



**EXHIBIT A**

July 7, 2016

KATE BROWN  
Governor

The Honorable Charlie Hales  
City of Portland, Office of the Mayor  
1221 SW 4th Avenue, Room 340  
Portland, OR 97204

The Honorable Jeff Reardon  
Oregon House of Representatives  
900 Court Street NE, H-473  
Salem, OR 97301

Dear Mayor Hales and Representative Reardon:

I am pleased that you have requested the Lents Stabilization and Job Creation Collaborative be designated as an Oregon Solutions project. After reviewing the assessment conducted by Oregon Solutions staff, I believe this project supports Oregon's Sustainable Community Objectives. Therefore, I am designating Lents Stabilization as an Oregon Solutions project and selecting Representative Jeff Reardon and Portland Planning and Sustainability Commissioner Michelle Rudd, as co-conveners.

The co-conveners will lead the multi-agency and stakeholder process in developing strategies and projects to preserve existing housing, enhance industrial lands for job growth, and mitigate and enhance floodplains along Johnson Creek. Oregon Solutions is in a unique position to manage a process that will help under-served residents, owners of under-utilized industrial land, and owners of businesses impacted by the flood hazard designation. The project will be a multi-year effort to build a foundation for improving community stability, equity, natural resource restoration, and economic growth in the flood-prone areas of the Lents and Powellhurst-Gilbert neighborhoods.

This approach helps bring together partners in a neutral and collaborative way to address issues and opportunities, and is a positive opportunity to move forward together. By integrating and leveraging resources, it has the potential to insure success. Please keep my office updated on this effort and thank you for your work and enthusiasm thus far.

Sincerely,

Governor Kate Brown

cc: Michelle Rudd, co-convener  
Michael Mills, Oregon Solutions

KB:lh



RESOLUTION No. **37227**

Accept the Governor's Letter of Designation of the Lents Stabilization and Job Creation Collaborative as an Oregon Solutions Project. (Resolution)

Whereas, for more than 75 years, considerable employment and residential development has occurred in Johnson Creek's 100-year floodplain, including about 330 acres within the Lents and Powellhurst-Gilbert neighborhoods that are located within FEMA-designated flood hazard areas; and

Whereas, the flood hazard designation imposes real and perceived impacts that undermine development and job creation, and significantly burden hundreds of residents with the rising costs of flood insurance; and

Whereas, seasonal flooding of Foster Road and neighboring industrial land impact the health of Johnson Creek, a regional fish-bearing tributary of the Willamette River that is subject to requirements of the Endangered Species Act to restore and protect Chinook Salmon, steelhead trout and other indigenous fish species; and

Whereas, the City of Portland has invested significant resources over the past 30 years to address the combined and interconnected issues of environmental health, economic development, housing, and flooding along the Foster-Lents corridor and surrounding neighborhoods; and

Whereas, City planning and investment has been informed by a robust engagement of impacted residents, business and industrial property owners, commercial and community organizations, other local and regional jurisdictions, and the local watershed council; and

Whereas, the Lents Stabilization and Job Creation Collaborative brings diverse stakeholders to address these issues and improve community conditions in a way that may serve as a model for similar initiatives in the metropolitan region and the state; and

Whereas, the Collaborative provides an excellent opportunity to build on more than 30 years of investigation, planning, action and performance monitoring to inform an evidence-based set of strategies to achieve economic, social, environmental and equity goals for the impacted and underserved community; and

Whereas, the City Council has declared its support for the Collaborative, by providing a special appropriation in the FY 2016-2017 adopted budget; and

Whereas, Kate Brown, Governor of the State of Oregon, has designated the Collaborative as an Oregon Solutions Project, in recognition of the substantial and unique contributions that the Project will make to the community, city, region and state, as set forth in the Governor's Designation Letter dated July 12, 2016; and

Whereas, Governor Brown has appointed State Rep. Jeff Reardon and Portland Planning and Sustainability Commissioner Michelle Rudd as the co-conveners, who will lead the multi-agency and stakeholder process in developing strategies and projects to preserve existing housing, enhance industrial lands for job growth; and, mitigate and enhance floodplains along Johnson Creek;

37227

NOW THEREFORE, BE IT RESOLVED, that the Council of the City of Portland, hereby, receives and accepts the Governor's Letter of Designation of the Lents Stabilization and Job Creation Collaborative as an Oregon Solution Project, as substantially described in the attached request submitted by State Representative Jeff Reardon and Mayor Charlie Hales on June 10, 2016.

Adopted by the Council: AUG 10 2016

Mayor Charlie Hales  
Prepared by: Maggie Skenderian  
Date Prepared: August 1, 2016

Mary Hull Caballero  
Auditor of the City of Portland

By: *Gayla Jennings*

Deputy

**ORDINANCE No. 188182**

\*Authorize an Intergovernmental Agreement with Portland State University through Oregon Solutions, a unit in the Hatfield School of Government at Portland State University in an amount not to exceed \$310,000 for process facilitation of the Lents Stabilization and Job Creation Collaborative (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. The Lents Stabilization and Job Creation Collaborative brings diverse stakeholders together to address the Johnson Creek 100-year floodplain's FEMA-designated flood hazard areas and Endangered Species Act impacts within the Lents and Powellhurst-Gilbert neighborhoods.
2. Kate Brown, Governor of the State of Oregon, has designated the Lents Stabilization and Job Creation Collaborative as an Oregon Solutions Project.
3. Governor Brown appointed State Rep. Jeff Reardon and Portland Planning and Sustainability Commissioner Michelle Rudd as the co-conveners, who will lead the multi-agency and stakeholder process in developing strategies and projects to preserve existing housing, enhance industrial lands for job growth, and mitigate and enhance floodplains along Johnson Creek.
4. Portland State University (PSU) will facilitate the project through Oregon Solutions, a unit within the PSU Hatfield School of Government.
5. City of Portland adopted Resolution 37227 on August 10, 2016, in support of the Lents Stabilization and Job Creation Collaborative.
6. The FY2016-17 budget includes one-time funding in the General Fund Special Appropriations for this agreement. The City now desires to enter into an intergovernmental agreement with PSU and Oregon Solutions in an amount not to exceed \$310,000.
7. The City's Comprehensive Financial Management Policies, FIN 2.04-Budget, states that grants should be issued after a competitive application process, unless Council waives the policy in the grant ordinance. Since PSU-Oregon Solutions is the only organization providing this service, a competitive application process was not implemented for this grant.

NOW THEREFORE, The Council directs:

- a. The Mayor is hereby authorized to enter into an agreement, as outlined in a form substantially in accordance with the agreement attached as Exhibit A, at a cost not to exceed \$310,000.

- b. The City Council waives the competitive application process required in FIN 2.04-Budget.
- c. The Mayor and Auditor are hereby authorized to draw and deliver payment chargeable to the Fiscal Year 2016-17 Budget.


Section 2. The Council declares that an emergency exists because a delay in funding would delay PSU-Oregon Solutions' ability to reach their 2016-17 strategic goals for process facilitation of the Lents Stabilization and Job Creation Collaborative; therefore this ordinance shall be in full force and effect from and after its passage by Council.

Passed by the Council: JAN 04 2017

Commissioner Ted Wheeler  
Prepared by: Eileen Roe  
Date Prepared: December 15, 2016

Mary Hull Caballero  
Auditor of the City of Portland

By

  
Deputy



## Lents Stabilization and Job Creation Collaborative Project Partners

DESIGNATED AN OREGON SOLUTIONS PROJECT BY:

Governor Kate Brown

OREGON SOLUTIONS CO-CONVENERS:

Representative Jeff Reardon, Oregon Legislative District 48  
Commissioner Michelle Rudd, Land Use Attorney and Portland Planning and Sustainability  
Commission

PARTNERS:

### City of Portland

Portland Bureau of Environmental Service  
Portland Bureau of Housing  
Prosper Portland  
Portland Office of Management & Finance  
Portland Bureau of Development Services  
Portland Bureau of Emergency  
Management  
Portland Office of Government Relations  
Portland Bureau of Parks & Recreation  
Portland Bureau of Planning &  
Sustainability  
Portland Bureau of Transportation

### Regional and Federal Agencies

Metro Regional Government  
Federal Emergency Management Agency  
(FEMA)  
U.S. Army Corps of Engineers

### Educational Institutions

Portland State University  
Reed College, Economics Department  
Wharton School of Risk Management,  
University of Pennsylvania

### State of Oregon

Oregon Department of Environmental  
Quality  
Oregon Department of Fish and Wildlife  
Oregon Department of Housing and  
Community Services  
Oregon Department of Land Conservation  
and Development  
Oregon Department of State Lands  
Oregon Department of Transportation  
Oregon Office of Emergency  
Management  
Regional Solutions Center | Portland  
Metro

### Community-based Organizations and Property Interests

Friends of Zenger Farm  
Green Lents  
Johnson Creek Watershed Council  
Lents Neighborhood Association  
Lents Neighborhood Livability Association  
Powellhurst-Gilbert Neighborhood  
Association  
Freeway Lands/Jameson Partners



**DECLARATION OF COOPERATION**  
**Lents Stabilization and Job Creation Collaborative**  
**Oregon Solutions Project**  
**September 5, 2018**

**APPENDIX E: DRAFT – 8.24.18**

**Project Summary**

The Lents Stabilization and Job Creation Collaborative was formed to assess conditions and identify actions to address problems in the Lents and Powellhurst-Gilbert neighborhoods in Portland related to Johnson Creek flooding and the floodplain designation.

About 685 households and about 80 acres of industrial, employment or commercial properties are located within the 388-acre Lents floodplain. In the broader Lents industrial district, including the floodplain and the nearby Freeway Land site, there are about 95 businesses with 1,150 employees<sup>[1]</sup>.

While flooding is relatively shallow, it can impede access to homes and businesses and cause property damage. In addition, the costs of flood insurance (currently rising at 5-25% a year) can place a significant burden on households and development restrictions intended to prevent flood impacts can make it difficult for businesses to invest in their properties. Development in the floodplain has environmental impacts, affecting the water quality and habitat functions of Johnson Creek and its watershed. (See the attached map for the project boundaries.)

**Oregon Solutions Process Description**

Oregon Solutions (OS) is a program of the National Policy Consensus Center based at Portland State University. The mission of OS is to leverage public and private resources to develop solutions to community-based problems that support sustainable objectives. Governor Kate Brown designated the Lents Stabilization and Job Creation Collaborative as an Oregon Solutions project on July 7, 2016 and appointed as co-conveners Representative Jeff Reardon and Michelle Rudd, land use attorney and Planning and Sustainability Commissioner. The City of Portland sponsored the Oregon Solutions request.

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<sup>[1]</sup> For purposes of the Lents Collaborative work, the study area is being referred to as the “Lents Floodplain”. This refers to properties in the Lents and Powellhurst-Gilbert neighborhoods that are east of I-205, north to around SE Holgate St, east to SE 136th Avenue, SE Cooper St at the southern edge.

## Project Background

For more than 100 years, considerable development has occurred in Johnson Creek's 100-year floodplain. Over the decades, people settled in the area to farm, have access to the creek or rail line (now the Springwater Corridor Trail), or take advantage of its affordability. Unfortunately, the benefits of locating near Johnson Creek also came with increased risks and vulnerabilities.

Today, the Lents and Powellhurst-Gilbert neighborhoods have lower per-capita incomes and a higher proportion of naturalized citizens than other parts of Portland and households face a high risk of displacement compared to the Portland average.

The City of Portland and its partners have invested significant resources to address the interconnected issues of environmental health, economic development, housing, hazard resilience and flooding along the Foster-Lents corridor and surrounding neighborhoods. These efforts include:

- The Lents Urban Renewal Area, administered by Prosper Portland, supports neighborhood business vitality, job generation, small business support, and infrastructure improvements to foster community growth and vibrancy. Prosper Portland uses urban renewal funds to support many of these community goals. The Portland Housing Bureau uses these resources to produce and preserve affordable housing, increase homeownership, and prevent displacement. Established in 1998, the urban renewal area is currently set to issue its last debt in 2020. City investments are guided by the [Lents Five-Year Action Plan](#).
- The [Johnson Creek Restoration Plan](#) (2001) guides the Bureau of Environmental Services in restoring Johnson Creek and its floodplains to improve water quality, enhance fish and wildlife habitat, and reduce the frequency of flooding. The plan calls for restoring floodplain in four target areas, two of which are in Lents. The [Foster Floodplain Natural Area](#) is a major project implemented under this plan.
- The [Johnson Creek Basin Plan District](#), established in 1991, and related floodplain regulations in Title 24, place restrictions on development in the floodplain to prevent development from increasing the impacts of flooding on other properties.
- Localized flood response is coordinated by the Bureau of Emergency Management with other City bureaus and Multnomah County departments, according to established standard operating procedures.



## Project Objectives

The Lents Collaborative Project Team is comprised of a broad coalition of organizations, who met regularly to assess issues related to Johnson Creek flooding and FEMA's mapped 100-year floodplain and to discuss potential solutions. The work of the Project Team was guided by the following objectives:

- ***Flood Mitigation*** – Reduce the frequency of flooding and flood impacts to homes, businesses and roads.
- ***Housing and Financial Security*** – Support continued housing affordability and social equity by addressing flood insurance costs and flood risks.
- ***Industrial Land Readiness*** – Promote and sustain business investments and job growth.
- ***Ecological Health of Johnson Creek*** – Improve water quality, improve natural floodplain functions and support thriving populations of salmon, birds, and native wildlife.

## Project Team Priorities

Through the Oregon Solutions process, the Project Team completed technical analyses and gathered community members' perspectives and experiences to better understand the critical issues and the potential effectiveness of alternative actions. Drawing from this information, the Project Team developed a suite of recommendations for how to best meet the community's goals, which are synthesized in the following priorities and provide the basis for the commitments in the Declaration of Cooperation.

- Continue to reduce impacts of frequent flood events on the community and the environment
- Enhance community understanding of flood risks and improve disaster preparedness
- Reduce financial stress on homeowners and displacement pressure that stems from FEMA's rising flood insurance costs
- Improve fairness and transparency of flood risks during real estate transactions
- Create interagency organizational capability to effectively address complex resiliency issues

- Promote sound floodplain management and help property owners better understand their flood risks by updating floodplain maps
- Reduce complexity of floodplain regulations that make it difficult for property owners to understand their development and reinvestment options

### **Lents Collaborative Commitments**

The commitments represented in the following pages form a public statement of intent to continue to support the purpose and objectives of the Lents Collaborative. The team strives to identify opportunities and solutions whenever possible to contribute assistance and support to address floodplain-related issues, and to collaborate with other team members in supporting the success of the Collaborative. Team members acknowledge that the best solutions depend upon cooperation by all entities at the table. Accordingly, they recognize that each party has a unique perspective and contribution to make and legitimate interests that need to be taken into account for the project's success. High among those interests are those of the people who live and work in the floodplain, the neighborhood and community groups that serve the area, and the government agencies charged with implementing policies and regulations related to activities in the floodplain. It is recognized by all parties that any project, plan or program that carries out new actions or initiatives will require additional outreach and coordination with the community and relevant agencies before they can be implemented.

*The Declaration of Cooperation, while not a binding legal contract, is evidence to and a statement of good faith and commitment of the undersigned parties. The undersigned parties have, through a collaborative process, agreed and pledged their cooperation to the following findings and actions:*

### **Lents Job Creation and Neighborhood Stabilization Collaborative Co-conveners**

State Representative Jeff Reardon and Michelle Rudd, land use attorney and Portland Planning and Sustainability Commissioner, serve as the collaborative's co-conveners and commit to the following actions:

- Advocate for state agencies' adoption and implementation of policies and practices reducing the burdens of flooding and displacement issues. Specifically continue supporting

improvements to education for insurance agents to better inform potential homeowners of flood risks and associated policy options and changes.

- Rep. Reardon and his staff are also investigating Oregon real estate disclosure process around flood and other hazards to ensure information is available early in the process of real estate transactions.
- Support project funding through agreement-seeking with other project stakeholders, granting agencies, and private parties.
- Participate in public events and presentations to help promote the project as requested.
- Provide leadership for a reconvening of the Oregon Solutions Project Team within the next 6 to 12 months to evaluate the status of the project and progress made toward the commitments contained in this document.

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State Representative Jeff Reardon

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Michelle Rudd

### **Oregon Solutions**

While there is often agreement about what a problem is, there is often uncertainty about how to solve it. Just like any state, Oregon's economy and way of life remain dynamic and evolving, creating new, multifaceted challenges that affect the state's health. Whether addressing food security, flooding, or high unemployment, each Oregon community faces unique issues that require creativity and collaboration to overcome. Oregon Solutions provides a system and process for problem solving, using what is called community governance. Collaborative governance is a process whereby community leaders join forces to define a problem, agree on a solution, and collaborate towards a resolution. We bring the business, nonprofit, and civic sector to the table to make commitments,

take on specific roles and responsibilities, leverage and pool resources, and ultimately, solve the problem.

In support of achieving the Lents Collaborative project vision, Oregon Solutions commits to the following:

- Highlight the Lents Collaborative project as part of the Oregon Solutions website and other promotional materials.
- Take the lead in reconvening the project team within 6 to 12 months of the signing of this declaration.
- Perform a post-project evaluation and share a summary of what was learned from the evaluation with the project team.

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Karmen Fore, Director

### **Federal Agencies**

Federal Emergency Management Agency (pending)

### **State Agencies**

#### **Oregon Regional Solutions Team**

Governor Brown designated the Lents Collaborative an Oregon Solutions project recognizing that enabling a jurisdiction to provide comprehensive assistance to residents facing flood hazard risks and displacement addresses the triple bottom line of the Sustainable Community Objectives. On behalf of the state of Oregon, the Governor's Regional Solutions Centers will continue to track the work of the Lents Collaborative and assist with leveraging state, federal and private resources to apply these tools to any other community in Oregon in need. Specifically, the Regional Solutions Team will:

- Continue to assist with state agency coordination and integration as needed for collaborative governance, technical assistance, information sharing and regulatory considerations in support of the Lents Collaborative to match state and regional programs with local community needs.

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Raihana Ansary, Regional Solutions Coordinator

### **Oregon Department of Environmental Quality**

The Oregon Department of Environmental Quality is a regulatory agency responsible for protecting Oregon's air, land and water. DEQ commits to:


1. Continue to provide regulatory oversight for permitted entities in the project area.
2. Proactively educate partners about which state-issued air, water, and materials management permits might be required for projects, and identify information needed for permit applications to ensure a smooth process.
3. Connect partners to DEQ programs that administer low-interest loans for planning, design and construction of wastewater and storm water projects through the Clean Water State Revolving Fund.
4. Offer technical assistance for cleaning up brownfields, and help partners connect with opportunities through City of Portland and Business Oregon to complete environmental assessments.
5. Provide information about Prospective Purchaser Agreements if entities plan to acquire contaminated property. This will protect the buyer from liability for environmental cleanup.

## Oregon Solutions – Lents Project Declaration of Cooperation

### Oregon Department of Fish and Wildlife

The mission of the Oregon Department of Fish and Wildlife (ODFW) is to protect and enhance Oregon's fish and wildlife and their habitats for use and enjoyment by present and future generations. The role of ODFW in the protection of fish and wildlife habitat is primarily non-regulatory and focused on providing technical expertise and advice on the life history and habitat needs of fish and wildlife species. The Department has regulatory responsibility for projects that affect fish passage. For habitat enhancement, in addition to providing technical expertise the Department also plans and implements habitat enhancement projects in cooperation with other agencies, Watershed Councils, interested landowners, and others. As resources allow, for this project ODFW will:

- Provide technical assistance on aspects of the project involving floodplain and stream restoration projects in the Johnson Creek watershed to maximize the potential benefits of these actions for the recovery of listed salmon and steelhead, and other floodplain, wetland and stream-associated fish and wildlife species.
- Coordinate with project proponents to achieve consistency with fish passage laws and rules for any activities that may affect fish passage.
- Participate on the Department of State Lands mitigation bank inter-agency review team (IRT) for any wetland mitigation banks proposed as part of this process with a service area that would include the Lents neighborhood.

  
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Curtis E. Melcher  
Director  
Oregon Department of Fish and Wildlife

  
\_\_\_\_\_  
Date



## **Oregon Department of Housing and Community Services**

The Oregon Department of Housing and Community Services mission is to provide stable and affordable housing and engage leaders, to develop integrated statewide policy that addresses poverty and provides opportunity for Oregonians. As a member of Regional Solutions teams across the State, OHCS will:

- Educate OHCS homeownership grantees on this collaborative work and connect partners as needed.
  - Serve as a resource for state and local agencies seeking strategies for a Statewide Flood Insurance Savings Program.
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## **Oregon Department of Land Conservation and Development (DLCD)**

DLCD helps communities and residents plan for, protect, and improve the built and natural systems that provide a high quality of life. With these local partners, we foster sustainable and vibrant communities and protect our natural resources legacy. As part of the Oregon Solutions process, certain projects and mitigation concepts have been identified that may help to reduce flooding and create opportunities for removing properties from the floodplain within the Lents neighborhood.

DLCD staff will contribute knowledge and expertise to assist with the following elements:

- Enhance project partners' knowledge and ability to address federal policy relating to floodplain regulation and flood insurance under the National Flood Insurance Program (NFIP), and any NFIP program changes resulting from the National Oceanic and Atmospheric Administration Fishery Service Biological Opinion on the NFIP in Oregon.
- Provide assistance and support for any identified Hazard Mitigation Assistance Grant opportunities through the Federal Emergency Management Agency (FEMA).
- Assist in organizing potential Flood Insurance Rate Map revisions to reflect improved flood study or terrain data.

- Assist in coordinating other map changes with FEMA.
- Provide expertise linking project outcomes to state and local land use planning goals.

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Jim Rue, Director Oregon Department of Land Use and Conservation



**Oregon**

Kate Brown, Governor

**Department of Transportation**

Office of the Director

355 Capitol St NE

Salem, OR 97301

**Department of Transportation Declaration of Cooperation  
Lents Neighborhood**

The mission of the Oregon Department of Transportation (ODOT) is to provide a safe and reliable multimodal transportation system that connects people and helps Oregon's communities and economy thrive.

For this project, ODOT will respond to a flood event as resources allow by:

- Placing alerts on TripCheck.com.
- Post closure information on existing variable message signs along 82<sup>nd</sup> Avenue and portable message signs along Interstate 205 near Foster Road in accordance with the Manual Uniform of Traffic Control Devices and ODOT Variable Message Sign Guidelines.

Signed by:

Date:

8-20-18

Matthew L. Garrett  
Director



# Oregon

Kate Brown, Governor

## Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

[www.oregon.gov/dsl](http://www.oregon.gov/dsl)

### State Land Board

## Department of State Lands (DSL) Declaration of Cooperation Lents Neighborhood

Kate Brown

Governor

Dennis Richardson

Secretary of State

Tobias Read

State Treasurer

The mission of the Department of State Lands (DSL) is to ensure a legacy for Oregonians and their public schools through sound stewardship of lands, wetlands, waterways, unclaimed property, estates and the Common School Fund. In accordance with this mission, DSL protects and conserves waterways and wetlands while protecting public navigation, fishery and recreational uses through administration of Oregon's Removal-Fill Law, first enacted in 1967, as well as certain other statutes relating to activities involving removal-fill in waters of the state.

Under the Removal-Fill Law, authorization is needed from DSL for most activities involving removal or filling of greater than 50 cubic yards of material in waters of the state. Waters of the state include rivers, intermittent and perennial streams, lakes, ponds, wetlands, estuaries and tidal bays (to the elevation of the highest measured tide) and that portion of the Pacific Ocean which is in the boundaries of the state. The volume threshold of 50 cubic yards does not apply in designated Essential Indigenous Anadromous Salmonid Habitat areas (ESH) or in State Scenic Waterways. ESH streams contain fish species that have been listed as sensitive, threatened or endangered by a state or federal agency. In the Lents neighborhood, Johnson Creek is the only waterway designated as ESH. The designation includes wetlands hydrologically connected by surface waters to Johnson Creek.

As part of the Oregon Solutions process, certain projects and mitigation concepts have been identified that may help to reduce flooding and create opportunities for raising properties out of the floodplain within the Lents neighborhood, while incorporating environmental, social and economic values. DSL staff can contribute knowledge and expertise to assist in the design and the removal-fill permit decision-making process for those projects involving wetlands and waters. Jevra Brown, aquatic resource planner, has participated in the Project Team and Floodplain Work Group meetings.

- DSL will continue to provide guidance to the Project Team as conceptual planning continues for flood mitigation and wetland mitigation, and through the design and permitting phases of projects that may be proposed as part of the Oregon Solutions process.

- DSL encourages the Project Team or the City of Portland to request a wetland mitigation bank pre-prospectus meeting with DSL and the Corps ("inter-agency review team," IRT). The IRT may provide a feasibility check, answer questions about the mitigation bank review process and provide document templates for a potential wetland mitigation bank whose service area would include the Lents neighborhood.
- DSL will contribute other appropriate resources for the Project Team to consider as the need arises. Example assistance may include identification of potential removal-fill permitting needs and the most streamlined permitting pathway, pre-application meetings and review of a draft permit application, and other assistance as needed.
- DSL will continue to cooperate and engage in discussions with other state, federal or local agencies concerning the permit process and any future implementation of projects identified through the Oregon Solutions process.
- DSL will be guided in its participation throughout the Oregon Solutions process and any permitting decisions by applicable statutory and regulatory process.

Signed by:  Date: 8/9/18  
Vicki L. Walker  
Director

## Oregon Office of Emergency Management

The Oregon Office of Emergency Management (OEM) is a division of the Oregon Military Department. The office coordinates and maintains a statewide emergency services system for emergency and disaster communications. OEM is made up of four Sections: Director's Office, Technology and Response, Operations and Preparedness, and Mitigation and Recovery Services.

Under the Mitigation and Recovery Services section, Hazard Mitigation Assistance (HMA) program, OEM has primary responsibility under FEMA to manage a hazard mitigation program that follows Code of Federal Regulations 44, and 2 Part 200. OEM provides assistance to state agencies, local governments (including special districts), and not-for-profit entities by:

- Serving as the grantee with primary responsibility for project management and accountability of funds associated with Hazard Mitigation Grant Program (HMGP), Pre-Disaster Mitigation (PDM), and Flood Mitigation Assistance (FMA). There may be sub-grantees within the State Government, or local entities, serving as sub-grantees.
- Appointing a Hazard Mitigation Officer who serves as the responsible individual for all matters related to the HMA program.
- Setting priorities for funding projects under HMA.
- Ensuring all sub-applicants applying for funding are eligible and meet all eligibility criteria.
- Identifying and selecting eligible hazard mitigation projects.
- Submitting complete project applications to FEMA.
- Providing technical assistance to all parties interested in the Hazard Mitigation program.
- Ensuring all project costs are eligible and ensuring all projects and disasters have been closed out according to FEMA standards.
- Acting as the State Reviewer with respect to all Natural Hazard Mitigation Plans that need submitted to FEMA for approval.
- Providing technical assistance regarding development and maintenance of Natural Hazard Mitigation Plans.

Tribal governments are also eligible applicants for HMA funding. In Oregon, tribal governments work directly with FEMA when applying for funding. The State Hazard Mitigation Officer (SHMO) is available to assist tribal governments with technical assistance as necessary.

As part of the Oregon Solutions process, certain projects and mitigation concepts have been identified that may help to reduce flooding and create opportunities for raising properties out of the floodplain within the Lents neighborhood, while incorporating environmental, social and economic values. OEM staff can contribute knowledge and expertise to assist in the development of project applications for reducing flooding in the Lents neighborhood. Angie Lane, Oregon SHMO, has been participating in this project and providing information related to appropriate hazard mitigation funding that could be utilized to address the flood risk to homes and commercial properties in the area.

- OEM will continue to provide guidance to the Project Team related to funding appropriate for flood mitigation utilizing HMA, like property acquisitions and elevations, or stream restoration as part of a climate adaptation project.
- Upon request, OEM can provide technical assistance related to updating the City's NHMP to include potential HMA-eligible projects into mitigation strategies.
- OEM encourages the Project Team or the City of Portland to engage the State Hazard Mitigation Officer early in the process of scoping a project that would be eligible for HMA funding. The application process is time-consuming, and application period deadlines are inflexible.
- OEM will continue to cooperate and engage in discussions with other state, federal or local agencies concerning the eligibility requirements for funding, like permitting, consultations with other agencies with respect to environmental and historic preservation associated with a potential project, and other technical assistance that can be brought to bear during scoping and application development.



### Regional Organizations

Metro Regional Government (pending)

Multnomah County (pending)

### City of Portland

The following actions represent the collective commitments of multiple City bureaus to address issues within the Johnson Creek floodplain in the Lents and Powellhurst-Gilbert neighborhoods.

The City of Portland commits to the following actions:

#### **Portland Bureau of Development Services**

The Bureau of Development Services promotes safety, livability and economic vitality through efficient and collaborative application of building and development codes. BDS agrees to work with project partners to:

- Continue to implement development regulations that protect people, property and infrastructure from flood damage, consistent with federal, state and City of Portland policies and regulations.
- Continue to administer compliance with the National Flood Insurance Program in order to reduce the community's susceptibility to flood damage.
- Continue to oversee the implementation of zoning and building code provisions to reduce risks to structures in high risk flood areas and to ensure that new development does not increase flooding elsewhere.
- Continue to maintain the City's official flood hazard maps and associated development records.

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Rebecca Esau, Bureau of Development Services Director

### **Portland Bureau of Emergency Management**

The Bureau of Emergency Management (PBEM) develops and implements strategic planning, programs, and policies to continually advance the city's mitigation, preparedness, response, and recovery capabilities. PBEM agrees to work with project partners to:

- Continue to coordinate and implement emergency response, communications and public safety actions to mitigate impacts from flood events.
- Continue to update and coordinate implementation of the Mitigation Action Plan and other City hazard mitigation planning.
- Conduct outreach activities to engage the community in learning about flood risks and supporting community risk reduction and resilience.
- Enhance emergency management in the Lents and Powellhurst-Gilbert neighborhoods.

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Courtney Patterson, Portland Bureau of Emergency Management Interim Director

### **Portland Bureau of Environmental Services**

The Portland Bureau of Environmental Services works with Portland residents and businesses to protect water quality, public health, and the environment through wastewater collection and treatment, sewer construction and maintenance, stormwater management, and stream and watershed restoration. BES commits to:

- Continue to implement floodplain restoration and green infrastructure projects within the Johnson Creek watershed, to reduce the frequency of flooding, improve water quality and enhance fish and wildlife habitat.
- Design and construct the Springwater Wetlands Project, restoring and connecting publicly-owned wetlands along the Springwater Corridor Trail.
- Continue to gather and share data regarding hydrologic conditions, habitat, water quality, and flood conditions within the Johnson Creek floodplain and the broader watershed.

- Continue to pursue opportunities for land acquisition as part of the Johnson Creek Willing Seller Program to restore watershed functions such as stormwater filtration, groundwater recharge, storage and retention of flood waters, sediment delivery, nutrient recharge, and wildlife habitat.
- Seek other funding sources, when available, for purchasing at-risk properties and funding floodplain restoration projects, consistent with the Johnson Creek Restoration Plan and BES's mission.
- Continue to support Portland's participation in the National Flood Insurance Program's Community Rating System and evaluate the potential benefits of improving Portland's ranking in Community Rating System, as resources are available.
- Update the National Flood Insurance Program's Special Flood Hazard Area Map in the area impacted by the Springwater Wetlands Project, using the best available science and technical data to improve mapping accuracy, comply with relevant regulations and accurately communicate flood risks with the public.
- As resources and opportunities become available, lead a multibureau effort to update the Special Flood Hazard Area Maps for other parts of Johnson Creek within the City of Portland; secure the technical data needed for that effort and share information with the public about flood risks.
- Continue to support the Johnson Creek Watershed Council in their work with private property owners and community volunteers to improve conditions in and along Johnson Creek.

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Michael Jordan, Bureau of Environmental Services Director

### **Portland Bureau of Housing**

The Portland Housing Bureau stabilizes people in their current homes, prevents displacement, creates new affordable housing opportunities, and fosters equitable, integrated, and diverse communities through policies, programs, and funding. The Lents Collaborative's efforts are located

within the Lents Urban Renewal Area, which helps provide resources for PHB's activities. To the extent that funding and staffing are available, Portland Housing Bureau will:

- Work with the community and project partners to identify resources and services to stabilize vulnerable residents facing displacement.
- Provide opportunities to assist low-income Portlanders through the funding of development and preservation of affordable rental units and by offering rental services, homeownership education, down payment assistance loans and by supporting homeownership for new and existing residents in the Lents Urban Renewal Area.

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Shannon Callahan, Portland Housing Bureau Interim Director

### **Portland Bureau of Parks & Recreation**

Portland Parks & Recreation gets people, especially kids, outside, active, and connected to the community to increase in the wellness of Portland residents and the livability of the city. PP&R agrees to work with project partners to:

- Continue to be a partner in acquiring and caring for natural areas that provide public open space and support floodplain restoration efforts.
- Support stewardship efforts in Foster Floodplain, Beggars Tick Marsh, and other natural areas along Johnson Creek and in its floodplains.
- Identify opportunities to increase community access to nature and recreation, as public investments are made in and near the floodplain.

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Kia Selley, Portland Parks & Recreation Interim Director

**Portland Bureau of Planning and Sustainability (BPS)**

BPS develops creative and practical solutions to enhance Portland's livability, preserve distinctive places and plan for a resilient future. BPS agrees to work with project partners to:

- Continue to update and implement the Climate Action Plan and Climate Preparation Strategy to mitigate, adapt and respond to the impacts of changing weather conditions and their impacts on flooding and other natural hazards.
- Update development regulations that apply in the floodplain to maintain and improve natural resource functions and support compliance with the Endangered Species Act (ESA).
- Ensure that implementation actions are aligned with the comprehensive plan, local planning policies, and resources.
- Support community involvement in neighborhood planning efforts, through the District Liaison/Planning Program and the East Portland Action Plan.

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Susan Anderson, Bureau of Planning and Sustainability Director

**Portland Bureau of Transportation**

The Bureau of Transportation plans, builds, manages and maintains an effective and safe transportation system that provides people and businesses access and mobility. PBOT agrees to work with project partners to:

- Examine ways to improve safety for all users of Foster Road and explore capital and maintenance solutions that would increase flood resiliency and preserve emergency access on Foster Road during Johnson Creek flood events.
- Identify opportunities to improve local transportation networks and enhance safety for pedestrians, bicyclists and transit users, including projects identified in East Portland in Motion and the Transportation System Plan, as well as new projects to be identified in upcoming project development efforts centered in the Lents Town Center and surrounding neighborhoods.

- Allocate local transportation funding sources and seek regional, state or federal funding to support these and other transportation investments in the community.

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Chris Warner, Portland Bureau of Transportation Interim Director

### **Portland Office of Government Relations**

The Office of Government Relations (OGR) advances the City of Portland's legislative and intergovernmental policy objectives by providing effective representation, strategic advice, and quality service to the City Council and all city bureaus. OGR agrees to work with project partners to:

- Explore intergovernmental solutions and promote efforts identified in City of Portland state and federal legislative agendas.

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Elizabeth Edwards, Office of Government Relations Director

### **Portland Office of Management and Finance**

The mission of the Portland Office of Management and Finance is to deliver excellent services through leadership, expertise, and innovation. OMF's 2018-2020 Strategic Plan specifically calls out OMF's role as a leader of citywide initiatives as one of its three strategies for success. OMF, while managing the City's Floodplain Management Update/Biological Opinion Program, agrees to work with project partners to:

- Provide financial advice and expertise relating to the financing of capital costs that may arise from the Collaborative process.
- Consider, evaluate, and integrate, to the greatest extent practicable given Federal requirements, the collaborative's priorities for Lents and Powellhurst-Gilbert into the FEMA Biological Opinion compliance strategy, once FEMA provides final guidance on Endangered Species Act compliance for floodplain development.



- Advocate for FEMA to remap Johnson Creek as part of a pilot mapping program to test new floodplain mapping standards that emerged from the Biological Opinion on the National Flood Insurance Program in Oregon issued by the National Marine Fisheries Service in 2016.

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Tom Rinehart, Office of Management and Finance Chief Administrative Officer

**Prosper Portland**, formerly the Portland Development Commission (Prosper)

Portland Prosper works with communities to create economic growth and opportunity for Portland through urban renewal and other targeted investments, in order to build a more equitable economy that supports small business, improves access to workforce training, and creates jobs for Portland residents. Prosper agrees to work with project partners to:

- Provide technical assistance to business and property owners to support business growth, development of commercial and industrial properties, and to promote family wage jobs.
- Continue to seek and respond to job creation opportunities; provide businesses and property owners access to development assistance including technical assistance, The Enterprise Zone program, the Prosperity Investment Program, and loan programs, including the Commercial Redevelopment Loan program.
- Continue to support the work of workforce development provides in connecting residents with quality jobs.

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Kimberly Branam, Prosper Portland Director

## Educational Institutions

### **Portland State University**

PSU's mission is to "let knowledge serve the city" which reflects the university's dedication to help good ideas turn into action — in Portland communities and around the world. PSU's Public Administration Department within the Mark O. Hatfield School of Government is part of a century-long Oregonian tradition of good governance leadership and integrating theory and practice in the classroom and through partnerships across the city, state, nation, and abroad. PSU agrees to work with project partners to:

- Continue providing faculty and student research capacity to assess community issues and needs around flood risks and resilience.

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### **Reed College, Economics Department**

Reed College is an institution of higher education in the liberal arts devoted to the intrinsic value of intellectual pursuit and governed by the highest standards of scholarly practice, critical thought, and creativity. The Economics Department has developed applied research focused on the East Portland community that has helped inform understanding of the pressures communities are facing in the floodplain.

Specifically, Noelwah R. Netusil as a co-PD for a 2-year grant from USDA-National Institute for Food and Agriculture, has estimated if restoration projects in the Johnson Creek Watershed, Oregon have an effect on the sale price of nearby single-family residential properties. Her current research projects include (1) an analysis of the effect of floodplain location on property sale prices, (2) an analysis of restoration project attributes and property sale prices, and (3) survey research with collaborators at the University of Pennsylvania/Wharton and the Portland Housing Bureau to study flood literacy, perceptions of flood risk, and willingness to pay for flood insurance in the Lents and Powellhurst-Gilbert neighborhoods in Portland. Reed College agrees to work with project partners to:

- Continue to provide research and economic expertise to inform the understanding of market conditions and the characterization of community issues and needs around flooding.

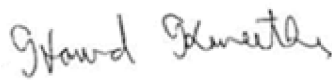
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Noelwah R. Netusil, Stanley H. Cohn Professor of Economics      Reed College

### **Wharton Risk Management and Decision Processes Center**

For three decades, the Risk Management and Decision Processes Center at the Wharton School of the University of Pennsylvania has been at the forefront of basic and applied research to promote effective corporate and public policies for low-probability events with potentially catastrophic consequences. The Wharton Risk Center advances scholarship on decision processes and risk management and seeks to inform better public policy through its research projects and through ongoing engagement with decision makers at all scales of governance. Through our Policy Incubator initiative, these efforts both support the design and implementation of evidence-based policy and also ensure that our research agenda meets the most pressing needs of public risk managers. Center researchers meet with policymakers, serve on advisory panels and national committees, and disseminate policy-relevant findings in many formats. The Policy Incubator of the Wharton Risk Center commits to:

As our capacity allows, continue to provide research and expertise to better inform decision-making in support of improving flood risk understanding and management in this flood prone community.



Howard Kunreuther, Co-Director

Risk Management and Decision Processes Center Wharton School, University of Pennsylvania



Carolyn Kousky

Director of Policy Research and Engagement

Risk Management and Decision Processes Center, Wharton School, University of Pennsylvania

### Community-based Organizations

Friends of Zenger Farm (pending)

Green Lents (pending)

### **Johnson Creek Watershed Council**

The Johnson Creek Watershed Council (JCWC) was established in 1995 by community members committed to restoring Johnson Creek, a vibrant creek with many challenges. JCWC's mission is to promote restoration and stewardship of a healthy Johnson Creek Watershed through sound science and community engagement. The JCWC agrees to work with project partners to:

- Support ongoing communications through local networks and information-sharing to promote access to investments and programs which reduce flood risks and burdens.
- Advocate for floodplain restoration and investments in the east Lents/Powellhurst-Gilbert reach of the watershed.
- Continue to conduct volunteer stewardship activities to improve conditions in Johnson Creek and throughout the watershed.
- Continue to work with property owners to improve stream and riparian conditions on their land.

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Daniel Newberry, Executive Director Johnson Creek Watershed Council

### **Lents Neighborhood Association** (approved by the board; pending membership vote – 8/28)

The Lents Neighborhood Association has been organized to enhance the livability of the neighborhood and Portland by establishing and maintaining an open line of communication and liaison among the neighborhood, government agencies and other neighborhoods. The Lents Neighborhood Associations commits to:

- Continue to be a 2-way conduit for sharing information between the Lents Stabilization and Job Creation Collaborative, and its successors, and the Lents community, including scheduling meeting time when appropriate.

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Lents Neighborhood Association

DRAFT



*Lents Neighborhood Livability Association*

7819 SE 105<sup>th</sup> Avenue | Portland, OR 97266

503-771-3311 | 503-771-7404 FAX

LNLA2018@gmail.com | LNLA.webs.com

*Mission Statement*

*To serve, engage and inform the citizens of Lents*

August 4, 2018

Re: Lents Stabilization & Job Creation Collaborative

Dear Members:

The Lents Neighborhood Livability Association is an organization of community activists organized to serve, engage & inform the citizens of Lents. Our focus is to improve the livability of the neighborhood by involving our members in the affairs of the neighborhood, taking positions in matters of civic interest, and promoting those positions in communications, to inform residents of events or plans affecting the neighborhood; and to establish and maintain open lines of communication with other organizations, such as district coalitions, other neighborhood associations, and city, county, regional, and state government agencies.

We are committed to being an active partner in sharing information between the Lents Stabilization and Job Creation Collaborative and its successors, and the Lents community, including scheduling a meeting time with our membership when appropriate.

Respectfully,

David Potts & Char Pennie

**Powellhurst-Gilbert Neighborhood Association**

The Powellhurst-Gilbert Neighborhood Association has been organized to enhance the livability of the neighborhood and Portland by establishing and maintaining an open line of communication and liaison among the neighborhood, government agencies and other neighborhoods. The Powellhurst-Gilbert Neighborhood Association commits to:

- Continue to be a 2-way conduit for sharing information between the Lents Stabilization and Job Creation Collaborative, and its successors, and the Powellhurst-Gilbert Neighborhood Association community, including scheduling meeting time when appropriate and when capacity allows.

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Tim Crawley, Co-Chair Powellhurst-Gilbert Neighborhood Association

**Property Owners**

**Freeway Land/Jamison Partners** (pending)



JOHNSON CREEK FLOODPLAIN IN LENTS AND POWELLHURST-GILBERT NEIGHBORHOODS

