Wheeler: Report is moved and seconded, please call the roll.

Fritz: Thank you for those who have done the outreach and gave the report. Thank you for the committed citizens who come in over and over again. When I say citizens I mean people who live in the city. We have lots of wonderful people here. So this is some good things and some challenging things. I'm glad we're having this conversation. Aye.

Fish: First I want to acknowledge that reason we're having this discussion is the council agreed to lift the amount of urban renewal money said aside for housing and the original proposal from some community activists was tif to 50. There was a debate about whether it should be 50 or 40. Commissioner Saltzman and I had an eye towards the higher end, healthy debate, we ended up at tif to 45. We have more money to spend. I want to go back to what I said earlier, though. We don't have enough resources to meet the housing crisis and urban renewal dollars need to meet city-wide needs. They just happen to be restricted by law. I wish we could be like California where urban renewal money can be spent outside of districts but that's not the case even though we know the impact of spending within urban renewal districts does sometimes impact surrounding community. It has to be pardon of a broader sufferings. I appreciate this report. It's thoughtful. I appreciate the work that the bureau has done engaging the community. I like what Frieda said earlier, I hear this all the time, when people find out that housing in their neighborhood that they don't like is private market crap and that the stuff that's actually a jewel has been done by a mission driven be nonprofit it flips the conversation. There's often assumption that the crap in their neighborhood is somehow affordable housing that we had something to do rather than stuff that came in under an old zoning code, just put up to make as much money as possible and built to last about 15 years. That kind of housing has done more damage to our efforts to actually engage communities about the benefits of affordable housing so I appreciate that point. But I welcome the broader discussion about the mix between affordable housing and homeownership and will close by saying in the teeth of the recession when the credit markets collapsed, it was very hard to do financing for anything but particularly hard for homeownership. If we can find a way to underwrite these projects for modest and low income families so they really can get into a home and here's the key, stay in the home because the success rate is really essential, then I'm open to considering a change in the mix. Aye.

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Saltzman: I would like to thank the housing bureau who worked very hard on their structure format and outreach to communities across the city about how to spend this additional money for urban renewal. I think they really reached out and achieved a great way to get people who don't normally participate in these types of discussions to turn out. Maybe not the meeting where you invited 5300 and only two showed up but it was only one of a series of meetings, I do know. That I acknowledge you for your efforts in that regard. I would like to acknowledge the organizing work of mac g., really, who led the campaign that started the campaign to lift the tif -- bring urban renewal from 30% for affordable housing to where it is now, 45%, due to their efforts and the previous city council we now have an additional \$67 million over five years to invest in affordable housing that we didn't have before. I appreciate the homeownership arguments that were brought before us and I think we need to take a look at that and do some fine tuning on that as well. Aye.

Eudaly: Thank you for the report and presentations. I dove into this issue head first two years ago and it's heartening and validating to hear ideas that were being resisted even that recently now being brought to the forefront. So it's very exciting. I'm going to make a little side comment. I'm going to be taking this psu traffic and transportation course, that former commissioner now congressman earl Blumenauer spearheaded because so many in our community felt that they were better informed about transportation and traffic and infrastructure than our own engineers. I'm going to suggest to the mayor and the director that maybe we should spearhead a similar program devoted to housing. Not that we need another thing for our to-do list, but I would volunteer on that. I would also take it. Aye.

Wheeler: I'll take that course with you. I know I could learn a thing or two. Just what I need. Another degree. At any rate, thank you, director creager. I want to thank our community partners, Diane Linn and Steven messinetti and others who came in today. I think made a very compelling case and I look at this as bigger opportunity than just housing. Let's be honest. Housing accessibility has not been uniform in our communities, and it has been particularly denied to people of color, the african-american community in particular but not exclusively in our community, and it has certainly been denied to people in lower income areas. Recent reports underscore the point that income inequality in America is largely driven whether or not you have access to homeownership or not. Therefore, if we're really serious about reversing the trend around income inequality and if we're serious about generating intergenerational wealth for families in our community, lower income families and communities of color that have not historically had access to equity in homeownership, this is one of the ways to catalyze that process. So I see this as part of a bigger, longer term trend towards reversing the lack of opportunities for equal prosperity in our community in addition to providing much needed work force and lower income housing opportunities. I see it as being an important part of the spectrum of housing that we're providing as a city council. That's my first point. My second point is that it's good for the whole community, not just the family who benefits. We have heard many, many good stories at this table and across the street. People saying that it's not just a roof over my head, it's a jumping off point for employment, it's an anchor for my children in their classroom, in their school district because we know mobility kills educational achievement. We know that it's an anchor for community institutions, think about community centers, churches and everything else that benefit from stability in the community, and if my colleagues from the county were here today and I'll accept former chair Diane Linn as my colleague from the county, they would tell you that health outcomes and longevity can be tied to homeownership. Again with that unequal allocation of that really important resource those out comes aren't equal in our community. I see this as a hugely important thing. That's thing number one. Thing number two, I don't want to take any credit where credit is

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not due. I want to thank former housing commissioner Dan Saltzman, who was very, very instrumental in laying the groundwork for this and my colleagues, commissioner Fritz and commissioner Fish, who were very instrumental in this process. I think this is a really good beginning. I want to thank everybody who dedicated their time, their talent and energy to help making this report a reality for us today. Gives us a lot to think about. Very provocative. I vote aye. The report is accepted. Thank you. Next item, please.

Item 261.

Wheeler: So in 2015, the Portland city council created the north northeast neighborhood housing strategy. They impaneled an oversight committee with the purpose of planning projects and out comes in the interstate urban renewal area. Today we're going to hear a report on that process and out comes to date. We have dr. Steven holt, the chair of the oversight committee, to help kick us off. As always we have Leslie here as well to provide a lot of the details. Dr. Holt, if you would like to kick it off.

Dr. Steven Holt: Good afternoon commissioners and mayor. I'm dr. Steven holt. I have the privilege to chair the oversight committee for the north northeast housing strategies of Portland. I will be presenting the 2016 oversight committee annual report today. Then I'll have a few of the members of the oversight committee join me and share their experience, heart, commitment and compassion as it relates to the work. You have been provided with copies of the 2016 annual report and we have prepared a power point presentation to support that information. Before I begin, I believe it appropriate to mention a few things. Disclaimer number one, I'm an instructor. I have a tendency to use power points as complementary or supplementary information so I may or may not speak directly to the information on the power point slide. I presume the majority of us are readers and can read the slides as they are presented. Disclaimer number 2, I'm native to the city of Portland. Portland has been my home for 50-plus years. I grew up on north Williams and Wygant in the 1970s. I have firsthand experience with the impact of displacement and gentrification in north and northeast Portland. My parents lived in vanport. My mother was a third grader when the flood came. It was the second largest city in the state. So for me the information that I'm presenting today addresses issues that are personal and of which I'm passionate. I'm not removed from the importance or impacts of actions that have been historic, intentional, targeted and repeated in this city on some of its most marginalized citizens. While none of us have direct responsibility for the cause or causes that have brought us to this point, I'm not angry with any of you, we are each responsible for addressing, strategizing and resolving this pervasive issue. It can be solved. We are capable. Now is the time and it is in our hands. So now to the report. Less than two decades ago the neighborhoods that comprised north and northeast Portland were highest concentration of african-american residents in the city or the state. Although decades of segregation and displacement, some through city action, confined us their community will had also given rise to a viable cultural center replete with african-american businesses, churches, homeowners and other cultural institutions. City efforts during the 1990 to address crime and blight brought about profound neighborhood transformations coupled with redlining and the inability of landowners, business owners to finance or refinance left many longtime residents with fewer and fewer options including housing opportunities. Within a decade the percentage of African-Americans in the total population of the area had fallen by more than half. On march 2014, mayor hales with the support of the then housing commissioner Dan Saltzman dedicated an additional \$20 million of tax increment financing or tif dollars for the interstate corridor urban renewal area to affordable housing in an effort to begin to address the ongoing threat of displacement and gentrification and offer an opportunity for some displaced residents to return. In light of the history that had led the city to this point, phb, Portland housing bureau, determined that any plan for how to invest these funds

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would need to be guided by the community itself. Through a series of public forums and other outreach efforts more than 450 community members, 15 area faith leaders and numerous community leaders generously shared their personal stories, those of their friends, family, neighbors, they sent written notes and emails about their lived experience and their thoughts about what kinds of housing assistance would have the greatest impact. The result of that seven-month community engagement process was the north northeast housing strategy. A five-year plan on how to invest the \$20 million according to state the priorities of the communities. It was presented to city council on January 28th, 2015. Beyond dollars and cents, what emerged from the community process was a resounding question that the strategy would also have to address. That question was how will this plan be different from all those that came before it? The answer was a mechanism for greater transparency and accountability to the community itself. A way to ensure promises made became promises kept. An oversight committee made up of the community members was formed in May 2015 and charged by city council with the responsibility of overseeing the implementation of the strategy including the investment of the \$20 million as well as the development of the associated programming and policies. The oversight committee will report to the city council annually on the success of Portland housing bureau and contractors in accomplishing the goals outlined in the strategy. If you look above we'll go through -- if you look at your screens, we are going to go through this outline today talking about the scope of our work, the history which I have already identified, then you can see the rest. The scope of the oversight committee we have four charges. One is to advise on and review program proposals and plan development. Number 2, to monitor the implementation of policy and programming and associated outcomes. 3, advise the housing director and the housing commissioner on progress, issues and concerns associated with the north northeast housing strategies and the interstate renewal, now TIF lift funds. Number 4, ensure that Portland housing bureau will inform the oversight committee of decisions, plans and proposals prior to implementation of strategies. Let me talk to you about our membership. Myself, Dr. Lisa Bates from Portland State University, Dr. T. Alan Bethel from Maranatha Church, Marlin Holmes, community member, Virgie Ruiz a community member, Jillian Saurage works for Pacific Continental Bank and Felicia Trip, who works at the Portland Housing Center. We have two members who have gone off, which is Katrina Holland, who was a significant contributor and also Sarah Zahn, who was a member of the oversight committee. We have two potential new members which we're very excited about. Sheila Holden, a longtime member and contributor to the city, and then a young man, Tristin Dallas, a 30-year-old attorney at law who's also a native so we're excited about the addition. This is reflective of the original \$20 million that has already been committed based on the forums that were held, the community feedback and input. So as you see, preventing displacement, creating new homeowners, creating rental homes, and land acquisition. Preventing displacement means home repair, home grants for repair, that kind of thing. And how those dollars were allocated. This is reflective of the forum that was held. I facilitated the forum in St. John's which had over 100 members present. Talk about our community engagement and involvement in the strategy that oversight committee uses. 2016, the oversight committee met six times. We chose a consistent location and date and time to provide equitable access for all members of the community who have been historically disconnected and excluded from public participation. In addition, all meetings are video recorded to provide access to community by way of public access television. Our commitment is to be accountable, accessible and transparent as representatives of the community. So we meet at New Song Church on the second Thursday of every odd month at 6:00 from 6:00 to 8:00, providing a meal and refreshments so that people can come. The other process is through Portland Housing Bureau we sent

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out monthly emailed blasts and newsletters to thousands of community members who have signed up at one of the meetings or sent inquiries regarding the north northeast housing strategy. Aforementioned we held a forum in north Portland at St. John's community center to gather information regarding additional dollars in the tif lift. The overwhelming concern that particular forum was in regard to no cause evictions and rising rents the participations was prioritizing how dollars should be allocated and they did so by voting. We go to the next one. The tif lift allocations reflect the priorities communicated from the forum and in agreement with recommendations from the housing bureau and approval by housing commissioner. We the oversight committee provided clarification regarding priorities to support funding recommendations. So part of their concern, their number one concern, was around preventing displacement, number 2 around rental. We then may adjustments for affordable purchasing and ownership and I won't belabor that conversation we've had extensive communication in regard to that already and why that is so important. The preference policy one of the most significant accomplishments about related to the issue of affordable housing is the preference policy. The preference policy was developed as a tool to prioritize applicants wishing to apply for down payment assistance towards the purchase of a home in the interstate corridor. Taking into consideration the city condemnation action areas, the Albina plan and the interstate corridor urban renewal area points were given to former and current residents who have familial generational ties to north and northeast Portland. By structuring community outreach efforts in collaboration with various diverse agencies Portland housing bureau was able to leverage current systems to provide accesses to the application process across the metropolitan area. Additionally, by contracting with two homeowner providers with deep roots in north/northeast community aaah the african American alliance for homeownership and Portland community reinvestment initiatives pcri. Portland housing bureau was able to further leverage opportunities to further homeownership opportunities with nearly 1100 applications applying for 65 homeownership slots phb was able to support the mission of the north/northeast housing strategy by ensuring those who were offered the funds were offered in priority with the goals of the strategy. This policy will support and ensure the families that have been impacted by gentrification and displacement who want to return to north/northeast will have the first opportunities to do so. The policies driven by geography and not ethnicity. So it's where you lived or your family lived it is not where you lived or who your family are racially that's a very significant demarcation. This is land-based. This is graphically driven. This gives you a picture of those who applied out of the 1100 applications. For the first 60 slots almost 800 applicants were african-american. This speaks to the interest and the need for homeownership opportunities. And I will circle back around to that at the end. These are all the projects and programs that will be using the preference policy and the number of units that are anticipated as a result on the left side you see the rental projects and the number of units. So quick overview for 2016. Land banking was determined from 2015 as a significant issue for us. Phb purchased the property and made an offer on a second. There's approximately \$800,000 remaining in the initial allocation of the \$3 million to purchase property in the interstate corridor. Director creager has talked about the property purchased at Alberta and interstate. The preference policy which I just talked about implemented for homeownership opportunities over 1,000 applicants for the first 65 slots of availability. And there will be a second round. There will be another opportunity. One of the things I do want to expand around is the pdc collaboration that was mentioned before, but I think one of the other exciting dynamics of the relationship was going on with the oversight committee and the pdc northeast collaborative, or the -- can't think of it. Economic development group. It was determined that one of the challenges with the rising housing prices are for those making

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80% ami, to 200% ami. Just because you are making that doesn't mean a home is readily accessible opportunity. So pdc allocated funds to support those in that 100 to 120% to 80% ami pocket to assist and ensure homeownership opportunities. The oversight committee worked alongside them. I was a part of the specific strategy group to go through a public process to engage the community, communicate with and involve those who fit in that category with opportunities to become homeowners. We celebrated. We applauded. We are excited about it, excited about what that will do for these opportunities going forward. Portland housing bureau will be managing the retention and ownership dollars through an amendment to their iga. The preference policy will be utilized to allocate the ownership dollars. And then the tif lift allocation, the oversight committee participated in both the development and implementation of the form. The allocation of the dollars into specific categories. Here we have preventing displacement. Here we have prevention displacement this is a race or ethnicity of single payer homes, giving you a picture of how the dollars have been utilized and hopefully you can see the colors. Predominantly it's gone to African-Americans. We have 1% that declined and 2% to white and Hispanic and then 12% to white families. Next slide. And these, this is a picture of those houses are, where those homes are located. We applaud what the Portland housing bureau has done as it relates to funds to assist people in preventing displacement. There is a pretty aggressive stance to move dollars to, I think it's over \$1 million to continue that preventing of displacement. And our concern, as an oversight committee, we would like to see a detailed strategy that supports accomplishing this aggressive plan. So how are we going to get these dollars out to help people stay in their homes? We are excited about it. We applaud it. We would just like to see a detailed plan how that's going to happen. We updated our charter and to include the tif list dollars we worked with the housing commission to strengthen the role of the oversight committee in order to ensure the promises made are promises kept. Communication with the city. Our evaluation was in 2015 there was challenged in -- 2016. It was our intent to resolve those challenges by establishing agreed upon ways of functionality. Replying to emails in a timely fashion in five business days or workdays, involving the committee in decisions. Plans and proposals, prior to implementation. And ensuring committee involvement in all nofas where interstate funds are being awarded. In order for the oversight committee to effectively perform its doubts we must be informed, have time to process the information and be allowed to make recommendations that benefit the community and not necessarily phb or the community partners. Our responsibility is to broader community. That's something we take very seriously. One thing I want to highlight as a challenge to illustrate why communication is so important, in the fall nofa of 2015, the initial handling of that nofa perfectly illustrates the necessity of the oversight committee. A decision was made awarding a project with no input or communication that could have had significant negative ramifications to an already marginalized group. The oversight committee was able to intervene and address the process for the nofa implementation. We were successful in institutionalizing participation of the oc and people of color in the review process for projects being proposed for the interstate ura specifically. But also the need for those voices on all review teams going forward. This position was strongly supported by the former housing commissioner Dan Saltzman, and we appreciate his endorsement and support. Our next steps. The oversight committee is committed to long-term success to this strategy. To that extent, in an agreement with our charter, we will be working more closely with community partners and phb regarding implementation of the preference policy for homeownership. Our efforts will be to ensure that each are successfully implementing the preference policy. Our commitment is to make sure that impacted and displaced individuals are successful in becoming homeowners. We will continue to seek

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opportunities for land banking, which are increasingly challenging with the rising pricing, which you know. And number three, which is very important and that's education and support for individuals moving back into the neighborhood. It is essential that we establish a strategy that goes beyond placing people in buildings. We must think about the surrounding neighbors, neighborhood, and community in order to support a holistic experience. We would be, we would do a disservice to the community we are committed to help by merely moving people into areas that no longer look like them, operate like once did historically and are no longer affordable. What good is it to be housed where you cannot shop, where you cannot eat out, where you are not welcome? We need to establish a full strategy that will address these concerns also. And then our last next step is to make sure that there's a full implementation of the no-app fee to work with the application policy for more affordable are affordable rental units. I want to invite a couple of my other committee members to come and share their testimony.

Fritz: Dr. Holt, that was fantastic. Could you just go back to the slide that showed where the investments were made, yeah. No. The map. The second to last. That one. I'm interested in the ones that seem like they are fairly, that one fairly far out to the right. Is that still in the urban renewal district?

Holt: it is.

Goodlow: we had some general fund dollars that we were able to use for grants. And so the ones that are not within the ura, they are within the study area for north/northeast, and then we did have some general fund that we could use outside.

Fritz: That was used in preference policy as well, if somebody wanted to live right there?

Goodlow: the preference policy was not used for home repairs. Only for homeownership and rental.

Fritz: I didn't -- yeah. Thank you very much. Again, thank you very much. Fantastic.

Holt: Thank you.

Wheeler: Come on up and welcome. If you could just state your name for the record so people on tv know who they are listening to. Thank you.

Virgie Ruiz: good afternoon, mayor and commissioners. And to the board here and to all that are here present. My name is Virgie Ruiz. I am a community resident. I've been in Portland all my life, 66 years. And I reside in this interstate corridor and I have seen many changes. And I applaud the work that's being done by the oversight committee. For once, I believe the community has had a voice and is being heard. And is being offered times where they can come and hear what's going on with the affordable housing and with the oversight committee is bringing forth as information. Housing bureau input so that communication lines are open to the community, and having the tapings made available to all residents in the city that want to see it and hear it. I believe is another avenue of making information that needs to be shared to the community and also keeps us apprised of how we're spending dollars and how we're making a difference with the affordable housing. Making it more accessible to residents of all means. And helping with the problems we see. Thank you for that.

Jilian Saurage: hi. My name is jilian Saurage. It's great to be here. Thank you, mayor and commissioners. I joined the oversight committee not when it was formed but at the end of 2015 so I have been on the oversight committee a little bit over a year. And the work that we are doing is important. As dr. Holt stated this has been a community in north/northeast specifically the african-american community what has been intentionally displaced, and I think it's important that we acknowledge that there were policies, and programs that were designed to keep african-american homeownership down, to keep African-Americans in rental housing which then created an environment where African-Americans in the north/northeast neighborhood were vulnerable to displacement and indeed that's what's

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happened. That's what the preference policy is about. It's about bringing people who have lived in the community historically back to the community. In my opinion, the oversight committee has two goals. One is building a more rental, affordable rental units for people to come back to and to live in within the community. People who are right now, I remember very clearly one comment from, in the forum we held in north Portland, a woman who had lived there for a long time had said, when will this housing be completed? Because my rent just went up another \$100 this month. If it goes up again, I don't have anywhere to live. This is where my services are. This is where my doctors are. This is, you know, what am I going to do? Where do I go? So that building housing, rental housing addresses that need. Addresses the need of rising rental rates that are just kind of going out of control. But I think as you heard today from other community partners, homeownership is really what builds community stability. And unaffordable homes in this building affordable rental housing is a good first step. But making sure that homeownership is affordable keeps people in their communities. I'm sure that we have all read many studies and have information that children in schools do best when their teachers look like them. And right now, teachers can't afford to buy a house in Portland. Two teachers starting out, a family of four, are at 80% of ami in the city of Portland. They are already in the affordable housing category. So teachers who are teaching in this neighborhood are driving from Troutdale, from Hillsboro, and that's time. That's an hour, hour and a half a day, that's an hour and a half they are not available to their students after school. That they might change their, they might not make that drive anymore. And then those children aren't being taught by people who look like them. There's a high turnover rate. I'm focusing on teachers because that's just one problem of not having affordable homeownership. So this work is very, very important. And it has really been such an honor to be able to be part of it. And I thank you.

Wheeler: Thank you. We appreciate your participation.

Fritz: Could I ask the three of you, in relation to the previous discussion on the allocation of the lift, do you think this community is going to reevaluate any of your choices? Or how -

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Holt: Let me address that. This wasn't our choice. This was reflective of the community process that we went through. And it needs to be identified that much of that process was prior to the bond being passed. I think with the bond being passed, I think all of our committee would be absolutely in agreement with moving dollars to homeownership provided -- provided we can guarantee the same amount of funding through the bond to the interstate for affordable rental units. Now that there's more money for affordable rental units we would have month problem using that same kind of money to get those units up if we can allocate dollars. And again continue to use this preference policy illustrated by 1100 people applying for 65 slots.

Fritz: Do you think you would be able to give us a recommendation in the next six weeks, say, if we are going to make some decisions in the budget?

Saurage: I would just like to reiterate what dr. Holt said. We don't want to take money away from one priority in order to fund another. I think it was very clear from the community that rising rental rates are displacing people at very rapidly. And that is a very big concern. So it would be difficult to give that recommendation without knowing what the city was willing to commit to north/northeast from the bond.

Fritz: Thank you. That's very helpful. And thank you for building such a great process that you were able to speak for the community and also knowing you have to go back to them as well. Thank you.

Fish: A comment and a question. The exchange that I just observed about the timing of the recommendation, your statement that this was done before the housing bond was passed, and so could you potentially free up more of the tif lift dollars for homeownership

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provided as a backfill, if you will -- my words, not yours, that shows how dynamic the conversation is which also illustrates the benefit of looking at this holistically and not just through each recommendation. And I appreciate you put down a hard marker that there needed to be a backfill. I would expect nothing less as the chair of the oversight committee. Your report talks a lot about the preference policy, where the money would be spent and what some of the long-term goals are. The one area I am less clear about in terms of your role on the oversight committee is how you have been engaged by the housing bureau to contracting. We have a competitive process where we put out these projects. And what, if anything has been your role in how the dollars are actually awarded? **Holt:** We have had several of the committee be part of the, well, jilian can speak to part of being on one of the nofa. The next nofa coming is we have representation from the oversight committee going forward. We had a challenge as I identified that the fall nofa process did not involve us. And now make sure anything going forward it involves our input if that answers your question.

Fish: I'm thinking back some time ago where, we used to have pretty spirited discussions about the scoring. And I remember some politically connected developers that were very upset they got scored low on equity. Because they weren't as committed to meeting that score. And maybe had a different view. And so ultimately, we had to have an objective way of measuring. The most important thing was how we weighted everything. We couldn't -- we had to be neutral as to how we applied the numbers but we could be, we had flexibility in how we weighted each category. And the weighting reflected the values that we wanted to put in. Do you currently feel that the way we weight the factors in the contracting is appropriate? [laughter] when Leslie gets out of her chair and comes over, that's where we call time out. We figure out whatever she says.

Fish: Go ahead. If you need to confer, that's fine. On advice of council I will not say anything further. [laughter]

Holt: I was just reminded of a process we weighed in on homeownership that was not going to be put through a nofa process. After the oversight committee began to engage about the process, it was placed through a nofa. As an example of how we weighed in in terms of influencing. But to answer your question around weighting, and how scoring happens, I think we are moving progressively forward. One of the challenges that we've run into and it's a little parallel to the conversation, is the term that continues to happen around capacity. We would like to utilize more mwesb. That's part of the excuse so as not to push forward. They are hard to finished, stretched out. That kind of thing continues to be a challenge. My concern is my perspective is this is a gold rush. We have incredible development, incredible opportunities and it's beyond just getting people in housing. It's also an opportunity to develop work force. It is also an opportunity to help build business. It is also an opportunity to restore some of the inequities that have happened in other areas. So we've got some work to do, I think.

Fish: I appreciate that. Just from one seat's point of view on this, you are the oversight body. And I would, when you come back to us periodically three things that I am interested in hearing from you are, who is doing the work? Is it to the standards that you have set, that you expect? And then who are we serving? Now, in some instances, there's some people who would say who we serve is the most important question because at the end of the day, it's the roof and it's the home. But I think all three are worthy of discussion. Who is doing the work? Are we hitting our mark in terms of the standards of the work? And then who are we serving? And I think it's an oversight body, that's seems to me like you have the authority to monitor that. And then if you think we are out of whack to advise us. Thank you.

Holt: Thank you.

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Saurage: I just wanted to also speak to your question about the equity scoring. And I think it's all of the developers that have been awarded through the nofa process come to the oversight committee meetings, and we have been very clear that it's very important as an oversight committee that women and minority-owned businesses are used in this process. And in our last presentation, every single one of our nonprofit partners is exceeding the minimum. And I really think that speaks to having this committee push that forward, that the minimum is not good enough. So -- and it's happening. So there's a conversation about capacity. But at the same time, we see that developers are doing it. They are able to find women and minority-owned businesses to hire and contract with. When pushed to do so. I think it's a really important part of the scoring to include.

Holt: lastly it's me pleasure to serve in the capacity as the chair of the oversight committee. I am surrounded by gifted, intelligent and people who want to make the city better. I respectfully submit the 2016 oversight committee report.

Wheeler: Thank you very much and thank you for your leadership, dr. Holt. We are so lucky as a community to have you in this role and everybody serving on your community, committee, so passionately. You are making a huge difference and we appreciate it. Do we have any more questions for this panel before we get to public testimony? Very good. Do we have anybody signed up for public testimony?

Parsons: Barry Sutton, please come up.

Wheeler: Mr. Sutton.

Wheeler: I'm sorry. Yeah. Yeah.

Barry Sutton: Barry Sutton and I testified earlier. And I just want to make it clear to the city council that the mayor and city commissioners that I am not just telling a story and then, bye bye, see you later, and do what you want. Not at all. My involvement is with the people in Portland, just as people that buy homes, people that rent homes. Because I ended with a story -- I think it was Greece that recognized that treating their animals well, then their people are treated well. And then the humane society, these are dogs. That the homeless people are really given the recognition of being the same as everybody else. And then sometimes they call on themselves through the meanness in them, kind of well, you know, the anger of people in society. But this is something that can be possibly -- I'm sure that could be dealt with what we know in getting people together and getting them to live with one another. Just getting them to live without trying to get money. And I'm kind of feeling very, very sick about all this commodification about this and that and the other. And I could ask you, could you spend \$4 million for the two sites for encampments? Possibly you might be able to? I don't know. But for \$40,000, 55 people, \$40,000, 55 people were given water, garbage, and out houses and the stations, hand washing stations, all this. All these are necessities. And to have a home, that's fine. You have a lot of other stuff with it. But these are necessities and what commissioner Fish mentioned about having a place to keep stuff, that's also important, too. But yet some people, anybody in here? I think -- I think possibly most people have forgotten that there are people that don't have any place to stay at all, just in a tent. And they don't want to be a part of society, understanding what's going on for various reasons. And all of us are a community.

Wheeler: Thank you. Well said. Thank you, Mr. Sutton.

Sutton: and any dialogue, please.

Wheeler: Thank you, sir. So I will entertain a motion.

Fish: So moved.

Saltzman: Second.

Wheeler: We have a motion and a second. Any further discussion on the report? Please call the roll.

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Fritz: Well, given the city's appalling lack of success previously in this in terms of addressing the issues of gentrification and displacement, I'm hesitant to call a victory just yet. I'm sure the committee also is. On the other hand, this is a really good first step. And a lot of work gone into it. And commendations to commissioner Saltzman and ask mayor Hales for creating this committee that gives you and the community the authority to make choices that affect your neighborhoods. And so thank you so much. I am encouraged. And the preference policy itself I think is brilliant. And I am glad to see it working out as intended. So thank you so much. Aye.

Fish: Thank you for an excellent report and a conversation. And since dr. Holt referred to promises kept, I am reminded that city did not keep its promise under the original Albina plan. The Albina plan was very ambitious. But we did not invest in it in part because we took the money and invested it in light rail. And ironically light rail ended up being the match for the federal dollars that led to the revitalization of new Columbia. But did not result in much investment in inner northeast. That's our history. And we have to acknowledge that with light rail came some positives. But also accelerated some other trends. As we have seen with infrastructure investments like that throughout the city which is why I am very pleased that as we are thinking about rapid bus service and other improvements in outer southeast we are not working with the housing bureau upstream identifying how to mitigate the inevitable impact of rising land values and displacement along those lines. But we learn that rather late because the Albina plan was a wonderful vision but it did not get implemented. There's only one slide, dr. Holt, on your presentation, I am going to quibble about because it was superb. It's not a quibble. I just want to qualify. You said \$20 million from Charlie Hales was very generous. And he was he and Dan spearheaded this. And I give them a lot of credit for doing that. But it really was \$20 million that came out of an existing budget that had been allocated for business development. So we did have, it was a tough choice. It wasn't manna from heaven, \$20 million for things like store front improvements that the community had advocated for. It was recognition with the housing crisis the money had to be invest the. I wanted thank you for your stellar work and thank you to commissioner Saltzman for having been such a staunch support are of this vision. Aye.

Saltzman: Well, bishop holt and the entire oversight committee are an essential piece to holding the city's feet to the fire in terms of living up to the promises. And central to that promise is to conduct business in a different way. And thank you, bishop, for all your hard work, advice, and candor. And I know we have had some rocky moments over the last couple of years but I have always appreciated your candor in that regard. And I think we've listened and made changes accordingly. One of the policies I am most proud ever certainly is the preference policy. I want to thank Matthew Tschabold and his considerable brain power that he lent to helping to craft that policy into a policy that is legally defensible. And as we can see from the interest shown by displaced residents of north and northeast Portland, strongly, strongly desired. And I am very encouraged by the results so far. And I want to make sure the preference policy remains a part of all of our housing actions in north and northeast Portland. So I think we are on a sound footing for that. And I realize that while we will not have the funds to correct all of the city's past actions, it is the preference policy and the dedication of the additional \$20 million, an important step to take action to correct the reality that past actions of the city have through urban renewal have marginalized and displaced residents of north and northeast Portland. So I think these are small but I think increasingly significant steps. And I also just want to recognize Leslie Goodlow for all her dedication to the north/northeast oversight committee and make sure they are well fed and tended to at their meetings and that they are, their voice is heard. I know there were a few times, some rocky moments where things fell through the cracks.

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But Leslie helped sort of provide that avenue of communication that ingot things back on track in a good way. Thank you again for all your work, Leslie and Matthew, and bishop and the committee. Aye.

Eudaly: Thank you for your report. And I'm just really pleased that this conversation continues to evolve. And I am thrilled to get to be a part of it. And I hope that our city can set an example of how that undo some of the historic wrongs brought to us by discrimination. So thanks. Is this -- an aye situation? Sorry, guys. I'm -- end of the day.

Wheeler: The ayes of march.

Eudaly: Aye.

Wheeler: I will just use my laudatory statements to everybody involved in this housing bureau. Commissioner Saltzman, you have set a very high bar for what a housing commissioner needs to do to be meaningful in this community. And I appreciate that. And I will do my level best to fill your able shoes in this regard. And I want to thank the housing bureau for their work. I want to rip off a quote. I want to be the first to rip off the fire chief's quote from this morning. He had a whole bunch of them. And I wrote them all down. But he said he wanted to have the world class fire bureau. And then he said, well, what does that mean? And then he basically turned it on his head. And he said I don't want to have a world class fire bureau. What I want to have and what it means to me is we are going to set the standard and everybody else is going to follow us. And as I'm listening to dr. Holt, listening to your team talk about this, this is one of those moments where, as commissioner Saltzman said, in terms of dollars and cents, this isn't that large yet but in terms of what it means symbolically and what it suggests in terms of actual policy innovation, this is a world class move. Because it is one of the only things that I have seen on the actual housing front that intentionally reverses the negative trends around displacement and gentrification. And when I first heard that you were all embarking on this some lo many, many months ago, I thought, wow, that sounds great. And then I thought about it for a minute and I said, how the heck are they going to pull that off? Because it is very, very thorny from a policy perspective, a logistics perspective, a financing perspective, and not the least of which as Matthew knows, a legal perspective. And you are on the bleeding edge of innovation here around these kind of policies. And this is where Portland belongs. This is where the housing bureau belongs. This is where our community engagement processes belong, bishop. Is bringing the best that everybody has to offer and not asking what's the minimum we can do? But asking what's the most we can do? I think this is a terrific step? The right direction and it's a good way for me to end my week at the city council. With that I vote aye. The report is accepted. And we are adjourned. Thank you.

At 4:24 p.m. council adjourned.