



CITY OF
PORTLAND, OREGON

**OFFICIAL
MINUTES**

A REGULAR MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS **2ND DAY OF MAY, 2018** AT 9:30 A.M.

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

Commissioner Eudaly left at 11:27 a.m.

OFFICERS IN ATTENDANCE: Karla Moore-Love, Clerk of the Council; Robert Taylor, Chief Deputy City Attorney; and Nicholas Livingston and John Paolazzi, Sergeants at Arms.

Item Nos. 412 and 415 were pulled for discussion and on a Y-5 roll call, the balance of the Consent Agenda was adopted.

COMMUNICATIONS		Disposition:
400	Request of Mary Sipe to address Council regarding Noise Review Board pile driving proposal (Communication)	PLACED ON FILE
401	Request of Stan Penkin to address Council regarding Noise Review Board pile driving proposal (Communication)	PLACED ON FILE
402	Request of Dave Mitchell to address Council regarding Noise Review Board pile driving proposal (Communication)	PLACED ON FILE
403	Request of Maryhelen Kincaid to address Council regarding noise code (Communication)	PLACED ON FILE
404	Request of Molly Porter to address Council regarding pile driving (Communication)	PLACED ON FILE
TIMES CERTAIN		
405	TIME CERTAIN: 9:45 AM – Proclaim May 2018 to be Asian American and Pacific Islander Heritage Month (Proclamation introduced by Mayor Wheeler) 30 minutes requested	PLACED ON FILE
406	TIME CERTAIN: 10:15 AM – Appoint Jihane Nami to the Citizen Review Committee advisory board to the Independent Police Review, a division of the City Auditor’s Office (Resolution introduced by Auditor Hull Caballero) 15 minutes requested (Y-5)	37352

<p>407</p>	<p>TIME CERTAIN: 10:30 AM – Accept the Quarterly Technology Oversight Committee Report from the Chief Administrative Officer (Report introduced by Mayor Wheeler) 30 minutes requested Motion to accept report: Moved by Fish and seconded by Saltzman. (Y-5)</p>	<p>ACCEPTED</p>
<p>CONSENT AGENDA – NO DISCUSSION Mayor Ted Wheeler Office of Management and Finance</p>		
<p>*408</p>	<p>Authorize a grant agreement with Familias en Accion, in an amount not to exceed \$50,000 for their strengthening healthy Latino Communities program (Ordinance) (Y-5)</p>	<p>188911</p>
<p>*409</p>	<p>Authorize a grant agreement with Home Forward in an amount not to exceed \$21,900 for their k'ching work experience, leadership development program (Ordinance) (Y-5)</p>	<p>188912</p>
<p>*410</p>	<p>Authorize a grant agreement with LGBTQ Community Center Fund doing business as Q Center in an amount not to exceed \$17,087 to support the Q Center LGBTQIA+ Hate Crime Response and Supportive Services Training Initiative (Ordinance) (Y-5)</p>	<p>188913</p>
<p>*411</p>	<p>Authorize a grant agreement with REAP Inc., in an amount not to exceed \$50,000 for their Solutions Program East Portland Expansion (Ordinance) (Y-5)</p>	<p>188914</p>
<p>*412</p>	<p>Pay property damage claim of Larry Anderson in the sum of \$9,829 involving the Portland Police Bureau (Ordinance) (Y-4; Eudaly absent)</p>	<p>188921</p>
<p>*413</p>	<p>Pay property damage and bodily injury claims of Channarong Ngamphaiboon in the sum of \$29,365 resulting from a motor vehicle collision involving the Portland Bureau of Transportation (Ordinance) (Y-5)</p>	<p>188915</p>
<p>*414</p>	<p>Pay bodily injury claim to Naree Thakham in the sum of \$16,000 resulting from a motor vehicle collision involving the Bureau of Transportation (Ordinance) (Y-5)</p>	<p>188916</p>
<p>*415</p>	<p>Pay property damage and injury claims of Julie and Robert Wells in the sum of \$45,000 involving the Portland Police Bureau (Ordinance) (Y-4; Eudaly absent)</p>	<p>188922</p>

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Commissioner Dan Saltzman

Bureau of Transportation

416 Authorize Intergovernmental Agreement with Prosper Portland to accept a grant in the amount of \$1,000,000 for the N Lombard Pedestrian Enhancement Project (Ordinance)

**PASSED TO
SECOND READING
MAY 9, 2018
AT 9:30 AM**

City Auditor Mary Hull Caballero

***417** Assess property for system development charge contracts, private plumbing loan contracts and safety net loan deferral contracts (Ordinance; Z0830, K0172, W0058, K0173, T0190, Z0831, W0060, P0151, P0152)
(Y-5)

188917

REGULAR AGENDA

Mayor Ted Wheeler

Office of Management and Finance

***418** Approve an Intergovernmental Agreement with Portland State University for the Hatfield Residential Fellows Program for training and leadership development for candidates interested in public sector service for four years for up to six Fellows per year at an amount per Fellow of \$40,000 and total contract amount not to exceed \$960,000 (Ordinance) 20 minutes requested
(Y-5)

188918

***419** Authorize a lease with Bristol Equities, Inc. for warehouse space at 935 NE 24th Ave through April 30, 2020 at an average annual cost of \$36,000, for the storage and retrieval of personal property collected during campsite cleanups on City of Portland property (Previous Agenda 387) 10 minutes requested
(Y-5)

188919

Portland Housing Bureau

420 Verify income of subsequent homeowners receiving a property tax exemption under the Homebuyer Opportunity Limited Tax Exemption Program (Ordinance; amend Code Section 3.102.060) 15 minutes requested

**PASSED TO
SECOND READING
MAY 9, 2018
AT 9:30 AM**

Commissioner Nick Fish

Bureau of Environmental Services

421 Authorize a contract with Parametrix, Inc. for professional engineering services for the Lombard Pump Station Upgrade Project No. E10920 in the amount of \$959,746 (Ordinance) 10 minutes requested

**PASSED TO
SECOND READING
MAY 9, 2018
AT 9:30 AM**

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422	Reauthorize Environmental Services Treebate Program to incent residential yard tree planting to contribute to Portland stormwater management, clean river and community livability goals (Second Reading Agenda 380) (Y-4; Eudaly absent)	188920
Commissioner Dan Saltzman Bureau of Transportation		PASSED TO SECOND READING MAY 9, 2018 AT 9:30 AM
423	Vacate a portion of SE Claybourne St east of SE 122nd Ave subject to certain conditions and reservations (Hearing; Ordinance; VAC-10120) 10 minutes requested	

At 11:48 a.m., Council recessed.

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A RECESSED MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS **2ND DAY OF MAY, 2018** AT 2:00 P.M.

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

Commissioner Eudaly arrived at 2:04 p.m.

OFFICERS IN ATTENDANCE: Karla Moore-Love, Clerk of the Council; Heidy Brown, Senior Deputy City Attorney; Linly Rees, Chief Deputy City Attorney at 4:53 p.m.; and Nicholas Livingston and John Paolazzi, Sergeants at Arms.

The meeting recessed at 2:26 p.m. and reconvened at 3:02 p.m.

The meeting recessed at 3:07 p.m. and reconvened at 3:17 p.m.

The meeting recessed at 5:02 p.m. and reconvened at 5:07 p.m.

<p>*424 TIME CERTAIN: 2:00 PM – Adopt the FY 2017-18 Spring supplemental budget and make other budget-related changes (Ordinance introduced by Mayor Wheeler) 1 hour requested</p> <p>1. Motion to increase bureau expenses in Portland Parks and Recreation (General Fund) by \$100,000 to convene and run the Street Tree Task Force. Funding is provide from a draw on General Fund unrestricted contingency. Update Exhibits 1-5 as needed to reflect this change: Moved by Fritz and seconded by Fish. (Y-5)</p> <p>2. Motion to increase bureau expenses in Portland Parks and Recreation (General Fund) by \$40,000 to support dedicated rangers for Director Park. Funding is provided from a draw on General Fund unrestricted contingency. Update Exhibits 1-5 as needed to reflect this change: Moved by Fritz and seconded by Saltzman. (Y-5)</p> <p>3. As a technical adjustment, increase positional authority in Special Appropriations by 1.00 FTE. Positional authority was approved by Council in the Office of Neighborhood Involvement via Ordinance 188872 on March 21, 2018; this amendment will move the position to Special Appropriations. Funding for this position is being allocated to Special Appropriations via a transfer from the Office of Neighborhood Involvement. Update Exhibits 1-5 as needed to reflect this change: Moved by Fritz and seconded by Fish. (Y-5)</p> <p>4. Decrease program expenses in the Portland Housing Bureau (General Fund) by \$1,250,000 for the Joint Office of Homeless Services and set aside funds for program carryover and allocation in the FY 2018-19 budget. These funds were previously approved by Council for shelter capital costs in the FY 2017-18 Fall Supplemental Budget, but the resources are not expected to be spent before the close of this fiscal year. Update Exhibits 1-5 as needed to reflect this change: Moved by Wheeler and seconded by Fish. (Y-5)</p> <p>(Y-5)</p>	<p>Disposition:</p> <p>188923 AS AMENDED</p>
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<p>425 TIME CERTAIN: 3:00 PM – Appoint new members to the Community Involvement Committee, as provided in the 2035 Comprehensive Plan, for a term to expire April 30, 2021 (Report introduced by Mayor Wheeler) 15 minutes requested</p> <p>Motion to accept report: Moved by Fish and seconded by Fritz. (Y-5)</p>	<p>CONFIRMED</p>
<p>S-426 TIME CERTAIN: 3:15 PM – Suspend systems development charges for Parks and Recreation, Environmental Services, Transportation, and Water for the construction of accessory dwelling units that are occupied by the property owner or have a rental agreement subject to ORS 90 the Residential Landlord and Tenant Act (Resolution introduced by Commissioner Eudaly) 90 minutes requested</p> <p>Motion to accept substitute resolution: Moved by Eudaly and seconded by Fish. (Y-5) (Y-4; N-1 Fritz)</p>	<p>SUBSTITUTE 37353</p>
<p>*S-427 TIME CERTAIN: 4:45 PM – Amend the 2035 Comprehensive Plan Map and amend the Official City Zoning Map to carry out Portland’s 2035 Comprehensive Plan (Previous Agenda 397; Ordinance introduced by Mayor Wheeler; amend Ordinance No. 188177) 15 minutes requested</p> <p>Votes taken on amendments previously moved and seconded on April 4 and April 25, 2018:</p> <ol style="list-style-type: none">1. Amendment #12. (Y-5)2. Amendment #17. (Y-5)3. Amendment #19 Option 3. (Y-5)4. Commissioner Eudaly withdrew amendment #53. No objection.5. Motion to add amendment #54 to change zoning from RHd to CM3d for properties at 33 N Fargo St, 3217 N Williams Ave, N Cook & N Williams, 32 N Cook St: Moved by Wheeler and seconded by Fish. (Y-5)6. Motion to add amendment #55 to change zoning from R2.5 to R1 for properties at 8550 N St Louis Ave, 8550 Wl/N St Louis Ave (R323677 and R323678), and N Central St (R323676): Moved by Saltzman and seconded by Fish. (Y-5)7. Motion to accept As Amended Substitute Ordinance with revised Exhibit A-2 (#12, #17, #19-Option 3, #54 and #55), and revised Exhibit C: Moved by Fish and seconded by Saltzman. (Y-5)	<p>SUBSTITUTE AS AMENDED CONTINUED TO MAY 24, 2018 AT 2:00 PM TIME CERTAIN</p>

At 5:46 p.m., Council recessed.

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A RECESSED MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS **3RD DAY OF MAY, 2018** AT 2:00 P.M.

THOSE PRESENT WERE: Mayor Wheeler, Presiding; Commissioners Eudaly, Fish and Fritz, 4.

OFFICERS IN ATTENDANCE: Karla Moore-Love, Clerk of the Council; Robert Taylor, Chief Deputy City Attorney; and Ovie Griggs and John Paolazzi, Sergeants at Arms.

The meeting recessed at 3:17 p.m. and reconvened at 3:24 p.m.

428 TIME CERTAIN: 2:00 PM – Accept findings from Portland United Against Hate on Hate Crime and Incident Reporting Procedures Pilot Project (Report introduced by Commissioner Eudaly) 1 hour requested Motion to accept report: Moved by Fish and seconded by Eudaly. (Y-4)	Disposition: ACCEPTED
429 TIME CERTAIN: 3:00 PM – Accept the State of Housing in Portland 2017 Report (Report introduced by Mayor Wheeler) 1 hour requested Motion to accept report: Moved by Fish and seconded by Fritz. (Y-4)	ACCEPTED
EXECUTIVE ORDER 430 Reassign all City departments and bureaus to the Commissioner of Finance and Administration as of 9:03 a.m. April 27, 2018 (Ordinance; Executive Order)	188910

At 4:08 p.m., Council adjourned.

MARY HULL CABALLERO
Auditor of the City of Portland



By Karla Moore-Love
Clerk of the Council

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

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Key: *** means unidentified speaker.**

May 2, 2018 9:30am

Fritz: Thank you, May 1 was the beginning of national mental health awareness month, and in honor of that we have a proclamation which the mayor is about to hand to me. The tension mounts. Alright, here we go. And thank you, mayor for giving me the honor of reading this proclamation. Whereas mental health is essential to overall health and wellbeing and mental illnesses are prevalent in our nation, with one in five individuals over the age of 13 in the united states, experiencing mental illness in a given year, that's 20% each year, and whereas half of all mental illnesses have an onset prior to age 13 and three quarters of all mental illnesses have an onset by the age of 24. And half of us will have a mental health illness at some point in our lives. Whether it be depression, anxiety, bipolar disorder, schizophrenia, substance abuse disorder, and post-traumatic stress, and other, or another condition. And mental illness is a leading cause of disability in the united states. And whereas mental health should be treated as part of a person's overall health, and insurance coverage for mental health care should be comparable to coverage for medical care. To ensure that individuals Living with mental health conditions receive needed treatment and feel comfortable seeking help and support to manage these conditions, and whereas accessible and affordable mental health services are essential for helping people with mental illnesses lead full and productive lives and contribute to their communities, and whereas engaging in prevention, early intervention, and expanding treatment are effective ways to reduce the burden of melts illnesses just to say they are also effective in reducing the burden of other chronic conditions and whereas each business, school, government agency, healthcare provider, and organization, and person has a responsibility to promote mental health and wellbeing for all. And people who live with mental illnesses, their families, advocates, and service providers all need support from our community. Ted wheeler, the mayor of the city of Portland, Oregon, the city of roses does hereby proclaim may 2018 to be mental health awareness month in Portland and encourages all residents to observe this month. [applause] thank you to the rosewood initiative, whose community members brought this to my attention and helped to draft the proclamation and who did a health fair in rosewood which is at 162nd and stark. They had a whole evening full of healthcare providers, with drop-in consultations and education, and it's really a Fantastic event organized by the community.

Wheeler: Thank you commissioner for bringing this, and this is obviously an important issue and just knowing a lot of people in this room today, I know it's important to all of you as well. And it is, it has become clear to many of us through the efforts we're engaged in, and I realize the proclamation is broad in its approach, but as I think about the services that the city delivers, both our first responders and our police bureau and our fire bureau, and I think about the work that we do around the homeless population on our streets, and the many service providers that we interact with more and more people are coming into contact with people on our streets who are dealing with very serious mental health issues. And it's incumbent upon us to make sure that our services are reflective and responsive to that increased need, and I am very proud of the fact that you brought this proclamation and I am proud of the work that's going on in our city to address this growing need. And I know

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that all of you have asked that in this budget process we reflect through our budget, our desire to be more engaged on the mental health issue, which we are so thank you for this. I don't know if anybody else would like to add anything? Very. Thank you. We are now in session. This is the Wednesday, May 2, 2018, morning session of the Portland city council. Karla, please call the roll.

Fish: Here. **Saltzman:** Here. **Eudaly:** Here. **Fritz:** Here.

Wheeler: Here, good morning Robert.

Robert Taylor, Chief Deputy City Attorney: Good morning. Welcome to the Portland city council. The city council represents all Portlanders and meets to do the city's business. The presiding officer preserves order and decorum during the city council meetings, so everyone can feel welcome, comfortable, respected, and safe. To participate in council meetings you may sign up in advance with the council clerk's office or communications to briefly speak about any subject. You may also sign up for public testimony on resolutions or the first readings of ordinances. Your testimony should address the matter being considered at the time. When testifying, please state your name for the record. Your address is not necessary. Please disclose if you are a lobbyist. If you are representing an organization, please identify it. The presiding officer determines the length of the testimony. Individuals generally have three minutes to testify unless otherwise stated. When you have 30 seconds left, a yellow light goes on. When your time is done, a red light goes on. If you are in the audience and would like to show your support for something that is said, please feel free to do thumbs up. If you want to express that you do not support something, please feel free to do a thumb's down. Disruptive conduct such as shouting or interrupting testimony or council deliberations will not be allowed. If there are disruptions, a warning will be given that further disruption may result in the person being rejected for the remainder of the meeting. After being rejected, a person who fails to leave the meeting is subject to arrest for trespass. Thank you for helping your fellow Portlanders feel welcome, comfortable, respected and safe.

Wheeler: Very good, first up is communications. Please read the first individual. I noticed they are all on the same subjected. Did you want to come up together or just individually? Together? Very good. So Karla, please read the first five names and mary and stan, if you could bring one more chair up. It looks like we are one short. Thank you.

Karla: Item 400. Request of mary sipe to address the council regarding noise review, board piles, driving proposal for 401, request of stan penkin to address council regarding noise review board pile driving proposal. 402. 403. 404.

Wheeler: Good morning. Welcome.

Mary Sipe: We will start with maryhelen.

Maryhelen Kincaid: I am maryhelen kincaid. I am not a resident of the pearl district, but I am here out of a concern for construction noise and the impact it has on the health of our citizens. In April and may of 2017 is, there was impact driver piling on block 17 in the north pearl district. Residents were suffering serious, negative physical and psychological effects of the 100 plus decibel noise. The Portland city noise code limits construction noise but piling driving is exempt because of the belief that it is impossible to reduce the noise to meet the 85 decibel limit for construction equipment. Over the years, the pearl district residents had come to believe that the use of the impact hammer pile driver was a necessary evil of the highrise construction and something that they just had to endure, and then neighbors did research and learned that there is newer, quieter technology available such as the auger drill method. They also researched the physical and psychological effects of exposure to loud noise, what they found was really alarming. On may 14, 2014, the group attended the monthly noise review board meeting. They presented the board with compelling evidence of the serious health hazard posed by the type of noise and shared information about the availability of newer, quieter Methods to set the foundation

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pile such as the auger drill. While the noise review board at that time agreed that the noise was a nuisance, they were skeptical and not very encouraging or supportive. They told the group that any changes to the noise code would have to be approved by the city council and advise the group to take their concerns there. On June 25, 2014, members of the group appeared before the city council requesting that title 18 be amended to restrict the permissible hours of the day and days of the week for pile driving, remove the exemption for pile driving, thereby requiring the noise variance for the use, and require the use of noise mitigation devices. City council called the presentation impactful and pledged their support. And in fact, Mayor Hales commented, we'll continue to work with you both in the noise office and the planning bureau to figure out what the options are here and to move quickly enough that it will make a difference. That was four years ago. Over the next three years, the noise control office and noise review board held 17 public meetings where the issue of the restricting pile drivers was discussed. On July 9, 2015 the noise control office presented a proposal to the city council to amend the title 18 to reduce the permissible hours of the day and the days of the week for pile driving. They were reduced from 7:00 a.m. to 6:00 p.m. Monday through Saturday, 8:00 to 6:00 on Monday through Friday, the code change was approved by city council and became effective July 29, 2015. I want to add right here because I have 20 seconds. This group of citizens have been impeccable in their research, they have brought factual information and they presented it in a reasonable and respectable manner and I think that we need to honor their work and what the research is that they have done. Thank you.

Wheeler: Thank you.

Kincaid: And I had two seconds left.

Wheeler: Perfect, that's as good as it gets right there. Good morning.

Dave Mitchell: Good morning everyone. My name is Dave Mitchell and I am a resident of the Pearl District. My comments will pick up from where Mary Kincaid left off. Commissioner Fritz convened a noise task force for further study, additional pilot driving restriction, however the noise task force was unable to come to any consensus so it made no recommendations for further restrict the pile driving. Commissioner Fritz asked her staff to draft a proposal to amend title 18 to do the following. First to remove the exemption for pile driving and to require a noise variance permit for this activity and second, to limit the use of the impact hammer solely to projects where soil conditions prevent the use of quieter methods such as the continuous auger drill. Seven months later, on February 10, 2016, Commissioner Fritz presented a first draft of her proposal to the noise review board. At that meeting Carrie Stanley, an acoustical engineer and noise review board member said quote, "I would rather see companies come up with viable noise mitigation devices. Then it wouldn't matter what equipment they use," unquote. The chair David Sweet stated quote, "The July 2015 code changes had been effective and any further code changes were not needed as there have been no impact hammer pile driving since the July 2015 code change," unquote. However the fact that there had been no impact hammer pile driving was not because of the July 2015 code changes. Rather it was because all proposed projects were tracked carefully through the design review commission and because of vigorous letter-writing campaign had been conducted in the Pearl District asking developers to use the quieter auger drill method. As a result more than 15 developers had agreed to switch to the auger drill. On March 9, 2016, the noise review board heard public testimony on Commissioner Fritz's proposal. The pilot driver union members were invited by the noise control office to attend, and the union members who testified in the noise review board stated that restricting the use of the impact hammer would cause them to lose work. Ironically representatives from both the Pacific Foundation and Do It Construction stated they hire union pile drivers to work on auger drill projects just the same as they do on projects employing the impact hammer. The noise review board felt that they were being

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asked to make geo technical decisions in determining how building foundations should be constructed and consequently the board elected not to support commissioner Fritz's proposal. So without the noise review board support commissioner Fritz understandably decided not to go forward with the proposal to city council. The good news is that we in the pearl district had enjoyed more than two years of freedom from the intrusive noise of the impact hammer because we had successfully persuaded 15 developers to use the auger drill. However at that very moment, we became aware that the hoyt street properties was beginning to prepare construction on the condominium project at block 20 called vista pearl condos overlooking the fields park. The gee owe technical engineer had previously indicated his preference for using the impact hammer and his testimony noise review board at city council meetings and consequently on september 2 the hoyt street properties announced its intention to use the pile driver at the condo project at block 20. I will now turn things over to molly.

Wheeler: Thank you. Good morning.

Molly Porter: Good morning. I am molly porter, and I am a parent and a mom and at chapman elementary school and on the pta board. By the time that hoyt announced its plan in september of 2016, construction had been completed on the new building, 1,000 residents had moved into the neighborhood adjacent to the block 20 project. Portland public schools had created a split campus for chapman elementary relocating the kindergarteners, the ramona apartment building near block 20. And chapman kindergarten classes would be conducting recess daily in the field sparks directly across the street from block 20. Flyers were distributed to residents and all the surrounding buildings and to parents of the chapman kindergarteners asking them to email hoyt and the noise control office expressing their concerns and asking them to use the quieter auger drill method. Hoyt street, the noise control office and commissioner Fritz were bombarded by emails and phone calls. Our emails were effective, within days, noise control officer paul van orden and a board member and acoustical engineer terry stanley visited the site. They reached out to the chapman principal and pta, pts and hoyt street properties asking them to come together to evaluated the risk and explore methods mitigate the noise to protect the kindergarteners. We immediately began organizing an effort to persuade hoyt street to switch to the auger drill. Many neighbors and parents attended a community meeting to discuss the strategies to persuade hoyt street to use the auger drill. On october 2, 2016, 100 citizens protested outside of the hoyt street office. Chapman school and dps residents along with paul van orden met with hoyt street properties. Paul and carrie met with hoyt street and dewitt construction. Dewitt agreed to use a shroud on the impact hammer to muffle the noise and build a sound barrier in front of the kindergarten classrooms at the ramona. On september 14, 2016, more than 20 concerned citizens attended the noise review board meeting to once again request that they amend title 18 to remove the exemption for pile driving. Then candidate for city commissioner chloe eudaly attended the meeting and gave public testimony in support of our request. Thank you for that. Paul and carrie visited two sites, chapman's kindergarten at the ramona and the construction site at block 20 and paul gave an overview to the noise review board. Paul and carrie shared our concerns and carrie made a motion to present a proposal the city council to amend the title 18 to remove the exemption for pile driving requiring a noise variance permit and the use of noise mitigation devices. The board voted unanimously to approve the motion to amend the title 18.

Wheeler: Good morning.

Stan Penkin: My name is stan penkin, the Pile driving lasted 14 weeks. It would have lasted 12.5 weeks. While still loud, it was much more bearable than the block 17 pile driving in 2014 with the noise barely audible at the school. Dewitt had challenges with the first shroud tearing and high winds. They constructed a new shroud for materials,

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suggested by Carrie Stanley and tested it on the last day of pile driving Mary used a lone noise meter from the noise control office and joined Rory Martindale, Anderson Construction safety supervisor and Paul Van Orden to monitor a recorded meter reading is between 85-96 decibels. A significant reduction from the 110 decibels at block 17. Proving that mitigation is effective and significantly reducing the noise. It would never be as quiet as the auger drill but if the impact hammer is utilized, we should require the use of this effective mitigation. At the March 18, 2017 noise review board meeting, the board announced it was ready to put something together to send to the city council. Paul announced that the proposal was placed on the council agenda for June 21, 2017. On June 9, Paul notified us that David Austin, interim director placed the proposal on hold due to the noise control office busy season. They both committed to bringing the proposal forward once the busy season was over. Commissioner Eudaly's office committed to bringing the proposal forward in the fall or the winter. But indicated that there was no sense of urgency because there were no planned impact hammer projects in the near future. Without the requirement for noise variance permits, there is no sure way to know if upcoming impact hammer projects. Riverplace parcel number 3 project has broken ground and is currently using the impact hammer. The location is adjacent to apartments and the Marriott Residents Inn. The entire fifth floor of the Marriott is the location of Ronald McDonald House where families and patients being treated at Doernbecher Children's Hospital stay. How unfortunate that these families under the stress of a child with medical issues are being subjected to the constant 100 plus decibel hammering. They [inaudible] spared if the pile driving proposal was presented to the city council for consideration. The noise control office busy season has passed fall and winter have passed, and we still await the proposal on the council agenda. We see no reason for further delay. There is, however, reason to move forward with the proposal before the next impact hammer project gets underway. Hoyt Street Properties announced plans to build another highrise on block 23 less than 100 feet from the Ramona Chapman School. We need to ensure that if they use their preferred impact hammer method they will be required to obtain a noise Variance permit and use mitigation devices. I will hand it over to our queen here, Mary.

Wheeler: Good morning.

Mary Sipe: I am Mary Sipe. Let me give you an example of what this amendment would do. If Hoyt Street uses the impact hammer at block 23 adjacent to the kindergarten, this will give the noise review board the authority to place the conditions on the pile driving. The board could require a sound barrier or a noise shroud or require them to cease pile driving during recess. Without this amendment the board has no authority to place any conditions on pile driving because it is exempt from the code. The research has been done, the evidence is clear that noise mitigation is effective. We do not need another 17 meetings to obtain stakeholder input. We do not need another task force, development will not be impeded or delayed, pile drivers will not lose work. The noise review board will not be determining how buildings are built. Whether the impact hammer pile driver is used because of soil conditions or to reduce the cost will not matter. The developers will continue to be free to select the pile driving method, they wish to use. When Paul Van Orden presented the noise control update to the city council last August, one of the five priorities he presented to you was to bring forward the noise review board proposal on Pile driving. That was nine months ago. At a recent city council meeting, you reappointed Carrie Stanley to another three-year term on the noise review board. As you noted, Carrie has volunteered many hours to the noise review board over the past 30 years. You all expressed your appreciation to Carrie for his many years of service. He was successful in persuading Dewitt to build the sound barrier and use the shroud and he assisted in the selection of the acoustic materials and design of the barrier and the shroud, these devices were successful and significantly reducing the noise. And Carrie proposed the amendment

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to title 18 to remove the exemption for pile driving and require a noise variance permit, just as commissioner Fritz had done as part of her february 2016 proposal. And it's been 20 months since the noise review board voted unanimously to submit this proposal to the city council. We have had multiple meetings with paul van orden, david austin and the new livability program's coordinator kendra williams to no avail. They all say that they support the proposed amendment, they refused to commit to reschedule this item on the city council agenda. All we get is double-talk. It's time to honor the work of carrie stanley, the noise review board and the community. Please direct mr. Van orden to place this proposal back on the city council agenda within the Next 30 days. In your packet, I hope that you will take a look at a couple things that I put in there. One is a simple draft of what this proposal, what this amendment could look like. Another is from the noise control program website, an outline of the responsibilities and the authorities that the noise review board, and another is a very timely article from the Washington post that was published in the Oregonian yesterday, and I would ask you to take particular, pay particular attention to the very last paragraph that I highlighted in yellow. Thank you.

Wheeler: Very good, could I ask just a couple of questions, number one, do you have any sense in stanley, and I think that you mentioned this, this shroud you said is not quite as effective as the auger, do you have any sense of scale in terms of, obviously, the high end impact is the loudest and you gave a decimal reading about it previously.

Sipe: On average the impact hammer is around 100 to 110 decibels. When we took the noise meter readings with the shroud on it was 85 to 96, depending upon where we were at. And paul will tell you that a reduction of the 10 decibels is like having the noise. So even though it's 85 to 96 decibels, it is still a signature reduction, and in fact, when the shroud tore in a high windstorm, as soon as they started work the next day without the shroud, I got bombarded by emails from Neighbors saying what's wrong? It's so much louder today. It's signature. And a barrier in front of the kindergarten was also signature.

Wheeler: Do you have a sense of the decibels?

Sipe: The auger is around 85 decibels, less than that. And you cannot hear it above the rest of the construction noise. They come in and drill and in about three weeks they are done and one of the projects I contacted pacific foundation and I said when are you going to start and he said we finished two weeks ago. We did not know that they had been there and gone.

Wheeler: The shroud, could you tell me, what -- what is that made of? Is there a picture? Could you send that to me?

Sipe: I will send you photos. It's really interesting and does not cover the whole thing. It covers the hammer. Yeah.

Wheeler: Okay. Thank you. Is it a fabric?

Sipe: Yes, it's an acoustical type of fabric, and they started with one fabric and then because they had the trouble with it tearing and stuff terry worked with him and they redesigned another one with different materials. And when I sent you the photos you will see the difference. And it was definitely sturdy and effective.

Wheeler: Great. I appreciate that. Commissioner Fritz.

Fritz: Thank you very much for your presentation. I have been continuously Impressed with the diligence and the help that the community members have given to us in educating us and figuring out the solutions so I appreciate that very much. And I am also mindful that as you just said that the auger method is under 85 decibels, so you don't need a variance. This is one of those opportunities to add red tape in the bureaucracy that would encourage the developers to do the right thing while still giving them the option to do their preferred method. I was driving by riverplace on my way in a short while ago. I finally understood more clearly what you were talking about, and I was inside the car with the windows shut. And I was like whoa that is really loud

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Sipe: We had a neighbor, that lives in block 17 directly across the street from block 20, when that was going on, and the wife was pregnant with her first child, and as soon as the impact hammer started, her blood pressure went up and they actually ended up inducing her early because of the, of the effects from the noise. So the health hazards, we all agree, that it's a serious health hazard. And I will send you information on that as well. And again, this is pretty simple.

Wheeler: Commissioner eudaly, oh I am sorry. I look forward to continuing this conversation. I think you made it persuasive, a persuasive case.

Sipe: I hope we can count on you to not make us wait another nine months or 20 months and get this Back on the agenda. You need the opportunity to make this decision, you know. If it doesn't get presented to you, you don't have the opportunity.

Wheeler: And I do recall that we had a hearing previously on this subject. It was my hope that we would wrap this up, but clearly we have not.

Sipe: We haven't had anything on it. Yeah. I have talked about it.

Wheeler: Karla have any items been pulled from the consent agenda?

Karla: Yes, we have 412 and 415.

Wheeler: Very good, please call the roll on the remainder.

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

Wheeler: Aye. Consent agenda is adopted. Please call item 405, time certain.

Item 405

Wheeler: Commissioner Fish.

Fish: Actually mayor, you have the proclamation.

Wheeler: Very good. And I understand that you are going to provide opening remarks, is that correct?

Fish: Yes.

Betsy Quitagua, Constituent Service Specialist Commissioner Fish: Hello and good morning mayors and commissioners. I am Betsy Quitagua specialist in nick Fish's office. And I am also on the leadership Committee for the hapa as and pacific islander heritage affinity group, hapi for short. We work to educate on behalf of hapi employees and to develop ways to attract the support and attain hapi employees. It is an affinity group, welcomes and celebrates us a pacific islander heritage who are and have been city of employees regardless of their native language, religion, culture, or tradition. You can find more information on the calendar of upcoming events if you google hapiPortlandoregon will be the first link on the top. This month's theme is the empowers adjourn -- journey of the pacific islander heritage experiences, we will hear three stories from their community. But first I would like to invite teva, a polynesian dance troupe for a special performance. Don't be too alarmed if it gets too loud in here, okay. [applause]

Wheeler: That's great, wonderful, thank you very much.

Fish: Betsey can we pull up the screen again so we can see you?

Quitagua: Yeah, of course. Perfect. Thank you Karla. So now angie will be coming around to give you some leis. Let's do that. Yeah. If you can please stand up.

Quitagua: Thank you. Mayor and commissioners I would like to invite you to our invited speakers: angie jackman, Simeon Jacob and Eli Saolele

Wheeler: Thank you, good morning.

Angie Jackman: Good morning commissioners and good morning. Mr. Mayor and commissioners, my name is angie jackman and I am [inaudible] or owner of Teva polynesian dance troupe. I founded the company in 2014 because Oregon was the only west coast state without a troupe or tahitian dance studio. When I moved here I noticed right away the need for more polynesian diversity in the rose city, and not only through performances or shows, but through the culture, the actual culture itself. Portland already is a beautiful city with colorful flowers and seasons which I never experienced before in

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hawaii. But culturally it needed a bit more vibrancy and a bit more color to it. What my studio has enabled me to do is to empower me to perpetuate this polynesian culture through dance, music, and traditional costume-making and the true meaning of aloha. My dancers and I created a community of aloha that we share with open arms to the open arms of Oregon, and I am so very fortunate and grateful that Oregon has been welcoming. It's so satisfying when we go into the Portland public schools and we perform at the rose city fair and we see the eyes of our children, their eyes light up because they are watching this Culture that they have never seen before, and that is from hundreds of miles away. May 1, or mayday is lei day in the aloha state, and it's tradition that we lei each other to show our appreciation. Our love and our aloha for all that you do for us and that we do for each other. I do not personally have the economic privileges to offer these classes and workshops for free as I wish that I could. My husband and I are actually proud public servants, he works at dhs, apr for the state, and I work at ohsu. So we already struggle every day to provide a general means to provide this added culture add a normal life for our children. To contribute this to our community. What would be helpful to cultural organizations like this is more funding and grants towards these activities and cultural diversity in the community. Thank you very much mr. Mayor and commissioners for allowing us to be present today and to share our culture and allowing us to advocate for more recognition of the asian pacific islanders presence here in Portland. To push for more aloha and heart cannot hurt anything and can only make this city stronger. So thank you very much for your time, mahalo.

Wheeler: Thank you, we are grateful for your presence, appreciate it. [applause]

Simeon Jackman: Good morning. Thanks again mayor and commissioners for allowing us to Have this opportunity to share our story. My name is simeon jacob. I was born here but both my parents are immigrants, my mom is from vietnam, came to america as a refugee, and grew up in a foster family in north carolina, and then moved here in Portland at the age of 16 and then my dad, he came from a small but mighty island of, from [inaudible], which is natal, part of the federal states of micronesia, so if you are not familiar, a thousand tiny islands in the south pacific and he came here as a copa citizen. Which is the compact of free association and so I always like to talk about where my parents come from because they are here because the united states were there on their island or where they are from and so always want to bring recognition to that. I would like to lighten the mood because the reason why I am here is because of hot cakes. There is a place off of powell and milwaukie called the original hot cake house, and that's where my parents met. Not in the typical late night hours but my dad was a front line cook and my mom's brother was also a cook so that's where they met and so whenever we go there my brother and I always like to have a moment and thanks for the hot cakes for bringing us life in this moment, but also longevity. So I always like to tell that story. I always find that it is important that I tell the stories of where my parents come from. Just because like my experience being born here and growing up in Portland and going to school here, like so I didn't think that our people were real because I never got to read about it and when I would tell folks my dad is from the island, my dad is from hawaii, you are from the rock, oh, wait, no quite. Like, and so I really am thankful for this opportunity to tell my story for people to see me and to be able to tell that story so again, my name is simeon jacob. I am currently a staff member, an employee an apano, the asian pacific network of Oregon. I feel like I am a good embodiment of that because I am both asian and pacific islander, grew up here in Oregon so through that, there are new operations and programs, program coordinators, so one thing that's exciting so I am going to get to lead the work with in partnership with iro and the asian family center and doing the program called the asian pacific islander institute, and it's, and it's a group that we bring a cohort of leaders throughout the state of Oregon to do workshops as well as doing workshops and getting mentorship and really,

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like building leadership within our communities. One thing that was really important in that time was throughout my whole academic journey I never saw myself or anyone who looked like me in those spaces. It was not until then where I met a pallowan woman working at psu, and my mind, blew up, and I Was like what? There are people who work in these spaces because where my dad is from. The pinnacle of education is high school, and as soon as you graduate high school, you start your family and you work and so for me to go to college, this is already like a very counter cultural, and so to see, to meet this lady, and to be my mentor, that was something that was really amazing for me. So that was one of the things that I learned from her was to make sure that you continue to tell your story, and so that people know that we exist and so the sense that i've been able to participate in other things, as well. I've been able to be part of the executive committee with the Multnomah county p.i. Health coalition and very much, we are like, leading the work and collecting the data, and around for our communities here in Multnomah county, and just because in that same sense it's very important that we collect the information and make sure that we control the narrative or not even control the narrative but making sure that our stories are being told. Whether that is through collecting data, and so I just want to stop there. Just thank you for the time for sharing my story. Thank you very much.

Wheeler: Thank you. Appreciate it. [applause]

Eli Saolele: Good morning, commissioner wheeler, commissioner eudaly, commissioner Fritz, commissioner Saltzman, commissioner Fish, for The record I am Eli Saolele. My family and friends call me eli, on behalf of my brothers and sisters from the pacific islands, I would like to say thank you and to treat this council in polynesian. [speaking in another language] as we celebrate this month as asian american and pacific island heritage month it is an honor for me to be part of this great occasion. As a pacific island and city employee, I am thankful to the members of the council and to those who came before you who lay down the foundation for city policies, encouraging the diversity, creates a quality and inclusion while at the same time discouraging discrimination. When I was invited to be one of the guest speakers for today, I was asked to share something unique and special about my specific about my culture. In my culture, men do the cooking, women do not. Not because women can't cook, but out of respect for our wives, mothers, and sisters. The role of women in the seimone culture is highly respected. Women can even reach the status of chief. There is a joke out there that says before you consider dating a seimone woman you shall first find out how many brothers that she has because some men are highly protected of their sisters and daughters. It is one of the reasons why I am happily married to a beautiful american woman. Secondly, most of the traditional cooking done by men is very labor intensive. You go Fishing, you gather the Crops from the plantation, you carry it and collect the firewood. You climb the coconut trees and you prepare it in one day, and sometimes you have to do it because the chief said so, so it is good to be a chief. I am, however, grateful that whoever invented the microwave, it makes things easier in our day. On a serious note I am thankful that I grew up in such a culture where subsistence and communal leading and/or organic food is the norm. A place as a kid growing up, the coral reef and the rainforest are the playground. It makes me as a pacific islander when I moved to this adoptive country to be grateful for every little thing that I have, appreciate every friendship that I make, and to be thankful for every blessing that this great country has to offer. We as pacific islanders share a lot in common, whether polynesian or Micronesian, our religion and faith are a very important part of our identity. Humility and respect is a vital component of our chiefly system that governs our families and communities. Pacific islanders are known as the happy people, as you can see. You will find them some of the most friendly, loyal, and respectful people if you get to know one. As a former high school biology teacher and law enforcement officer, I have a lot of respect for members of the council, for the fact that you have to put up With the amazing amount of love and respect

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aimed at you nearly every council meeting. And for these, for this reason I honor your service to this great community. And as we consider the future let us imagine ways that we can improve the government community relationships and how to tear down barriers for education and employment opportunities for minority ethnic groups such as pacific islanders. Thank you. [applause]

Fish: Now we have the asian and american pacific islanders, [inaudible], thank you for the opportunity to recognize a small minority of the americans in Portland. Mayor will you please read the proclamation?

Wheeler: I would be delighted. Thank you. Whereas the city of Portland is proud of its diversity and draws strength from the rich cultures and traditions of all community members, and whereas asian american and pacific islander heritage month is an opportunity for all organizations to recognize the contributions of pacific islanders, native hawaiians and southeast south and east asian americans to the development and the defense of our country. As well as the cultural civic and economic life of Portland for over 150 years, and whereas pacific islanders, native hawaiians and southeast south and east asian americans come from a complex and diverse mix of many languages, ethnicities and faiths, including buddhism, Christianity, confusionism, hinduism, islam, judeaism and sikhism and whereas pacific islanders, native hawaiians in southeast and south, east americans in Oregon are prevailing over the adversity of exclusion, incarceration, and displacement, and now therefore i, ted wheeler, mayor of the city of Portland, Oregon, the city of roses do hereby proclaim may 2018 to be asian american and pacific islander heritage month in Portland. I call on all Portlanders to recognize and celebrated the vibrant history, cultures and contributions of our pacific islander and asian american communities. [applause]

Quitagua: We will welcome any comments and we will take a photo at the end.

Wheeler: Colleagues? Commissioner Fish.

Fish: We've been asked to take a photograph, and I think that we should, when we do the photograph we should acknowledge and ask a number of people in the room to join us. I see that jamie is here, the publisher of the asian reporter, would you stand and be recognized? [applause]

Fish: Jamie's foundation just celebrated its 30th anniversary of giving scholarships to the young people in our community so thank you to jamie and his wife. Sho is here wearing many hats. You have to wear hats when you have so little hair. [applause]

Fish: Helen and steve are here, let's recognize them and Thank them. And I know that there are many other leaders that are with us, and mayor perhaps we can invite everyone to join us with a photograph?

Wheeler: That would be great. Why don't we go ahead and meet right up here in front. That would be fantastic.

Wheeler: Next item is item 406.

Item 406.

Wheeler: I see the director is here, come on up, sir. Good morning.

Constantine Severe, Director of Independent Police Review: Good morning, mr. Mayor and members of the council. I am here with jihane nami to, for her to be approved by you folks to serve a three-year term on the citizen review committee. She is an astounding and great candidate, multi-linguist, and to kind of show the depth of her concern and dedication to the city while she was in graduate school, her thesis was about possible strategies for gentrification while the city rebuilt. So that's an amazing, I think, level of dedication that we seek on the citizen review committee as you folks know. It is an important task that we ask community members like her to serve, and we at ipr work hard to get qualified candidates, and I just, in reviewing her background, I just have been reminded again the hard work that ipr staff members like irene Konev engage in to be able to provide quality candidates for

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your approval, and a quality candidate of the quality of miss nami is just astounding so I am very excited about her service On the crc, and we have a lot of things in front of us in the next several years as the -- as we go through the settlement agreement as well as the project, the citizen review committee has before it. Miss nami is prepared to have brief remarks.

Wheeler: We would love to hear that, thank you for being here.

Jihane Nami: Mayor wheeler and members of the council, thank you for having me today. It's an honor to be here. I have lived for many years in several police states, repressive police states, and I understand what it is to live in a place where the police only is accountable to the people in power. I have also lived in places where there is a vacuum of power, and there is no police force to serve local residents. So I am really grateful for the opportunity that Portland provides for the community members to hold the police accountable, and I look forward to being part of the solution in improving relations between the community and the police force.

Wheeler: Very good, I appreciate that.

Nami: Thank you

Wheeler: Colleagues, any thoughts or questions? I will just say this, thank you for your willingness to step forward. All these issues are complicated. They take a lot of time, and there is a lot of research involved, and a lot of listening to the community involved. And the pay is not very good. So we're always delighted when We have somebody of your caliber of both lived experience as well as technical experience being willing to serve in that capacity. Personally I want to thank you, this is a resolution so I don't know if there is any public testimony on this item.

Karla: We have two people signed up.

Wheeler: Very good. Thank you.

Wheeler: Three minutes. Name for the record. Good morning.

Dan Handelman: Good morning mayor wheeler and commissioners. I am dan handelman with Portland cop watch, and this seems to be a monthly gathering where we are putting new people on the citizen re committee. There's been Ins a lot of people who have left in the last year, and in fact, we track membership, and I think I told you last time that more people somewhere left in the last year since 2003 when five people quit at once and another left later that year, and hopefully the change that was made in the settlement agreement that no longer pushed the committee to hold their hearings within 1 days after person filing an appeal, will make things easier for the committee members. We have nothing particularly objection, we find nothing particularly objectionable about miss nami's nomination, we saw her took part in the retreat that the crc held, and I would be interested to hear and answer how she came to meet with the chief's wife three times to talk about Michelle alexander's book mentioned in her application as You know since you are required by the ordinance to read that. We also discovered, though, through the application that she is in her 30s so that does not change the issue we've been bringing to you for almost a year now that there are very, very few people over the age of 40, or, only one over the age of 50 on the crc at this point and none are retirees, they are all working and that's part of the reason that they cannot get as much done as they were in the early days when perhaps there were too many retirees on the board. So, the pendulum swung too far the other way. Also, one of the things that was discussed at the crc's retreat is that in order for them to get these things done, they need to have their own staff person. Ipr provides a staff person who does support work for the crc but is not somebody at all their meetings or taking notes at their subcommittee meetings or really as a champion for them. Furthermore, ipr has cut crc out of the annual reports which we have not seen this year. I am sure that they probably don't have the same section that they used to. They are no longer given their own column in the quarterly reports, and it seems like somebody has to

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champion this group and having a staff person would help that a lot, and last time, too, when I brought up the issue about the diversity which is in city code that you know, that reflection of the city, the makeup of the committee should be a reflection of the city, there is a comment made that you Don't want to micromanager the auditor's choices and it does give the, the council does have the authority to reject I am not saying you should reject miss nami's nomination but if the crc failed to recruit people of more age diversity you will not be able to reflect the makeup of the city.

Wheeler: Thank you, and the director is here and heard your comments as well. Thank you. Next individual, please, Karla?

Karla: She was on the wrong list.

Wheeler: Okay. Is that it?

Karla: That's all who signed up.

Wheeler: Very good, colleagues any further comments. We may call the roll. Please call the roll.

Fish: I want to thank miss nami for stepping up and agreeing to serve. And this is an incredibly important position, and we will try to support you in every way necessary, thank you. Aye.

Saltzman: Yeah, thank you miss nami for your willingness to serve and I want to thank irene for doing an outstanding job in delivering you here today. I was reading through the impact statement that irene prepared, and it's an exhausting schedule that she leads in the search for qualified members for the crc. Good job and thank you. Aye.

Eudaly: Thank you for your service, aye.

Fritz: Thank you very much for being willing to serve. It's a lot of work. I am excited about your international Experience. This is the idyllic work to do this work, and I hope it is a good experience for you, I do share the concerns Dan Handelman raised, with the staffing of this committee. It has been an ongoing challenge, and I hope that I will have a liaison letting me know what's going on there so thank you very much for your work, aye.

Wheeler: I am obviously thrilled that we have miss nami willing to step forward and serve. Dan doesn't agree with me a lot, on a lot of issues, on this one mr. Handelman, we are in agreement that all of our cities boards and commissions should do more to reflect the diversity of age. We are not talking about an age friendly community just so we can talk about an age friendly community. In order for this to be an age friendly community that means people of all ages need to be at the table where the decisions are made. And so I would strongly encourage this we do everything that we can to diversify this and all committees and boards and commissions around age. Your credentials here are really solid. They are exceptional. I think that you are going to be a very excellent contributor to this group and I want to thank you for your service. I vote aye. The resolution is adopted. Thank you. Next item. 407. Time certain.

Item 407.

Wheeler: The technology oversight committee as you know colleagues provides citizens oversight on significant city technology projects. Especially those with a high risk or potentially high cost. It gives us early and continued technology oversight by an independent five-member committee for the purpose of increased transparency, accountability. Toc sends quarterly reports to the chief administrative office through, who forwards the reports to the council. The quarterly report includes information from each project's independent quality assurance consultant and toc's assessment of project status. And we have a number of people to date, sorry, who are interested in giving us the details of this report. I think that jen, are you up first? We're starting with jen. Thank you. I am sorry that I have to take this?

Jen Clodius, Office of Management and Finance, Strategic Communications

Manager: I am jen, the strategic communications manager for your office of management

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and finance. And staff support for the technology oversight committee. With me today are jeff baer, the director of the bureau of technology services, and dyanna garcia, who is the commissioner Fritz's appointee to this committee. And to give honor to the others, the other members, are ken newbauer who represents commissioner Fish and dr. Will, who is appointed by mayor wheeler, and mike lynch for the Commissioner Saltzman and we are working with commissioner eudaly's staff to find the replacement for josh mitchell. The report that we are presenting today is only one project. The Portland online permitting system, and that said, toc has been working with the city budget office on their replacement software for the budget process, and they are also beginning to take oversight of the Portland, Oregon website refresh project, so the future reports will be much larger. We are going to project the dashboard, and jeff and dyanna are going to catch you up.

Dyanna Garcia, Technology Oversight Committee member: Okay.

Jeff Baer, Director Bureau of Technology Services: All yours.

Garcia: Okay. So that is the POP online permitting system for those who do not know is the project that's going to put in the paperless permitting system for the city of Portland. So it will be an online process. Which allows all of the people looking for permits to go to one place and be able to do that online. Product deliverables include digitization and online access of historical permits, property information, and implementation of an updated permitting and case review, and information management system, and online case and permit application, and review services, and mobile online access for field staff and implementation of automated queuing system, so it's fairly robust. This quarter they implemented or have done some technical training of the trainers, working on putting the system in, the team is restarting the work on the key project management deliver buildings so the charter risk planning and communication and overall plan for the program. And then -- coming up, and --

Baer: Good morning, mayor wheeler, the members of the city council, jeff baer with the bureau of technology services, and just to add a few more things that we have made progress on since the report was submitted. We have a really, in my opinion, a really strong team in place. I want to thank director issa from the bureau of development services for her support in this effort and along with dan cote from her staff, the work that we are doing together is really difficult, challenging, but we are on the right track, and if you have not had a chance to visit the bureau of development services website on the pops program, I would encourage you to do that and take a look. We just published a fact sheet that has the latest information about what we are doing. We recently released a new, what's called a bds maps program that is going to cut the creation of addresses down by at least half the time, so we're rolling out different functionality and features of this program over a period of time. So it's a very progressive, iterative process, but we are making signature progress, and I think that what you had heard from myself and from director issa a couple of months ago, we are on track to come back in and later this summer, with the bigger package to present about the rollout of the different Efforts that we have got underway for a longer term program, once we get some systems in place. So we are on track for that.

Garcia: To close it out, we, in the toc, have talked a bit about that it is a very large program and very important for the city, that this project and program goes well. And we are really optimistic with what we are seeing, and they are taking our feedback and we are feeling like it's a partnership which is great, and to hear that we're able to provide input that's value add for them. And we are cautious, we are seeing a lot of progress, and the plan isn't coming together so that's something that we would really like to see come together sooner rather than later. And we provided that feedback, as well. The one ask we would have of the council is, continued leadership with the bureaus, and the pops program

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is probably going to need the bureaus to come together and to align and to actually get consistency between them. On how they do the processing and just the overall process, and that's hard for anyone, so continued leadership to help them understand the importance for this city is something we would like to ask for you to do with the bureaus that report to you. We feel like that will make Portland better and stronger and this will be a huge win for them if we can bring not only the tool but the city together as One city and one Portland.

Saltzman: I am looking at the, under the column that says current revision, nine, September 30, 2017. Is that supposed to be 2018?

Clodius: I believe that's a carryover from the discovery process.

Baer: Yeah, I think that should be 18 --

Saltzman: Okay.

Clodius: Should be marked, right.

Saltzman: So september 30 of 2018 is what we are looking forward to being online.

Fritz: We don't have a schedule and a scope so how do we know it is going to be done by january, the end of september? That's not, that's not long ago.

Clodius: Correct. So that's one of the things that, that we are asking for, as well as to get that schedule and scope really locked down. And I think that part of that goes to the bureaus coming together and aligning on what they can do. The team has been doing a great job to make progress against that, and we just don't have the formal document but we know that there is progress against it, and we just need the actual physical thing.

Baer: And part of the reason, too, is that we're on a pretty short time line, and we have a preliminary or a draft schedule and scope in place and we are working with that. We want to be sure that we have got that nailed down before we present it as a formal document.

Garcia: Any other questions?

Wheeler: Very good. Any further questions on that? Very good. I will take a motion.

Fish: So moved.

Fritz: Second.

Wheeler: We have a motion from commissioner Fish. A second from commissioner Fritz. Please call the roll.

Fish: That's the first time I remember seeing a sea of yellow on a report of this particular project so congratulations to all involved. Aye.

Saltzman: Thanks for your good work and good results, aye.

Eudaly: Thank you to the toc and to bds staff who continue to work diligently on this project. I am hopeful that we're going to see that yellow turn to green, and we will make signature progress in the coming months on pop. Aye.

Fritz: Thanks, jen, for your continued stewardship of this work, and dyanna garcia I am proud that you are my representative. It is humbling and honoring in that you give such diligent volunteer work and give your expertise on something which has been a gnarly issue, which has been stymieing the bureaucracy for so many years, so I am like you a bit nervous about that september 30 date and hope that while all the bureaus are in your portfolios, mayor, there will be a coming together of the minds of how we can get there. Aye.

Wheeler: I appreciate this work. I think it's excellent, and I appreciate the updates and Perhaps more than anything else I appreciate your guarded optimism or maybe I would restate it as engaged skepticism around pops. Because frankly, that's where I am, and so it makes me feel better knowing that you are taking this very seriously, and I know that you are, so thank you for the accountability, check and balance here. I think it's really important the work that you are doing and I vote aye. The report is accepted, and we will see you next time. Item 418, please.

Item 418.

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Wheeler: Colleagues this is a renewal and update of an existing master iga between the city of Portland and Portland state university. Setting out uniform terms and conditions for city bureaus that wish to sponsor hatfield resident fellows through psu and the center for public service, which runs this program. Potential fellows were recruited each year by psu from its own graduate programs and similar programs across the united states, and in a typical year applicants come from 30 graduate programs both within Oregon and from outside. Fellows are brought on as psu employees and are paid by psu. That pays the payroll taxes and some pers benefits and assumes all h.r. Responsibilities for them if and only when a sponsoring entity identifies the suitable candidate. For each fellow and his or her assignment a statement of work, sow, is negotiated between the Portland state and the city bureau specifying the Deliverables for which psu units paid fellows are responsible, if and only when the bureaus identify a need in the resources for bringing on a fellow, this iga will facilitate the contracting process and let them draw unavailable funds. I don't think I will go into the history unless anybody sepcifically requests that, and I think that we will just start with the director phil kesling.

Phil Keisling, Director of the Center of Public Service at Portland State University:

Thank you, we are really proud of this program, which has been running now with hatfield resident fellows version since 2011. During that period of time we have recruited from dozens of institutions across the country as well as our own. It's a competitive and a matching program as described by the mayor. We have over the period of time with the city of Portland placed 23 fellows, and I think that it's a testament to the contributions that they have made that the city bureaus where they have been placed over the years, I think in 22 cases, they have extended to some extent their service after the fellowship was completed, and I think a dozen of them or so are now currently still working. This is a program that attracts people back who are from here but might have gone to school somewhere else. In addition to people from Oregon that are completing their school here, and it also honestly attracts people who do not have many ties to Portland but have heard very good things about it and really are eager to work in a city where the values And the policy commitments match their own, where they want to start their public service careers. We, of course, have to compete, though, for them. Even when they get an offer for a fellowship they are often weighing other options both in their home communities and maybe fellowships at other, other entities that also participate in the program. And but it is something that we, we really believe helps with meeting the city's goals of talent, city's goals for diversity, and this iga is simply a way to facilitate the onboarding process if and only if the city bureaus decide that they have a fellow, that they want to bring on and the fellow agrees to it.

Larry Nelson, Bureau of Human Resources: Good morning mayor and commissioners, I am larry nelson with the bureau of human resources, I would like to point out that since this program has started since fiscal year 2011-2012, it has been popular. We have had them in this, to amend this contractor three times because we could not keep up with the demand for fellows and I like to point -- pointed out that the value we get even though we are paying 40,000 per fellow, they are often providing us over \$100,000 in benefits in terms of the salary and production once they are here, so we're greatly appreciative of that. The total contract, \$960,000 over four years, and allows for 24 fellows over a four-year period. And I would like to explain how that works across the city. It's a citywide contract, the Bureaus, at the appropriation, and their budget, they are able to use 40,000 of that, of that contract. So it does not go to one particular bureau. It is whoever requests a fellow through psu. So that's all that I have.

Wheeler: Commissioner Fritz.

Fritz: Who covers the fellows' health insurance?

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Keisling: Health insurance unfortunately is not part of the package. It usually, they cover it on their own either out of the stipend that they get, some people have still coverage through obama care provisions, affordable care act because of their age but we do not provide health insurance benefits.

Fritz: Then you make 23, 24 an hour. To have to buy the health insurance is concerning. Do other psu students have your abilities to buy into the psu's coverage?

Keisling: If you are a psu student, you are, but these are not psu students. They have graduated from their program commissioner Fritz.

Fritz: The city doesn't cover them either.

Keisling: That's correct. And it is something that in an ideal world we would very much like to be able to do. The term is short. It's an eighth month period of time, and fellows know when they take this on that that is not part of the compensation package. And they weigh that, and they sometimes turn us down for Exactly that reason and choose another opportunity.

Fritz: I think we all, at the local level, have to be more responsible about providing healthcare if the federal government is not going to be able to, when the contract comes back next time if you could think about that, and then also do we get any -- obviously they get paid sick time.

Keisling: Not from the city, no.

Fritz: They would have to get paid sick time because of the Oregon state law. If they are working for us they have, they earn sick time. That's something that we should make sure that we are clear about.

Keisling: They are Portland state employees. And --

Nelson: They get sick time.

Keisling: Correct. They get the sick time under psu laws as the law provides. That's correct.

Nelson: Not through the city because we are the employer of record.

Fritz: Through this contract. What is the demographic?

Keisling: So, so far from the city? For Portland, so the demographics, it's part of the package that we have provided, so of the 24 hatfield fellows placed at the city of Portland from 2012 to 2018, and 66.7%, two-thirds, 16 have been white. And three identified as hispanic or latino, and two black or african-american, and two asian, and one chose not to respond. So roughly especially one-third not white.

Fritz: Could we do some targeted recruitment at the universities that tend to have more students of color?

Keisling: Absolutely. Commissioner Fish that is one of the things that we strive and work very hard to do, and it's part of the program, cost is that recruitment, we reached out historically to the black colleges, and we had somebody place from Oregon state university, african-american, and last with a local nonprofit here in town, that deals with housing, we have one minority candidate out of the three that have currently been placed for the next round at the city of Portland, but we strive to try to get these numbers up, and I think that that's something that we really look forward to working with the city on to doing more outreach. It is a competitive market in ways it was not two or three years ago, and we had a lot more people applied back in the depths of the recession. When the opportunities were less so we're competing more as the economy has done better and quite honestly as more people are retiring from the public sector and opening up the positions. So we think this is a very, very important goal of this program is to help not just the city but all of our sponsors with their diversity goals.

Fish: You were here last week, and remind me, when you were with the Hanoy delegation you were wearing the hat as first stop Portland?

Keisling: Right.

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Fish: So I want to acknowledge to my colleagues that he was here last week with the delegation from hanoy, and we don't have any kind of sister city relationship with hanoy. But they were here interested in learning about health issues, and in particular exploring a partnership with the knight cancer institute and having a way to tap into their network, I could not be more excited about those kinds of partnerships and the idea that the delegations coming from other countries wanted to more about knight and how they can collaborate with the city and ohsu so thank you. Thank you for bringing them by. Is there any public testimony on this item?

Karla: Yes, we have three people signed up. Come on up, dee white, shedrick wilkins. and Shannon Carney

Wheeler: Good morning.

Dee White: Hello. My name is dee white. Thank you, dr. Kiesling, for being here today and for your presentation on the hatfield fellows program. I would also like to thank our auditor mary hall-caballero and her staff for their consideration. This new agreement between the city and Portland state for the program appears very worthwhile but more importantly it's an equitable, honest expenditure of Portland taxpayer and ratepayer money. Six fellows per year as opposed to 20 per year from the previous agreement is much more acceptable given that all city bureaus are in mayor wheeler's words literally hanging on by their fingernails. Six as opposed to 20 means \$560,000 per year of taxpayer and ratepayer money can be spent elsewhere like saving a few community centers. The previous program from 2014, which had been amended twice, was in january of this year presented to council with another amendment which consisted of a request for an additional \$400,000 one month before the agreement was due to expire. No reason was given in the impact statement or the ordinance for why or for what the \$400,000 was needed. After questions from the public the ordinance was pulled back to the mayor's office and the new agreement you are voting on today as an emergency is what resulted. At the psu hatfield fellows website I learned the program teaches recent graduates seeking to transition into the public sector about the ethics and values that continue to shape the northwest's policy making process. I respectfully request that the hatfield fellows programs places more emphasis on the ethics portion and less emphasis on the values portion of your teaching policy. Ethics and values are most always vastly different especially the city of Portland. Ethics determines what is right or wrong. Values define our priorities and the city of Portland's priorities are all too often ethically conflicted. Thank you, dr. Kiesling, in advance, for your consideration.

Wheeler: Thank you. Good morning.

Shannon Carney, City Budget office: Hi, there. I'm shannon carney. I work for the city budget office. So normally when i'm here i'm talking about the data and facts and figures around our programs and results. Fortunately phil and larry did a lot of that already. Which is great. I want to come today to really just express my gratitude for the hatfield fellowship opportunity that I was able to take advantage of to come to the city of Portland to represent the other hatfield fellows that have also become Portland employees. Several of whom are here today. So I remember the exact moment when I made the decision to go back to graduate school. I was on second Oregon, 2011. I was standing in a field in Oregon and one of the rights founders, jonathan nicholas, legendary figure himself, was telling a story about the settlers that came across the Oregon trail and how we talked about their covered wagons but they walked here, 2,000 miles, to get to Oregon because they heard it was the promised land. It made me reflect on my own life. I'm a person born and raised in Oregon and always loved the state. But I had moved away. It just -- I decided that I wanted to go and fulfill my dream of working in government in Oregon as a way to give back to this place that has given so much to me. I went to school at the university of Washington. Daniel j. Evans school. When it came time to graduate I didn't have a network in Oregon

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because I had lived elsewhere for so long. Fortunately I connected with the hatfield fellowship and received a placement of the city budget office. That was fantastic. Center for public service offers a unique opportunity there. Even among elite schools of public policy and administration this is unique program to have post graduate placement. That's been my story and now I have a job that I love in city-wide performance management. I also want to say the reason I support this program so much is I have an opportunity to work with other former fellows. They are true change makers, totally dedicated and so skilled and bring a really strong diversity of perspectives and experience from all over the country and many schools. I also wanted to say I wish they could all speak today so they all do amazing work. I also want to say that pcu and bureau of human resources didn't us ask to come here in support. It was the other way around. We lobbied them to take some of their time because it's a unique opportunity to express our gratitude for the work of the program to say thank you to phil, kathy and george beard, who enthusiastically recruited and mentored many of us along the way. Thank you so much.

Wheeler: Thank you, appreciate it. Please call the roll.

Fish: Thank you for bringing this revised ordinance back to council which I enthusiastically support. First to phil kiesling, our former secretary of state, and the author of architect of vote by mail. I now live in a big residential apartment building, rental apartment building. The other night someone knocked on my door and said would you please come over to our place? We want to explain some things around the ballot. Two glasses of wine later and the voter's pamphlet and the ballot and newspaper articles they were looking at I think I left them with some information to chew on. That would not of course be possible without vote by mail. Very pleased that we made that stride forward. This is a partnership with a wonderful university and a program very close to my heart at the hatfield school of government. When we have gatherings like this I think about nohatuan, and his great legacy, in bringing senator hatfield into the fold and celebrating his work. There are many reasons why this is beneficial to the city, to the fellows, to the taxpayers. In keeping with this idea of values and ethics I will remind all of us that a signature event in mark hatfield's life was when he voted against the balance the budget amendment and did so at great political peril. He offered to resign from the senate in order to allow bob dole to have his signature achievement that he helped to secure ahead of running for the presidency. It could have cost his his committee chairmanship. It certainly cost him support within his own caucus but he chose a principal position. We need more of that kind of leadership in our country so when I think about hatfield fellows I think about a program hopefully training people to have fruitful careers in public service where they are the courage to follow, to do the right thing when those kinds of situations arise so thank you. Pleased to vote aye.

Saltzman: This is a great program. I appreciate the leadership at Portland state, phil and others. Also the city is the real beneficiary. We reap tremendous dividends from the talented hatfield fellows we have had. Shannon carney is one of those. Thank you for sharing your story about how you got through the program and how you're doing a great job. She's one of many. All the fellows I have met have impressed me. Many have gone on to full-time city employment, which is a win-win for everybody. Aye.

Eudaly: Aye.

Fritz: Thank you for your presentation. Thank you to dee white for tracking this. I'm happy to hear that you support the revised proposal. I appreciate the changes that were made. Mayor, thank you for responding to their previous concerns. Thanks, shannon and laurie and others who are here exemplifying why this program can be so great for everybody. I'm very happy you're getting full pay and benefits now. [laughter] I do think as we continue to look at how do we attract people we know that people want to work at the city of Portland for things like vacation time, sick time, paid parental leave. Some of the things that certainly with sick time and paid parental leave were not universal and still in some cases

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are not. As we look to attract people from other states, let's exemplify the best so that we get the best coming here as we have in the past as well. Dr. Kiesling, my daughter has moved to Irvine, California. She told me last week she signed up for permanent vote by mail, of course. [laughter] we'll spread it out, we'll give back the love as well. Thanks so much. Aye.

Wheeler: Good work, everyone. Phil, thank you for your leadership as always. I also thank Shannon not only for her story but for her significant contributions to the city. I know I lean on Shannon a lot. She's one of many in my office, Elizabeth Perez was our most recent Hatfield fellow. She was and continues now as a full-time employee to be a significant contributor to my team. I know this program does a very, very good job of connecting with predominantly although not exclusively young people who show significant chops and leadership potential. For that reason I continue to strongly support this program. I vote aye. The ordinance is adopted. Thank you for being here today. 419, please

Item 419.

Colleagues, historically the most challenging aspect of the city's following the spirit of the Anderson agreement has been the process for returning personal property. The primary reason for this has been the location of the property storage facility, the southern most edge of Portland across from the Barbur Boulevard Transit Center. Though it was located directly across the street from a mass transit hub intentionally, its location created considerable deterrent for those waiting to claim collected property. After an exhaustive search of suitable city owned property in a more centralized location it was determined that this warehouse located just to the north of Northeast Sandy on Northeast 24th will help the city meet both the spirit and the letter of the Anderson agreement. We're excited for this development and hopes it make for an easier process for folks hoping to claim their personal belongings. I would like to invite you up top answer any questions we may have about this new location or the lease.

Lucas Hillier, Office of Management and Finance: Thank you. I just have a couple slides to show. Lucas Hillier. Thank you, Mayor Wheeler. Members of the Council. Right now our property storage location is on the very southern edge of the city of Portland, roughly 400 yards from the city of Tigard. Using City Hall as a reference point, you can see on here it's roughly four or five miles from the downtown core. The new location is much shorter distance from downtown. But if you look at a map of where folks are actually camping you can see this is in the heart of the city where folks are living outside. So the reason for this move is twofold. One we are running out of space in the 1,000 square foot building we're currently in. The new space is 4300 square feet. It will allow us to more effectively get people's property back to them.

Wheeler: Commissioner Fritz?

Fritz: On the east side is that 122nd? The one with the concentration of people living outside?

Hillier: That is I-205 multi use path that runs along 205.

Fritz: Thank you. Very interesting graphic showing where communities are really being impacted and what people need services.

Saltzman: I was curious as to what percentage of items are reclaimed.

Hillier: Roughly 10% or below. I think a big reason for that is the location of the storage. It's our hope that if we move into more centralized location people will be able to get it and those numbers will go up.

Saltzman: What is our retention time?

Hillier: 30 days.

Eudaly: How do we let people know where to go?

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Hillier: So on the notice that we place the 24 hour notification there is a phone number in bold red letters for folks to call. It's pacific patrol services. Our primary vendor who handles the property storage. So folks call them and set up an appointment.

Eudaly: Will that be the same with the move?

Hillier: It will.

Eudaly: So we're assuming that all homeless people have easy access to a telephone?

Hillier: We have worked with outreach providers to assist and make sure that all the outreach providers working with the population are aware of the process. We have also worked to produce a flyer that has like a tab to pull off with a phone number that folks call for that information.

Eudaly: Will this be the only function of this space?

Hillier: Yes.

Eudaly: So it won't be staffed regular business hours hence the need for an appointment?

Hillier: Correct. There will be vendors there from pacific patrol services throughout the day off and on but it is not cost effective for us to keep somebody there 40 hours a week.

Eudaly: I understand. Thank you.

Fritz: Presumably people can call and get connected to that.

Hillier: The other phone number on the posting notice is 211, so we have had a conversation with 211 to help people redirect.

Fritz: I seem to remember the current location is a water bureau property.

Hillier: Correct.

Fritz: I live a mile from there. It's actually seven miles from downtown.

Hillier: Oh, is it?

Fritz: It's out there. Some of us don't think so. Depends on your mode of transportation and your ability to get bus tickets. I support your continuing to look. It was hard to find somewhere in the first place. So the fact that you didn't just call it good and say, nothing we can do about it, I appreciate your work.

Pauline Goble, Office of Management and Finance: Everything came together for this space. It was very hard to find space. Having this come available just everything at the right time.

Hillier: We're pretty excited about it.

Goble: It's a great space. I'm pauline goble, property manager in the office of management and finance facilities services division.

Fritz: I just wanted you to get credit.

Goble: It's a collaborative effort.

Fritz: It's impressive you didn't just call it good and say we're fulfilling the letter of the law. You continue to care about people actually being able to get their stuff back.

Hillier: Absolutely.

Wheeler: Is there public testimony on this item?

Karla: No one signed up.

Fish: Aye.

Saltzman: Thank you both for the great work you do on issues of dealing with camps and all the issues, the one point of contact. It's a lot of work. You get a lot of calls, a lot of complaints. So thank you for doing that. Aye.

Eudaly: Aye.

Fritz: Thank you, lucas, you haven't taken this to the next level with care and compassion and giving data so people can contact the one point of contact to see what's been done, what's coming up. There's more certainty in the way things are happening. This is another of the important pieces that once people have been -- it's mostly abandoned sites. The cleanup crews are taking care of here as well as helping people find services and so I appreciate the dual approach. Aye.

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Wheeler: So I don't ever get to embarrass lucas in public, and I thought I would take that opportunity today. Lucas is one of the hardest working employees in the city of Portland. He has one of the most difficult jobs in the city of Portland. If his job was mishandled it would create real problems for some of the most vulnerable people in our community. He handles it effectively and professionally and he understands keenly the balance in terms of delivering service both to people who are vulnerable and on the streets as well as the public at large. He has contact with all of the above. I have watched him really do a masterful job. This is just one more example of going the full ten yards, if I have my sports ball analogy correct, and I believe I do here, to actually do something beyond what the law requires at a minimum. I know, pauline, you and the folks at omf worked really hard together to find this location. A lot of time and energy went into it and I thank you both. Great work. I vote aye. The ordinance is adopted. Thank you. Next item.

Item 420.

Colleagues, the Portland housing bureau administers the city's tax exemption programs. You know that. The home buyer opportunity limited tax exemption program known as the holte program, provides ten-year property tax exemptions for low to moderate income home buyers making homeownership more attainable for families in Portland. They apply prior to starting construction on new homes. Those approved homes must sell below an annual income cap to income eligible homebuyers who will live in the homes. Currently exemptions continue for ten years as long as homeowners continue to owner occupy the homes receiving the exemptions and don't use the properties as rentals. This ordinance enables the housing bureau to ensure any future homebuyers meet the income requirements at the time they buy a home with a tax exemption in order to continue the exemption for the remaining years. By doing this, we're ensuring that the city and other taxing jurisdictions do not continue to forego the collection of taxes from higher income households. Good morning. Director callahan.

Shannon Callahan, Director Portland Housing Bureau: Good morning, mayor, commissioners. Shannon callahan from the Portland housing bureau. The mayor has distinctly noted what this ordinance would do. It changes language to make sure that subsequent purchasers of homes that we have granted a tax exemption still meet the income requirements that you as city council set on an annual basis, which is presently set at \$74,700 a year, which is the median family income for a family of four making 100% of the area median income. That's essentially what the ordinance does. We would enact that on a going forward basis. The next time you would hear from us on holte would be to set a price cap for the next following year which we intend to do in december. I would be happy to answer any questions you may have.

Saltzman: Was the current price cap?

Callahan: The current price cap is \$375,000.

Fish: My recollection is we have made two changes. One is it used to be administered by pdc, now it's the housing bureau. Is that correct?

Callahan: Yes.

Fish: The second is that it used to be limited to certain areas and with working with the state legislature it was expanded to include high opportunity areas as well. Is that correct?

Callahan: Yes, commissioner.

Fish: Thank you.

Wheeler: Any public testimony on this item?

Karla: No one signed up.

Wheeler: This is a nonemergency first reading of an ordinance. It moves to second reading. Thank you. Thanks, shannon. Next item, 421.

Item 421.

Wheeler: Commissioner Fish.

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Fish: Thank you, mayor. Bureau of environmental services lombard pump station conveys wastewater to the columbia boulevard wastewater treatment plant serving north Portland and protecting public health and the environment. The project will provide mechanical, electrical, standby power and seismic upgrades to the pump station. I would like to invite aaron lawler, engineer, and paul suto, principal engineer from bes to give a brief presentation. The power point is in your packet. Welcome.

Paul Suto, Principal Engineer, Bureau of Environmental Services: Good morning, mayor, commissioners. For the record i'm paul suto, principal engineer with bes. The project we're presenting today is the lombard pump station and part of bes's ongoing program to reinvest in the 99 pump stations that the bureau operates and maintains for the community. The reinvestment is critical to ensure reliable, cost effective service to ratepayers. On average this program completes about two to three pump stations per year and we have about ten or so currently in process from just initiating through construction. So with that i'll turn it over to aaron lawler, project manager. He will provide more details on this specific project.

Aaron Lawler, Engineer, Bureau of Environmental Services: Good morning. I'm aaron lawler, engineer with bes engineering. I would like to walk you through our power point in the presentation is for approval of an ordinance to intern to contract with parametrix, inc., for design services during this project. Lombard pump station. This slide is to provide context on the location of the pump station. The address is 12902 north lombard street, pointed out columbia boulevard wastewater treatment plant in the lower right hand corner on this slide. Just to help orient you. You can also see on this slide the willamette river on the left there, columbia river up in the top right, and the pump station located adjacent to the columbia slough and near port of Portland terminal 4. So here's some aerial photos of that location we were just looking at. These photos pick two very important aspects of the location of the pump station. First the proximity of the pump station to the slough, right there on the banks. Then second you can also see this well timed photograph aerial photo of a train passing across the access route to the pump station. So it's a little off the beaten path there. This train can restrict access for our operators and maintenance personnel to reach the pump station should they need to. Lombard pump station is a city of Portland owned and operated pump station constructed in 1983. The aging facility requires upgrades and improvements. That is a critical to the over all collection system. It receives flows from three other pump stations and is the final pump station prior to sending those flows to the columbia boulevard wastewater treatment plant. The capacity of this pump station is approximately 9 million gallons per day, which is equivalent to about 6500 gallons per minute. It's a fairly well sized pump station throughout our system. It's not the largest but one of the main ones. The pump station discharges to a 30 inch force main which sends all the flows to columbia boulevard for treatment via the st. John's interceptor. On this slide we got a picture of the existing two pump motors in the dry well of the caisson right there. The project will address a number of issues at lombard most of which are associated with the aging pump station that has exceeded the standard design life. Since it was initially constructed code requirements and design standards have changed and project will bring the site into compliance with these changes including electrical, mechanical, structural improvements and implementing best practices for pump station design. Providing stand by power to the pump station. This is currently not available on site. If there's a utility outage the pump station will shut down. This is less than ideal as I mentioned three other pump stations send their flows to this pump station, so it creates a real challenge. Power outage could cause issues throughout the system. Up close of some of the wearing facility equipment. These are gate valves to the wet well. In addition to upgrading mechanical and electrical equipment to increase reliability and operability it will provide structural improvements to increase seismic resiliency. These improvements to the

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pump station will help benefit maintenance and operation for staff of the city of Portland and the environment. The project includes condition assessment of a 30 inch force main, 4800 feet long, almost a mile. This force main recently required an emergency repair and this project will investigate and address any additional force main condition issues that are discovered during the assessment. So we are here today to request an ordinance to approve a contract with parametrix, inc., in the amount of 959,746 for engineering services. This contract amount for engineering services and following completion this is for engineering services and following completion of design we'll return to council to request approval to advertise the project and award construction contracts. Overall project budget as you can see is \$5,245,000. That includes the pte contract we're here for today, estimated construction costs, which is currently at 3 million, and then all internal costs as well for managing the project over the next few years. The current proposed schedule has construction beginning in late 2019 and will have the project completed near summer of 2022. In preparation of this project and this ordinance a request for proposals was issued to the for engineering services. Two proposals were received and the selection committee reviewed and scores these proposals. In accordance with city code 5.68, Parametrix was selected. After negotiating scope and fee a contract was agreed upon. Of this amount, \$150,450 are optional and these will not be completed without direction and approval the owner's representative. They did an excellent job of identifying opportunities to utilize dmwesb sub consultants.

Fritz: Explain that.

Lawler: Disadvantaged, minority owned women owned or emerging small businesses. Of the requested contract amount, \$409,786 are allocated for dmwesb participation. That's 42.7% of the contract. So our recommendation here today is to authorize execution of the ptu agreement with a contract not to exceed \$959,746. That concludes our presentation.

Wheeler: Colleagues, questions before we go to public testimony? Very thorough. Thank you. Public testimony, Karla?

Karla: No one signed up.

Wheeler: This is the first reading of a nonemergency ordinance. It moves to second reading. Good work, gentlemen. Thank you.

Fish: Good job.

Wheeler: Second to last item then we have some items that were pulled off the consent agenda item 422, second reading, and before I forget to say so I was out of town but the first reading and testimony I have reviewed the record. Please call the roll unless there are other questions on 422 after you read it.

Item 422.

Wheeler: Please call the roll.

Fish: This is a good program. The incentive is modest, but the benefits to the city and to our ratepayers is that trees help us manage stormwater runoff and in the long term means that we'll spend less money on new pipes to deal with and have fewer runoffs into our rivers. It's a good program, well scaled. I'm pleased to support it. Aye.

Saltzman: Aye.

Fritz: Thank you, commissioner Fish, for explaining the program last week, it's very clear what the bureau is doing and why. I appreciate the good work. Aye.

Wheeler: Aye. The ordinance is adopted. Please call item 423.

Item 423.

Wheeler: Commissioner Saltzman.

Saltzman: Before us is a street vacation that will greatly benefit the residents of Portland as it is a key piece of the leach botanical gardens phase 1 of their plan. Right of way agent lance Lindahl from the Portland bureau of transportation is here to quickly walk us through the details of the vacation and answer any questions council may have.

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Lance Lindahl, Portland Bureau of Transportation, Right of Way Agent: Thank you. As the commissioner mentioned, the proposal is to vacate a portion of southeast claybourne street east of 122 avenue. They are the current owner of the properties located to the north, south and east of the vacation area. A portion of claybourne to the immediate east of 122nd avenue will be retained so residential property at 6518 southeast 122nd will retain their public right of way access that they have now. The portion of the street to be vacated is currently an unpaved gravel road that only provides access into the leach botanical gardens parking lot. Here are a couple of pictures of the site. This is the area that will remain public right of way. Second picture shows the area to be vacated and the current overflow parking lot for leach botanical garden. This is part of the 25-year master plan for the garden and parks plans to construct a paved private driveway, landscaping, a gift shop and administrative offices within the area vacated. A new network of sidewalks and pedestrian paths will be built as work progresses on the garden. This shows an overhead view of the improvements for the garden. The vacation area is in the middle in red. As a condition of approval, a lot consolidation is being required by the bureau of environmental services, and this will prevent the parks parcels from becoming landlocked from public right of way. Work has begun on this condition and will be completed prior to the recording of the street vacation ordinance. Also the water bureau is requiring construction of a new water main and Portland parks has agreed to this condition. That's my presentation. If you have any questions I'm here to be of assistance. Thank you.

Wheeler: Thanks. Colleagues? Makes perfect sense. Is there any public testimony on this item?

Karla: No one signed up.

Wheeler: This is the first reading of a nonemergency ordinance. It moves to second reading. Thank you. Last, certainly not least, we have two items pulled from the consent agenda. That is 412 and 415. I would like to read them together.

Item 412.

Wheeler: Good morning.

Karren Bond, Office of Management and Finance: Good morning. I'm karren bond with risk management. This is assistant chief chris davis and scott moody from the attorney's office. They are here to answer questions. These two emergency ordinances are for the same incident. It was kind of a long, played out incident that happened on may 28th, 2017 in the Laurelhurst neighborhood. Someone called police saying there was a gentleman with a handgun in the neighborhood so officers responded to the neighborhood. The first officer there did engage this gentleman with the handgun in front of the wells' home. The wells' home sits upon a berm that's a grassy berm that's several feet above the sidewalk and the street. When the officer got there, he did have his bureau issued shotgun, and he was giving commands to this gentleman to please drop his weapon. He refused. The officer felt that that berm would take any impact from the shotgun, so as he was firing he thought they were hitting the berm but actually they were going a little bit high and impacting the wells' home. So it entered the front and it went inside of their home. The buck shot and the impacts. The wells initially sent risk management and estimate for repairs for \$78,000. We risk management hired an independent appraiser who came back with damage assessment of \$20,000, and went back and forth, got different numbers. In the end the wells met with the mayor's office and they agreed to settle their property damage and injury claim for \$45,000. This ordinance would allow risk management to pay that \$45,000 to the wells to settle their claim, or claims. The second part of this ordinance is for larry anderson. When the officer engaged the gentleman in front of the wells' home, the shots didn't hit the gentleman, the subject, disappearing into the neighborhood. He later reemerged in front of mr. Anderson's home. Mr. Anderson had just moved his boat and trailer from his driveway into the street at the curb the day before this happened. The

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subject was hiding behind the boat and trailer on the sidewalk. The officers were in the street behind a police car for shield. The officers were again giving commands to the subject to please drop its weapon. He refused. At one point it appeared he was pointing his weapon at the officers so they began to discharge their firearms. Those impacts actually hit the boat and the trailer, and damaged mr. Anderson's boat trailer. The independent appraiser his boat was deemed a total loss. \$9829 for the amount of the boat trailer. Mr. Anderson has agreed to that amount so approval of this would allow us to pay that to him. That's all. Thank you.

Wheeler: So I understand this is a property damage claim. But I assume it also alludes to a reevaluation of tactics and potentially training. For example backstop training. Is that correct?

***Chris Davis, Assistant Chief Portland Police Bureau:** In general, yes. There are without getting into corrective action and specific cases there are individual training issues and bureau training and equipment issues and we have looked at both as a result of this case.

Wheeler: Thank you. Any questions, colleagues?

Saltzman: Was the suspect apprehended? He was several hours later in a different neighborhood. But he was eventually, yes.

Saltzman: Thanks.

Wheeler: Public testimony?

Karla: Dan handelman pulled this.

Wheeler: Come on up, sir. Thank you. Good morning.

Dan Handleman: Good morning again. Dan handelman with Portland cop watch. We have had this item pulled because of nothing about the shooting or shooting with no hits of michael grebbe last may. I had to dig through the paperwork to figure that out because there's no mention of his name anywhere or the police officers using bullets mentioned anywhere in the paperwork filed. I noticed they were both incidents had happened on the same day as the shooting. That's how I figured it out. I think that in a city where we're trying to be transparent and open about our police accountability issues it would be better to put these things on the public agenda. I understand this is not directly about use of force but this is the most I have heard about this since it happened almost a year ago. I glad we had a presentation from members of city staff to tell us what's going on a little bit. So the Portland police shot up this neighborhood with multiple rounds including those that hit the home of the wells family. The family told the Oregonian they weren't upset with the police that would have changed if one of their loved ones had been hit by one of those bullets. This is a neighborhood where 12-year-old nathan thomas was shot accidentally by police as he was being held hostage by an intruder inside his home. Sure it was 26 years ago, but the city which promotes community policing and trauma care should recognize the implications of police shooting in that area. Neighbors have been asking for an explanation of what happened and the results of the ppb's police review board hearing and the police have refused so far to meet with the neighbors to explain what happened. Do the wells and anderson families deserve compensation? Yes. That doesn't mean the city should avoid the discussion about officer-involved shooting when the investigations are done and they can't hide behind this new veil of not wanting to taint the grand jury. Just while I have a few seconds left, we look at the city council agenda every week to see if there's any lawsuits being resolved and I think in the last several years a lot of cases have been being resolved outside of the city council purview and I realize that you don't have to hearing anything when it's under \$5,000, but I would like to get some kind of accounting through either the bureau or through the risk management department of how many times people have sued the city over use of force or other misconduct and how much money is paid out. That used to be regularly available and we haven't had those discussions here.

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Wheeler: Very good. Thank you, sir.

Fritz: Mayor, was there a response of the investigations all done and why could the neighborhood not know about that?

Wheeler: A.c. Davis, could I call you back to the rostrum, please? I think you heard the commissioner's question.

Davis: Sure. The investigation is done. I believe up to the police review board. I would have to go back and check and make sure that the final piece of that is done where the chief has reached the final determination. But I can get back to you on what stage that's at.

Fritz: If I was in that community, i'm a member of a community in Portland, I would like to know about what training both individually and throughout the bureau has been done and have there been any protocol changes in response to this incident. I agree that we should be paying the claim. I'm always whenever we pay a claim I want to know what we have done to try to minimize the chance of this happening again. Is there a way that the bureau is allowed to meet with the neighborhood to talk about those issues? About the training issues?

Davis: I would have to consult with the city attorney's office because the tension is between any issue that we have addressed with a specific employee versus the larger picture. I can tell you as a result of this incident as a bureau we have looked at the siting system that is on these shotguns to make sure that's the best tool or maybe there's something better out there and the training division is in the process of looking at that.

Fritz: That would be helpful. Obviously, we don't identify individual officers if there was any discipline, that comes in a summary report to avoid embarrassment to the officer I believe is the wording in the police contract. The part that we could share is about the training, the follow-up, those kinds of things.

Davis: Sure. Like I said I can tell you definitively we have looked at the siting system in this case. At least in terms of organizational issues that we have identified as a result of this we always look at training and organizational issues whenever we have one of these events. Ideally, we would like to avoid having them. We would like better out comes. But that is ago specific issue in this case that we looked at in the training division to make sure that we prevent this from happening again.

Fritz: With the passage of this ordinance the families both homes, property owners are being made whole. It seems a sense of closure and as mr. Handelman points out particularly in a neighborhood that undoubtedly still remembers the nathan thomas incident it would be closure to the whole thing. I would encourage you to maybe have the community policing officer attend their night meeting or something like. That.

Davis: I'll look into that.

Fritz: Thank you.

Wheeler: Colleagues, I have met with both of the families and my staff has met with both of the families in some cases multiple times. I think all of us agreed that we wanted to move on from this. In part that's reflected in the settlement agreement that we have here today. Very good. Please call the roll on 412.

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

Wheeler: Just to be clear this is the property damage claim of larry anderson. I vote aye. The ordinance is adopted. Please call 415.

Item 415.

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

Wheeler: Aye. The ordinance is adopted, and we are adjourned until 2:00 p.m.

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Closed Caption File of Portland City Council Meeting

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

Key: ***** means unidentified speaker.

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Wheeler: This is the afternoon session of the Portland city council. Karla, please call the roll. [roll call taken]

Wheeler: Now a word from our sponsor.

Heidi Brown, Senior Deputy City Attorney: Thank you. Welcome to the Portland city council. The city council represents all Portlanders and meets to do the city business. The presiding officer preserves order and decorum during city council meetings so that everyone can feel welcome, comfortable, respected and safe. To participate in council meetings, you may sign up in advance with the council clerk's office for communications to briefly speak about any subject. You may also sign up for public testimony or the first readings of ordinances. Your testimony should address the matter being discussed at the time. Please state your name for the record. Your address is not necessary. Please disclose if you're a lobbyist. If you're representing an organization, please identify it. The presiding officer determines length of testimony. Individuals usually have three minutes to testify unless otherwise stated. When you have 30 seconds left a yellow light goes on. When your time is done a red light goes on. If you're in the audience and would like to show support, feel free to do a thumb up. If you want to express you do not support something, thumbs down. Disruptive conduct such as shouting will not be tolerated. A warning will be given that further disruption will be met with ejection from the remainder of the meeting. After being ejected a person who fails to leave the meeting is subject to arrest for trespass.

Wheeler: Thank you. Good afternoon.

Karla: Good afternoon.

Wheeler: Could you read item 424, please.

Item 424.

Wheeler: The proposed spring supplement budget allocates 7.2 million set aside funds for bureaus who experienced full staffing throughout the course of the year and require their budgeted cost of living adjustments. It allocates 2.8 million in contingency resources for urgent needs and incurred costs such as providing reimbursements for labor costs incurred by bureaus and reimbursing the bureau of transportation for-hire enhanced level of campsite cleanup costs incurred during this year. It allocates funding to support creative laureate position and helps send the Portland gay men's chorus to china. The proposed budget proceeds from carryovers totaling 8.7 million which will be re-budgeted in fiscal year 2018-19 budget. These changes will leave a balance of -- it will leave a balance of \$493,381 in the city's unrestricted contingency account for urgent or unforeseen needs during the remaining two months. The proposed budget increased city staff by 53.15 FTE with no general fund resources. Increases are primarily in bureaus of transportation and development services to address increased workloads paid for through increased bureau revenues. Joining us today is the city budget office director Andrew Scott. Director Scott, welcome.

Andrew Scott, Director City Budget Office: Thank you, mayor, council. Andrew Scott with the city budget office. Good afternoon. I think we have a relatively quick action before us today. The mayor has outlined some of the overview major issues within the spring

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supplemental budget. Just as a reminder this is the opportunity for bureaus to true up their budgets, to ask for carryover, compensation set aside and other requests. We had a work session on April 17th and we went through a number of these packages in detail, so I will not recap those. I'm happy to answer questions about any packages that you have. In addition to what the mayor talked about in the compensation set-aside requests and new requests and carryovers, there is about \$600,000 coming back from the bureau of emergency communications as underspending from last year and about 3 million of additional state shared revenue related to marijuana. I want to note specifically the mayor talked about the 53 positions being added in the supplemental budget and mentioned the transportation positions. I also want to mention within OMF, they requested position authority to convert three temporary revenue collection positions to permanent. These work on arts tax collection and are funded by OMF requested increase in the ARTS tax administration budget, this is an issue Council had previously dealt with, but we didn't talk about it at the work session, so I did want to mention that. The other thing I want to mention, to call out it's in the ordinance language, but OMF is requesting a one-time temporary change to the fund statement of purpose for the spectator venues and visitor activities fund related to a request for the city to contribute \$500,000 to the Arlene Schnitzer concert hall. I believe it's sound shell work that needs to happen there. That fund statement of purpose does not currently allow the authorized payment for capital improvements. However, the fund does have sufficient excess capacity in next year's fiscal year to pay up to \$500,000 to assist with that acoustical system and it's in the city's interests to assist with that so they are requesting a one time change to allow that next year.

Saltzman: The statement goes away automatically after one year?

Scott: Yes. It would just change the statement of purpose for this one expenditure but not on a permanent basis. So, we do have Susan Gibson Hartnett here if you have additional questions about that particular provision. Outside of those things I do believe there are a few amendments that commissioners may want to bring forward. I think you have copies of those. So, if there are any questions on what was in the mayor's proposed spring supplemental I'm happy to answer those. If not, we can move to amendments.

Wheeler: Very good. Let's move on to amendments. Colleagues...Commissioner Fritz?

Fritz: Thank you, mayor. I handed out the three amendments that I have. One was in the requested bump, wasn't funded but I'm proposing to put it back in. Amendment 1, increase bureau expenses to Portland Parks and Recreation from the general fund by \$100,000 to convene and run the street tree task force. Funding is provided by a draw from general fund, unrestricted contingency and updates 1 through 5 as needed to reflect the change.

Fish: Second.

Fritz: The second is a new amendment on behalf of Portland parks and recreation to increase the bureau expenses from the general fund by \$40,000 one time to support dedicated rangers for director park. Funding is provided from a draw on general fund unrestricted contingency and updated 1 through 5 to reflect this change.

Saltzman: Second.

Fritz: If I could briefly explain that, we are unexpectedly, I just found out about this, having a lot more difficulty with graffiti and minor criminal behavior as well as overnight camping at director park. This would allow for hiring of seasonal rangers to provide more security and also assistance to people using director park. Finally, amendment 3 spotted by my chief of staff that the bump did change the money for the open and accountable elections system however it did not change the position authority, so amendment 3 has a technical adjustment increased positional authority in special appropriations by 1.0 FTE, approved by council in the office of neighborhood involvement by ordinance 188872 on March 21, 2018. This amendment will move the position to special appropriations. Funding for this

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position is being allocated to special appropriations by a transfer from office of neighborhood involvement and updates exhibit 1 through 5 is needed to reflect this change.

Fish: Second.

Fritz: That completes my amendments.

Wheeler: I have one amendment I would propose as well. Decrease program expenses in the Portland housing bureau. This is general fund, by 1,250,000 for the joint office of homeless services and set aside funds for program carryover and allocation in the fiscal year 2018-19 budget. These funds were previously approved by the council for shelter costs in the fiscal year 2017-18 fall supplemental budget but the resources are not expected to be spent before the close of this fiscal year. This would update exhibits 1 through 5 as needed to reflect this change.

Fish: Second.

Wheeler: Commissioner Fish seconds what we will call amendment number 4. Any further amendments?

Saltzman: I guess I had a question.

Wheeler: Please.

Saltzman: Commissioner Fritz, your amendment 3, it's a lot of words. Is it still keeping two positions in the open and accountable elections?

Fritz: This is the first of them, yes. Not changing the other one yet because we don't need it. Yes.

Saltzman: Thanks.

Wheeler: Very good. I want to note we have Mark Jolin and Kristin Olkin here if people have specific questions about that. Director Scott, could I get a little more clarity on the amendment that I have put forward for the record? This is for shelter capital costs and they were not expended during this fiscal year, so we are requesting they be carried over to the next fiscal year, that has been done in discussion with the joint office of homeless services.

Scott: It was funded in the fall bump. This is just to carry over the funds to the next year for the same purpose.

Wheeler: It's expected we will need these funds, but we were the not able to expend them this year because frankly a shelter we were working on did not come to pass.

Scott: That's my understanding. Yes. I would note for the record that of the four amendments for the parks bureau to spend general fund dollars if those amendments were adopted would stand at approximately \$353,381.

Wheeler: Very good. I had a couple of questions, commissioner Fritz, for clarity. I'm sorry I missed the work session related to the street tree task force but I'm certainly familiar with the issue, and I guess my question is this. This is for the purpose of convening the task force. It would be supportive of an fte to help administer that task force. Is that correct?

Fritz: I believe so. I know part of it is for a contract.

Wheeler: I'm sorry, for a contract. My question is this. We have certainly read press accounts about the difficulty that certain residents are put in particularly if they are next to a large forested area. There was one article earlier this year that told the story about a family that has lived next to what they believe to be a large green space for many, many years, and along comes a storm and they found out that they had a personal liability, private liability for a substantial cleanup. So, part of the process here is to try to address that issue. That certainly makes really good sense to me. The flip side of the equation is that having gone back and reviewed the record and I think commissioner Saltzman raised this during the work session, is the reality that if we do a broad scale effectively, a public acceptance of that liability for all of the street trees, it's substantial. I think the number 750 million was being bantered about. I would only be interested in supporting this if I had confidence that there's a scaled approach to this that doesn't encumber us with the entire

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liability of all street trees in the city of Portland. I'll give you an example. I live on a street where I have two street trees that I am currently responsible for. I'm aware of that responsibility. I don't prune it without appropriate clearance to do so. I take good care of it. I assume that liability. I don't believe that the city should assume that liability. On the other hand, the kind of story that we read about in the Oregonian I totally get that. So, I'm wondering, does this create the opportunity for a scaled approach where we assume the liability in limited circumstances like the one that was described in that particular narrative. Because I know ultimately the work of a task force comes back to council for approval, but I don't want to mislead anyone on that committee into thinking that I would ever support a broad scale public acceptance of a liability that the city frankly isn't in a position to assume. Does that make sense?

Fritz: First of all, I would have sworn you were at the work session. I have gotten so I can hear what you're saying in my head. [laughter]

Wheeler: I don't know if that's a good thing --

Fritz: Second of all, everybody who has seen the proposed budget would not suspect that you would be up for funding hundreds of millions in the parks bureau. I don't think we need to worry about that. To be serious, however, yes, that's what the task force is going to look at and part of what I'm quite interested in is the work are of the consultants to tell us what other jurisdictions do. I think it would need to be made very clear by the parks commissioner, don't come to us with a single option of \$750 million because we don't have it.

Wheeler: I wouldn't support that. I want to be really honest about that up front, so people don't serve on a task force and get disappointed when they feel their work was disrespected.

Fritz: This was asked for by the open forestry commission who, likewise, are familiar with the challenges of funding tree programs over many years in the city of Portland and who advise on our budget requests or the bureau's budget requests.

Fish: May I make a suggestion? We don't know how quickly this will be convened and you have also indicated that at some point in the next six months there may be bureau changes and various things. This doesn't just impact the parks bureau. It's conceivable the bureau of environmental services has an issue and there's general fund and other potential sources of hits. I will offer this as a friendly amendment but I know that this is how commissioner Fritz would intend to roll this out anyway, which is that if we approve this that at the time of putting together a task force that the bureau touch base with each office as to the scope of the whatever the task force is going to be asked to do and the composition of the task force which I would expect commissioner Fritz to do in either case. I'll just put that on the record.

Fritz: When the mayor hands the bureau to whoever he hands it to that could be a stipulation.

Fish: The particular scope of the task force and composition and even the leadership in terms of who chase it can be discussed among council members.

Fritz: You and I have found over the years that when we do things collaboratively between the five of us and have input early in the beginning to set the scope and get the membership things go better. If I have the honor of leading this project I would be happy to do that.

Wheeler: Let me ask a related question to that. Maybe this is just a thinking out loud moment. The parks bureau has the cost recovery program, it will have the capital program, there are some ongoing visioning and strategic planning. Is this the right year for this? Are we pushing the bureau too hard to do too many planning exercises simultaneously? Do you have a sense of that?

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Fritz: I envision the urban forestry commission and its supporters will be very active in this and it's getting an outside consultant to help with the analysis. I think it can be done in parallel if we're looking at the long term financial sustainability of the parks bureau, the cost recovery and visioning then how do we pay for street tree maintenance I think should be part of that. This could be complementary.

Wheeler: Very good. With regard to amendment 3, and director Scott, I just want to be very clear given the technical nature of this amendment there's not a funding request. This is actually a positional authority.

Scott: That's correct. This is as you described, a technical change. We realized that although council had approved in this bump we are moving the funding for the open and accountable elections to special appropriations. There was previously a position that had not been moved so we wanted to make sure that it was moved along with the funding.

Wheeler: Very good.

Fritz: No changes.

Wheeler: Any further discussion or are we in a position --

Fish: Do we have to take public testimony?

Wheeler: That's a good question. Stand by. Stand by -- the answer is yes. It is an ordinance so technically we do. Public testimony, Karla?

Karla: No one signed up.

Wheeler: Last chance. Colleagues, can we call the roll on amendment number 1. Commissioner Fritz's amendment 1 with regard to the street tree task force. Please call the roll.

Fish: I appreciate the discussion on this. I look forward to learning more about how other cities have addressed this issue with a mix of carrots and sticks. Aye.

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

Fritz: As I mentioned at the work session I can't believe I'm advocating so hard for this because I think it's something that's going to be really challenging and potentially give us no particularly good outcomes however, it's something that previous councils have kicked the can down the road on multiple times. I do believe it's my responsibility to advocate for this and whoever is the parks commissioner to get the work done. Aye.

Wheeler: Aye. Amendment is adopted. Number 2, the increasing expenses by 40,000 to support dedicated rangers in director park.

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

Fritz: I very much appreciate my colleagues' response to this very late request. Aye.

Wheeler: Aye. It's adopted. Number 3, the technical positional authority amendment. That's as exciting as I can make it sound. Sorry. I'll try harder next time.

Fish: Admirable job of obfuscating what this is all about. [laughter] aye.

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

Fritz: I think I must win the prize for the geekiest amendment. Very proud of that. Aye.

Wheeler: Hands down. Aye. The amendment is adopted. Amendment 4 regarding the carryover to the allocation to the joint office of homeless services.

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

Wheeler: Aye. The amendment is adopted to the main motion. Please call the roll.

Fish: Well, this is where we get a chance to thank a number of people for bringing us to this point. I want to start with our independent budget office. There's actually a lot of work that goes into these bumps, budget modification processes. A lot of consultation that goes on with members of council. There's a lot of money moving back and forth and being tracked. But Andrew and his team always manage to make this look smooth and easy, so we appreciate the good work. Appreciate the collegial spirit in which the council reviews these recommendations. First the requests then cbo's views on the requests, the mayors propose. This process has become less dramatic than it has been in the past because I

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think about the way we approach it. I am proud to support this particular reconciliation.
Aye.

Saltzman: Thank you to the budget office for your work. Aye.

Eudaly: Aye.

Fritz: There's one other item I want to call to everybody's attention. This is a whopping \$5,000 which commissioner Fish put in for the creative laureate brought to my attention by sue park, the parks culture manager, arts and culture manager that this is for two years. Even \$5,000 seems like not a lot of money for what they are currently doing.

Commissioner Fish, if and when you're on council again next year I hope you'll bring back an annual appropriation for this amount. In the meantime, I'm very happy to support it.
Aye.

Wheeler: Great work, everybody. I vote aye. The ordinance is adopted as amended.

Thanks. 425. Oh, look at this: We should have talked a lot longer. Told jokes. That would have been great.

Fritz: I did my best.

Wheeler: We're adjourned until 3:00.

Wheeler: Please read item 425.

Item 425.

Wheeler: Colleagues, as Karla just said, we're happy to confirm these seven candidates to the new community involvement committee. The candidates are Claire Carter, Isa Dean, Alexandra Degger, Beth Rubin, Jai Singh, Sandra Walden and Christina Weinholtz. Is Sarah -- there she is, front and center. Do you want to introduce the CIC for us?

Sara Wright: Thank you, mayor. Chapter 2 of Portland's new comprehensive plan calls for creation of a CIC to oversee the city's community involvement efforts for land use and transportation planning projects. As mayor wheeler said these appointments are the first members of the new community involvement committee. So Claire Carter retired in 2017 from odot after 32-year career as an environmental professional. Her formal education includes a b.s. In geography with special emphasis on community involvement and design. She and her family have lived in southwest Portland since 1999. Isa Dean has served on the Humboldt board, pcc bond advisory committee and rac artist panel for the Humboldt neighborhood. She is regional technology coordinator for Multnomah county library. Alexandra Degger started working at HP Ink after receiving her Ph.D. in environmental engineering from OSU. She serves on the overlook association board where she serves as transportation chair and board secretary. Beth Rubin has recently moved to Portland and is professor emeritus of sociology North Carolina Charlotte. An interdisciplinary scholar She held positions of professor of sociology, organizational science and adjunct professor in management. Jai Singh is a field organizer in apano. Jai recently graduated with a master's degree in urban and regional planning from PSU and is a proud 2016 graduate of the opal organizer and training program. Sandra Walden has worked as realtor and developer in the pearl district, solar developer and for the wireless industry building and modifying telecommunication sites. She has been active in the downtown business association. Christina Weinholtz graduated from the city of Portland's disability leadership academy in 2017 and remains active in alumni activities. She's currently a member of the resolutions northwest facilitation cohort. So we're pretty excited to bring these seven people on board for this new committee. Because chapter 2 of the 2035 comprehensive plan lays out a set of ambitious goals and policies on community engagement. This new CIC will help advise staff how to make those work in real life and how to continuously adapt for meaningful involvement.

Wheeler: Are any of the members of the committee proposed candidates here today?

Wright: I don't believe so.

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Wheeler: We extended the invitation. Sometimes it's hard for people to take time off. I appreciate your time going through and reading a little bit about the biography of each.

Fish: I move the report.

Fritz: Second.

Wheeler: Please call the roll.

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

Fritz: Don't recall the last time we had so few men on a committee. I'm looking forward to seeing what they do. Aye.

Wheeler: Well, I want to thank all of those who are stepping forward to serve on the CIC, it's a very important and new venture for the city of Portland and as I always say, the work will be hard. It will be interesting, and the pay will be lousy. We're always delighted to have people of such caliber serve the people of the city. I vote aye. The report is adopted.

Thank you for being here today. We have four time certain today, which is confusing, so we have to adjourn until 3:15. We're in recess.

Wheeler: 426, please, Karla. Commissioner Eudaly.

Item 426.

Eudaly: Thank you, mayor. First, I would like to move to consider an amended version of the resolution. It's been distributed earlier. It directs a new approach to enforcement of the policy. Old language has strike-throughs, new language underlined in copies of the resolution that was previously distributed.

Fish: Second.

Wheeler: Motion for -- is this actually a substitution? We have a motion for substitution, and this from commissioner Eudaly, seconded by commissioner Fish.

Fritz: For the purpose of people at home could you read into the record the additional, not the changes but be it further resolved?

Eudaly: Be it further resolved that the council further directs the revenue division to administer short term rental covenants associated with SDC waivers for ADUs, develop a fee schedule and budget for administering covenants, collect data annually about rents that receive SDC waivers, present a biannual report and rental rates at ADUs that receive SDC waivers. The revenue division will begin administering covenants within 120 days of receiving STR data from the STR platforms. If housing bureau or other city bureau begins collecting rental data that includes rents charged by landlords the rent data collection function and biannual reporting requirement will transfer to that bureau. That's it. Hello, everybody. The systems development charge waiver for accessory dwelling units has had a powerful impact on the market. Since the waiver was originally approved by city council in 2012, development of ADUs has dramatically increased from roughly 50 a year to 500 a year. This resolution directs sdc charging bureaus to extend the waiver. It does not include a sunset but does direct a biennial report about the policy be presented to council. That report will enable future councils to evaluate the ongoing efficacy and necessity of the waiver. The other significant policy changes that this resolution directs is that recipients of sdc waivers will be required to sign a covenant barring them from listing their property on short term rental platforms. This policy is designed to support the development of long term rentals, not commercial development. This resolution represents a first step in a multistep strategy to help Portlanders meaningfully engage in solving our housing problem. Some of our next steps include or my next steps include working with my colleagues to fund a project that will develop a lending product which will enable moderate income homeowners to finance adu development as well as bring down the cost of developing adus with off the shelf designs, tenant assistance and other strategies. We'll be including adus in the field issuance remodel program at bds that will significantly decrease time and headaches associated with permitting adus and we'll be exploring a limited property tax abatement for adus that are affordable to people earning 60 to 80% of median family

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income with our partners at the county. Government can't solve the housing crisis by itself. People in Portland want to help. More than 800 people signed up for a Multnomah county pilot program to host a homeless family in their backyard in an adu built by the county. If we help create the right combination of incentives and supports Portlanders will step up to help solve the housing problem, while developing new sources of income for themselves and building wealth in their homes. Growth does not have to be a win-lose proposition for Portlanders, but it clearly has been. The rising tide of prosperity is leaving out many long time Portlanders. A significant number of homeowners as well as renters are struggling to keep up. The recent center for public policy report indicated that 24% of homeowners in Oregon are cost burdened. I believe the number is significantly higher in the city of Portland. If we don't do this work I'm worried that our approach to infill will only benefit affluent homeowners and developers so we need to develop strategies that enable as many Portlanders as possible to benefit from the city's growth and prosperity and the coming residential infill policy changes. We need to do everything we can to harness market forces to produce more affordable housing, adus are not going to solve our housing crisis alone but should be a significant part of our comprehensive strategy. I'm going to stop there and invite staff and some local experts to testify. We have Matt Wickström, senior city planner with bds. Robert Liberty, director of the institute of sustainable solutions at PSU, and Eli Spivak, owner of Orange Spot, LLC. Welcome. Please state your name for the record.

Matt Wickstrom, City Planner at Bureau of Development Services: Matt Wickström, bureau of development services. What I would like to do is quickly walk through the resolution with you, and I'll start from the top and give you a summary of what the different components of the resolution are. So as Commissioner Eudaly said, the resolution is to suspend sdc fees for adus that are not rented as accessory short-term rentals. There's language in the ordinance that speaks to how adus contribute to the housing density and stock in Portland, therefore, which can have an impact on affordability over all. Then there's language in the resolution that speaks to accessory dwelling units in the Portland zoning code and how we regulate them. It notes that the sdc fees for adus do present a substantial barrier because of the portion of the cost sdcs are in comparison to the overall project value. Then we outline that the intent of this resolution is not to allow the sdc waivers for accessory short-term rentals, then as far as now therefore be it resolved, the council would be asking the bureaus that charge sdc fees to return to council with proposed amendments to Portland city code that would extend the sdc waiver program so that it's no longer temporary. I understand it doesn't have a sunset date, but it would be reevaluated on a biannual basis. Then after that it speaks to that there would be a penalty for those who do rent, who are found to have rented the accessory dwelling unit as short-term rental while having taken the sdc waiver. The time period that the adu cannot be rented as short-term rental is ten years and the penalties for renting it within those ten years would be 150% of the sdc fee at that time. Finally, the resolution speaks to the revenue bureau being the bureau that would monitor accessory short-term rentals on Airbnb and home away websites and if they do notice that one that received an sdc waiver has been listed on those sites, they would notify the sdc bureaus and then they would pursue collection of the waived sdc fees at that 150% rate.

Eudaly: We have Thomas Lanham, director of revenue bureau, if anyone has questions about the enforcement piece. Mr. Liberty?

Robert Liberty: Mr. Mayor, commissioners, I'm Robert Liberty, director of the institute for sustainable solutions at Portland state university. First, I want to disclose that I have begun work on a basement adu in our house and if we are tardy in submitting our application we will personally benefit from the extension of the waiver. Since August of 2016 our institute has been making substantial investments of faculty, student, staff time and cash to the

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tune of \$140,000 on a project to promote accessory dwelling units and to have them achieve affordability, equity and sustainability objectives. Our adu project has engaged faculty from architecture, business, economics, geography, gerontology and urban and regional planning. We worked with staff at your bureaus of development services, housing and sustainability and we're grateful for the support from commissioner eudaly. Participants in our project include nonprofit housing providers, for-profit developers like Eli, financial institutions and neighborhood groups. They are shown in appendix a, although I probably have omitted some. We're collaborating to design to help implement and evaluate a variety of public, private and nonprofit systems. I want to emphasize the point systems. Greatly production of adus in Portland. Expressly those between 60 and 80% of median area household income, c, mitigate displacement costs by gentrification, and use adus to help achieve sustainability goals particularly around greenhouse gases. The range of challenges to be overcome, a partial list of those challenges and our approach to them are provided in appendix b. As part of the foundational work for these efforts our institute surveyed more than 500 Portland adu owners and tenants carried out in 2017 by professor Matthew Gebhardt and a student. It confirmed your waiver has been essential to the growth in adu applications which have risen from a few score to more than 500 in recent years. When asked, did the system development charge sdc waiver influence your decision to apply for a permit, 70% of the respondents said yes. That response is not surprising given that 15% of the adus built by respondents cost less than \$50,000. Another 31% costs between 50 and 100,000. Adding 15,000 in sdc charges would increase -- translate into cost increases between 15 and 30%. Some additional excerpts from that survey about the use, rents and types of adus, and given in the context of some Portland data on household and home size are attached in appendix c. In conclusion, the sdc waiver is essential will allow them to make a very important and distinctive contribution to Portland's housing supply. They are not like apartments or single-family homes. I look forward to our continued work with the city to find ways for ADUs to make Portland a hometown once again where people of modest means can find a good quality home to live in across the city. Thank you.

Wheeler: Thank you.

Eli Spevak: Commissioner, Mr. Mayor, I'm eli spevak. I'm a developer, general contractor. There will be adus involved. I'm not sure where that will be. I spoke nine years ago in support of this to city council. Things have changed a lot since then. You are to be commended for going with that experiment. We have been an national leader in accessory dwellings. Metros convening to adopt their own accessory dwelling unit codes, in cities outside of Portland, state of Oregon now requires every city to allow an adu. California requires it now, and Washington d.c.'s making changes, it's happening across the country, Portland is looked to as a leader in this world. Although they've been a leader in the number created, that's short lived, los angeles, just based on state requirement, legalized adus and got 1600 permits issued in a few months. So, we are not going to be the leader in numbers anymore. But we can be the leader in policy. The assistant development charge waiver was a key stimulus, and it's appropriate, I support the resolution that disqualifies short-term rentals from that ware, we should remember the benefits of accessory dwelling units beyond affordability. In terms of -- we are restricting tenants based on income and rent level. Even market rates accessory dwelling unit is by far the least expensive house in the neighborhood. Sometimes half the rent. The demographic matches perfect for the demographics we have now where there's aging population. People retiring and getting smaller households, downsizing and young people forming households for the first time. Adus are a perfect match for either end of that continuum. Adus also represent a way to reinvest in existing neighborhoods in such a way that you accompany existing houses or repurpose existing bedrooms rather than take down

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houses. Many adus even unregulated are rented for zero or rented for almost nothing to family members or loved ones just to provide independence and provide safety nets, the thing that got me invested in the adu world was the environmental benefits, just having a smaller space of house to condition, decreases the climate impacts of living in a city. I was really excited by the brilliant suggestion from I think it was, commissioner Fish's and Todd's office, if we can provide this subsidy, why don't we get data out of it. So collecting rent data is one great idea. I can think of some other data we might want to collect. Perhaps we can talk about that later to inform our decision-making, but I think that going forward, the great thing we can lean on that's not been done anywhere else in the country is figuring out ways that most affluent people can create adus, to d.o.t. Do it, you need 50,000 or \$150,000 in your back pocket. It's great for the person who rents it and lives in it. It takes a certain level of affluence to create one. What Portland can do with new financial products, perhaps property tax abatement assistance, is to help make creating them more available. If you want to achieve affordable, regulated affordable housing and adus, or if the city provides some financing, do a waiver on interest payments during the time that someone with income qualifying lives there at low rent. There are some tools we can explore, and we know, though, from other cities that have linked adus to regulated affordable housing, it's turned out to be a poison pill, intentioned or not. So, I hope that Portland does looking for new ways that we can stimulate affordable housing in adus and looking for some of the financing things that is working on with craft 3 to be a leader in that way as well. Thanks.

Wheeler: Thank you.

Eudaly: Colleagues, any questions.

Fritz: I know you do cottage cluster developments, why should an adu that is 800 square feet not pay sdc, whereas a building in a cottage cluster that doesn't happen to be an adu it's 800 square feet, why should there be a difference in how much they pay sdc's?

Spevak: I think that...Portland they don't allow cottage clusters now.

Fritz: Are we not going to in the new infill?

Spevak: I'm sort of juggling my hats here. The discussion graph doesn't add cottage clusters, you increase density for smaller homes, it allowed adu's to accompany primary homes in planned developments. That may be a good question to jump in when we get there. It's a fair question of whether, the prime question here is should adus get a benefit and not pay towards resource city infrastructure resources, and I think that it is a subsidy for adu's and that why one of the other policy reasons why the city should continue to encourage them. I said a few years ago, the best approach would be to waive the fees until we scale down sdc's all based on home size. The parks bureau has done that. Other bureaus have not. So, I guess it's a fair policy question. I think that if you have, in some cities that allow cottage clusters, they allow them to 1200 square feet, which gets to three-bedroom size, and at this point, Portland has this accessory dwelling unit animal capped at 800 square feet. Or 3/4 of the size of the main house, which is a bit smaller than what most cottage clusters are allowed

Wheeler: Mr. Liberty.

Robert Liberty: Something that might address some of the interests of commissioner Fritz. The survey showed that 41 percent of the units were under 500 square feet. An additional 28 percent were 500 to 700 square feet. 43 percent were interior, at least 43 percent were internal conversions. So, I should say garage renovation and basement renovation and attics. The other thing Eli mentioned is looking at both rents and home costs, the average Portland home price is \$400,000. If you need 20 percent down payment, that's 80,000. If you want to build 150,000-dollar adu, you need 150,000. That's one of the big challenges, my background is in land use policy, but I now have to become a developer in order to do this, that's a tremendous burden, so making this easy to build an adu as it is to get solar panels, something inhabit is working on, is critical. The rent

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information we have and Eli has alluded to this. Shows a lot of the units are charged below market or no rent to family or friends. And the rent range we have from the survey is pretty much close to the range with affordable 60 to 80 percent of median family income right now. Not all of them and we don't have the breakdown, but it means the policy interventions available to the city might be pretty inexpensive for people in that market range. That's what's a very interesting experiment. This is the private sector's building the units and then nonprofits, the homeowner's themselves, and government together maybe just need to provide a little bit more, plus information to make that a significant supply. That's what's really exciting about it. We do all that, we also get big greenhouse gas benefits out of it.

Fritz: Thank you.

Eudaly: I don't know how many houses you'd be allowed to build in a cottage cluster scenario, but one of the arguments for me in support of adus is presumably we will allow people to build two adus, one in the basement and one either attached or detached. That's really just adding one or two units onto an existing home, relatively small units and in many cases, bringing the number of residents on that property back up to more historic levels, because our single family neighborhoods are, in general, less dense than ever because people are having smaller families, and there's not as many multi-generational households, I'd say the difference between adding one or two adus and adding six individual homes on one lot is significant, and that would be my justification of waiving sdc's for adus versus cottage clusters

Fritz: It depends on the zoning and on who's benefiting and who's burdened. I'm going to be bringing to council in the next few weeks transfer of development rights from the community garden at Thomas Cully Park, where saving community development association is developing a cottage cluster on a r3 zoned property right next door, 16,000 square feet, ten detached homes. I think it's going to be a wonderful development, that's what they're trying for. That's single-family homes that are going to be affordable range, because it's saving community development association, eventually they'll get a different exemption. But I think we should be looking at like with like, and just looking at how does growth pay its way, because all these people who are going to be living in the accessory dwelling units, particularly if you've taken your backyard to put the adu in. They need a park to play in somewhere nearby. How does that if we have to the philosophy which we've had for many years, thanks to the urban growth boundary and the Metro 20/40 plan that growth is going to pay its way, how does this jive with that?

Liberty: Let me answer a technical question first. The cottage cluster you described -- cluster you describe described there, they would pay a reduced impact fee compared to single family homes, because you pay lower rates in multi-family than single family. And if the residential infill project folds in a cottage cluster, that would be an example of a provision within single family zoning where sdc rates are a step higher. I think the -- even if it weren't a nonprofit sponsor, they have to pay the sdc's, i'm building two projects right now that are multi-family zoning, effectively, you might call them cottage cluster, they're outside of what the residential infill project would be doing, they're zoned multi-family. To your main point, the I think that there is, I want to give you credit, it's correct that we like to pay as we go for infrastructure stuff, for uses, and I think i'm going to sort of listen to what commissioner eudaly said about the, in any of our established neighborhoods, adus are going down and that brings them up to what they were beforehand. Those impacts have been paid for by prior owners investing through property taxes before we did charges to create parks. And this has been a stimulus strategy that's been effective, I think we still achieve good public policy benefits from accessory dwelling units appropriate to the small level of subsidy we provide to them through the sdc waiver.

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Fritz: Isn't it true that accessory dwelling units have mostly been done in higher income neighborhoods. So, it's the people who are already homeowners who are then getting this break and it's the only .9 percent of them are in east Portland. That's the place that most needs the system development charges to build up the system.

Eudaly: That's why we need our loan product

Liberty: Commissioner Fritz, I would say that, first of all, having people -- I would say it's not wealthy people building them, people have a lot of home equity, wealthy people don't need them. People with home equity are investing in something that's providing housing supply, compare that strategy to relying on a bond for a different population at \$200,000 each. I think you are creating supply that you can then use in a way that benefits the community. Without that, it wouldn't exist. A lot of those units would not have been built. Your questioning about is it fair and how is the burden distributed to pay for infrastructure is a good one. I think that's why the sunset, the review period is appropriate to look at that and decide, is it fair, are we getting the results. If in two years, you saw the say pattern and there wasn't a change in how they were used, I think it's a legitimate question.

Fritz: This is the point of the sunset and it's a hard sunset. I would suggest that the evidence shows it is not only not fair, it's not equitable. The places that have been benefiting, the areas of town, are the more affluent areas, the ones with more homeowners and the places that really need the system development charge money to build capacity in the system are the ones that continue to need assistance.

Liberty: The tenants rather than the owners.

Fish: I think we have gotten way off track here. All of a sudden ignore the fact we have a policy that promotes new development and opportunity areas. That the equity lends here is who is being served, not the geography in which they're being built. The reality is that we have a strong preference in our policies for encouraging development with our limited tool kit, which is either carrots and sticks in area of high opportunity. To call that inequitable goes against the whole notion of opportunity.

Liberty: Some neighborhoods are very expensive, and have been very resistant to up zones, and this seems to be the most politically palatable way to get more affordable units in those areas. People can't afford to live there.

Fish: No one here would say it is inequitable to give a tax abatement to someone who wants to put a fancy development in an affluent area that produces under inclusionary housing a percentage of units set aside that are affordable. We say that's the best possible outcome because it's in a high opportunity neighborhood with good infrastructure, close to schools, with transportation and we are now actually expanding choice in giving people a choice in where they're going to live. So the notion -- my guess is that there's less adus in east Portland as commissioner Eudaly was alluding to, because of the cost barriers, as you pointed out, professor liberty, it's not like buying a house, we put 20 percent down, you actually probably have to have the full 150 or find some way to finance it, that's different. So, I don't buy the argument that it's a failed policy or inequitable simply because east Portland isn't fully participating, I think that points to other barriers of entry we can address by having different financing mechanisms to encourage other neighborhoods to build the adus.

Fritz: When we drill down, it does. Taking less system development charge money from one group of developers increases the assessment from the remaining pool of applicants, that's case in the utilities. So we are required to replace funding that we don't take in when we waive sdc's. That's going to have to come from rates.

Fish: One of the reasons that, one of the number of reasons why I'm not opposed to this policy is it actual has a very modest impact. It has an extremely modest impact on rates. I wish they were being built to scale to such a point we could have a debate about whether

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it's putting pressure on rates. We are still trying to prime the pump. We can talk about whether it needs to be sunset. Professor liberty?

Liberty: If I may, with regard to the distribution of the units, I think one of the things that happened not concurrently with the recovery from the recession, the waiver of the sdc's and changes to the regulatory requirements, Portland became a hot destination. I wouldn't have imagined wealthy tourists from mainland china going to division street to eat at fancy restaurants. Those neighborhoods became very attractive for high returns, which some people used to finance their adus. When there is more knowledge and opportunity in financing, I think the adus built in outer neighborhoods which are not as desirable, short-term rental location, and some of the housing is actually cheaper to convert. So when my parents moved from inner Portland in 1962 to Washington county, we moved into a standard ranch home on a slope with a downstairs with a big window, a wet bar, two bedrooms, now to convert that into a rental unit would be very inexpensive, be great housing and create, I think, a bigger supply of larger parts of the city. So what I think we're seeing is the beginning of the market. This is the pump priming stage, what we want to do is to make sure that the opportunity is more widespread, serves more housing needs, and I think there will be this course of who is bearing the burden in terms of the infrastructure. I agree with Eli, the city was built with infrastructure for a much higher population density neighborhoods than currently lives in it.

Fish: I'll add one other comment because I think this is a fascinating discussion. If the question was philosophically should we be encouraging the private sector to do certain things that we want them to do, by using foregone revenue, I would say that's not my preferred way of doing. There is inherent in tax abatements, in tax credits, in waivers of sdc's and other things, there are distortions that, in a perfect world, we would correct by having enough money to provide a direct subsidy, that's the most efficient way of doing it, we don't have the resources to do it, so we use a lot of carrots in our tool kit that result in foregone revenue. The foregone revenue impacts infrastructure, impacts school funding, impacts money available to the county, impacts our general fund, but we are using the tool, a, because we don't have necessarily a better tool, and, b, we have made a judgment that the public benefit outweighs the cost. Even within the tax abatement plan, we have tax abatements that come before us and it could be worth x versus y, the hit to the general fund is more in nice areas that have established infrastructure and higher property values, but we make a judgment that investing in high opportunity neighborhoods is actually a positive thing, so in a perfect world, again, i'd rather that have the dollars go out the front door than the back door, it does produce some distortions, we don't live in that perfect world and we have only a handful of ways to stimulate the private sector to do things which we think are in the long term public interest.

Eudaly: I'd like to be clear that I share commissioner Fritz's concerns about who this is benefiting, and that this waiver is only one piece of a much larger strategy, and that strategy must include a lending product. So, we can deliver the benefits of as far down the income spectrum as possible, as everyone has noted you have to have access to capital to develop a adu, there is no loan product for an adu. And in simplest terms, what this loan product would do is take into account the rent generated by the adu, and that would enable much more modest income homeowners to develop adus, and I see this as a strategy for people who want to age in place, people who want to get their kids out of their basement, maybe into their backyard, that's kind of my situation. And yeah. Just really, he's not in my basement, he's in my second bedroom. I just --

Fish: That's cold.

Wheeler: He may want to be in the basement.

Eudaly: One year until he's 18 and then it's to the backyard. But I mean, honestly the adu will probably be nicer than the main house. Anyhow, it's a low impact way to add density to

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our single-family neighborhoods and it's also a way to invite average Portlanders to help us solve part of our housing crisis. And that's the most hopeful thing to me, when we talk about the numbers, 25,000 unit affordable unit shortage, 35,000, however many units they are behind, that is so daunting, and do I the math based on what we are producing now and I think we might solve that problem in 500 years, maybe human -- maybe our population will decline and it will happen a little faster, but by breaking it down and giving opportunity to potentially thousands of property owners in our city, it becomes infinitely more doable, I really am hoping that we can hit this from every angle and make the most of this opportunity that's coming through.

Wheeler: Since I never like to miss out on a nerdy conversation, do we have good data on what I guess i'll call the but for argument. We know how many additional units it's generating at the margin; do we have any sense of that?

Liberty: That question was not asked, mr. Mayor, in the survey, just asked if it was important, and based on the relative weight of the sdc ware, compared to the total project budget, it's pretty substantial. My anecdote is if the sdc waiver was applied, we wouldn't be building our unit.

Wheeler: That's fair enough. That certainly made a difference for you.

Liberty: I think we can go a little deeper, the other thing -- what would be the alternative for the people in the adus if they didn't exist. For most of them, it's apartments, and the people who choose to live in an adu, are picking something different from an apartment which has some of the attributes and location like a single-family home but a rent that's in many cases competitive of what it would be for an apartment. I think in the future, there are not many families that have children in adus right now, it's a small percentage, but school choice is very important, we have a problem with income segregation in Portland public schools, it's pretty significant.

Wheeler: Let me stipulate on the demand side. This is a fabulous thing, i'm not disputing that at all, I love adus, eli sort of hit the nail on the head in terms of my thinking. This is the lowest threshold, easiest politically most expedient way to drive additional housing into what, if I can use the pejorative, our more traditional, unquote, neighborhoods. It fits with the character, people don't come in here and get riled up about an adu, it seems to be broadly accepted as a strategy and it creates on the demand side all these great opportunities that wouldn't be there otherwise. I guess where I was going with this is, is the marginal value of creating an adu greater than the cost? When you sell your house? It seems to me from the perspective of a homeowner, is the economically rational and smart thing to do to build an adu, because the cost you paid, whatever you said it was, 50 to whatever thousand dollars, my guess is you get back a lot more than that in added value when you sell your house, do you know if that's true or is that false?

Liberty: It's one of the things that in the project we have heard, Eli has been at this a lot longer than we have, the appraisers don't agree, I went to speak to realtors in Hillsboro last month about this, and they asked me for information. They said, I don't think we know yet. But what we can show and the survey shows the payback period on the investment, that return is high. Now, that includes 26 percent that are getting short-term rental income, that's very high, one of the products that will come next will be from the northwest economic research center, a kind of pro forma for the homeowners to help them think about this, ask about a question about the market but will help homeowners make the decision about whether it's a good investment.

Wheeler: On the equity argument, then I'll stop, and it was a really good conversation and I didn't want to interrupt it, I agree that on the demand side, the equity issue is being addressed in any area of high opportunity. Provided that the price is right, and people are able to afford to come in at various levels of affordability. I do think there's an equity issue on the supply side. If we're providing a government subsidy broadly that is not being used

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broadly but is providing additive value to a limited or select group of homeowners, an inequity.

Fish: I want to throw maybe asked professor liberty to comment on this, you said something this morning about us being more intentional about taking the age friendly format. Let me offer the obvious analogy. The assumption you're making in the question you asked is that we are providing a benefit that increases the value of an asset and that someone potentially gets a windfall when they sell their house, let's assume that what we are trying to do is prevent someone from having to sell their house, and instead hold onto their house as an asset, we want the person to age in place, the elderly couple that can no longer manage a house, that transitions to the adu and rents out their house so they have a steady stream of income that allows them to age in place, if that ends up being a byproduct of this, that older residents who would prefer not to sell and like to keep the house in the family, use the house as a rental stream, move into an adu and flip the arrangement, it seems to me if the data supports it, that would be a big win.

Wheeler: I don't disagree, but again, that potential benefit is not available broadly, it's available to those particular homeowners, I don't dispute that. For me, this is somewhat of an interesting academic conversation, I support this, but I want to be clear, it's multi-faceted both on the supply and demand side.

Liberty: I think it's an appropriate question, if the benefits are accruing to people with assets in their home, you have to think about the policy. I think efficiencies

Fish: We have that policy, the mortgage interest deduction.

Wheeler: That's true.

Liberty: What I would say, one of the reasons in those neighborhoods, has less to do, not only just the equity, but the intellectual capacity and professional connections people have that are able to do this. I mean, it's not just the money, it's like a part-time job to do this, and that's something also we have to address, there has to be a development of a set of services, some of which are public, some are nonprofit, some are private and for profit to help people make it really easy, because most people do not have the time or capacity to do this right now. That is something that needs to evolve. I think when you see that, you'll see it spread into other neighborhoods. The second thing, when you come around to reevaluating, you can say, I would say that the impact.

Fritz: Stop a moment. If we don't have a hard sunset, there really isn't an evaluation.

Liberty: I was going to talk about that.

Fritz: Go ahead, sorry.

Liberty: I think having an evaluation built into this is logical and appropriate, we are trying to do that with the existing policy as well, I think the question about who is going to reap the benefits is an important one, you have a lot of tools to distribute the benefits more equitably between different neighborhoods.

Fritz: We had testimony from Bishop, Steven Holtz, looking at this very issue in the north/northeast plan and they have recommended not moving forward with supporting more additional, at least continuing to monitor it. And he cited the very thing you just said, people may not be ready to be business owners. They may not know all the rules about landlord/tenant law. That it's more significant undertaking if they are going to rent them. That there is a matter of who gets to build them.

Fish: We are not requiring neighborhood to do this. Bishop holtz was saying a small sampling of people who came to a meeting that expressed some hesitation about it, but this is not a forced policy, this is something you can opt in or not.

Fritz: Yes, we are talking about who gets to benefit from the waiver. It was \$8 million of lost revenue in parks in 2017 from the affordable housing waiver and that system development charge waivers. That's a lot of money that could be used for developing new parks in east Portland where you'll all remember there's three lovely master plans that we

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approved that we don't have the money to build. So the waivers benefits homeowners and potentially the few renters who are renting those individual apartments. The people who are burdened are renters in other areas of the city who need the services and who are not going to get them because we're not going to have those \$8 million a year.

Wheeler: We are having all the fun out here, and this has been a fantastic conversation. I'll let Commissioner Eudaly have the last word and then when we will open it up for public testimony. How many people have expressed an interest?

Karla: Seven more.

Wheeler: Commissioner Eudaly.

Eudaly: Since it hasn't come up yet, I just want to point out that adu development will generate tax revenue for the city and county. While there is foregone revenue on the sdc side, we have a real issue with maintenance of our parks and our streets, and we can't spend sdc money on that. I don't have the exact numbers in front of me, but it would be interesting to look at, compare the tax revenue versus the foregone revenue on the sdc side.

Fritz: I do have the numbers and it's not significant. The amount of tax revenue you get from them is not enough to pay for the operations.

Eudaly: If we were building 1500 adu's a year, maybe it would be.

Wheeler: Anything else before we go into public testimony.

Liberty: If I may, just quickly, with regard to the new ordinance that would prohibit short term rentals, it will be interesting to see if that shifts the geography. And with other things that are in progress, I think maybe we'll see a broader distribution, that's certainly my hope and goal.

Wheeler: Very good. Excellent discussion. Thank you. So, folks, when you're called up for public testimony, you get three minutes, the yellow light will give you 30 seconds, when it is red, please stop talking, because I hate to be the talking police guy. So please wrap it up when you get to your three minutes. State your name for the record, we don't need your address, please do let us know if you're a member of a lobbyist organization, that's required by council rules. First three, Karla.

Wheeler: Thank you for being here.

Robert Burgan (Bob): The longest 30 minutes of my life is it.

Wheeler: Should have been here earlier today. One at a time and are the mics sound like they're on. I don't know if Karla can see the light. We find out that about 6 inches away is sort of ideal. Thank you, sir.

Burgan: My name is Bob Burgan, I am a 30-year general contractor in Oregon, mostly northeast Portland, I'm recently a volunteer for habitat international. A post disaster construction superintendent. I'm also a liaison between the state vo ad and the state services office of habitat. I have a piece of property I've been wanting to build two 600 and 800 square foot permanent homes on, technically in my opinion, that adu doesn't cover that. But that's what you're calling it. And I would be glad to do it, I've taken plans into the city twice and been told that the one on the right, there would be no development fees and one on the left would cost me \$30,000 to do. I said I'm not going to do that. That's ridiculous, pursuant to that, I think that development services should have a whole new office too, new name to figure out how we're going to do all of these without development fees and to answer Commissioner Fritz's question, you know, you're spending a ton of money moving people around that are camping and cleaning up, and they're out there, every adu you put in or somebody puts in is going to get one of those people off the streets, you'll save them money and put that into development. I call this do it yourself habitat. I'm sure there's a lot of people like myself who, you know, you can't take it with you, I'm not rich, but I would be more than happy to build those units, 400, 600 square foot, make them absolutely off grid, it can be done, if you want to, different reason to do it,

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but we can make them that well, landscaping so that no one ever has to touch it, right, and rent them, and I would be more than happy to charge a rent commensurate with what it cost me to do it to where I will end up making no money on it. Now, if you started that office in development services, and developed a program like this and got the word out, did a little PR, I'm sure you would have people come into that office saying show me how do it. Okay, just because it's the right thing to do, that's the way people are in Portland, okay. It would be a great thing, it would be a very humanitarian action to do. Let's see. Am I done? Okay. The other thing I think you should do, one last thing, you need to get together with the attorney general of Oregon and Washington and sue air bnb, it's a violation of people's property rights, it changes my neighborhood into a commercial piece of property. And I don't think anyone's really looked into this. You know, I mean, property rights have been the basis of the legal society since the signing of the magna carta. Okay. It's a big deal.

Wheeler: Thank you, sir. Appreciate it, good testimony. Thank you.

Joe Robertson owner Shelter Solutions: Okay. All right, I'm Joe Robertson, I'm an owner shelter solution, I'm a residential builder, been building, this is the fourth time in the last nine years that I've testified to this commission concerning this issue of sdc's, and during that time, or during the last 20 years, in Portland, I've built over 100 adus. So, I have a pretty big group of case studies of how they've been used over the years and so forth. I appreciate the commissioners and their support of adus in the past, and as Eli said making Portland the leader in the nation in building adus. I've been amazed over the years of the uses of adus and how they can transition from one use to another throughout the life of them and provide all kinds of uses for the homeowners. I do support this resolution and look at it as a reasonable compromise I think there may be negative unintended consequences, I don't know how it will be addressed as far as providing houses for relatives or friends on a short-term basis, and I hope that it will not do something to prevent that. I have a customer right now, for example -- first of all, let me say I'm not a big fan of air bnb or short-term rental. A lot of my customers have done it, not as many as you think, many are use like aging in place, exactly this case study that you said I've done four or five of those like that. A lot of good uses, so it's a small percentage that's been air bnb or are air bnb now. I have one now, I'm going to be completed within 30 days, and she is building it primarily for her and her husband's parents to live in part-time. For her to be able to do that and provide that for them part-time, she has to rent it out as an air bnb part-time to cover her costs. That's one example, and she told me today when I told her I was coming here, I would not be doing this if I couldn't supplement my income and cover my costs with the short-term rental. Another one featured in the Oregonian about a month ago, in north Portland, they use it as a community meeting, neighborhood meetings, community, and let other neighbors use it for their guests. They have to rent it out two weeks out of the year for -- two weeks per month to cover their costs. So, neither one of those would have built that adu if they would have been prevented from doing that. I think it's something that should be thought about. All in all, I support the resolution and I thank you for your support.

Wheeler: Thank you, sir. Good afternoon.

Tim Miller runs Enhabit: Thank you so much for the chance to talk with you today. My name is Tim Miller, I run an organization called inhabit, you heard it mentioned earlier this afternoon, we are a nonprofit organization and our mission is to create social impact through better living spaces. And we were started back across the hall in 2009 and 2010. You may know us from doing thousands of energy efficiency projects. You may know that we've done seismic work to upgrade and improve the resilience of homes, recently worked in the flood plain to help reduce folks' insurance costs and help stabilize those families. And we are also the organization working with the county and joint office of homeless services to build the four pilot adus to help create housing for homeless families. We all

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know that we are in a housing crisis. And adus are not the solution to the problem, we need multi-family buildings, we have shelters, we have dozens of nonprofits working on this, we are helping people stay in homes by improving those homes, a range of efforts, but adus can be a huge part of that range of solutions, as you all know. We see adus addressing homelessness like in the units we are building now, with programs wrapped around those construction projects, adus address low income housing and help folks stay in their homes as we discussed earlier, a solution for aging in place, can be built ada compliant. It can give folks access to neighborhoods they wouldn't be able to access. Opportunity neighborhoods. They're a path to gentle density, is how our colleagues in hood river think about adus for them. We are working with dozens of partners on this effort. Mr. Liberty, and Eli are a couple of our friends working on this effort, dozens of other groups. There's a whole team of nonprofits and other organizations working on build small approach, how do we do all this work, we are aiming to get units down to 100,000 to \$125,000 to build them. But when you think about that math then, you see that 15 to \$20,000 of sdc's is 15, 20 percent of the cost, which is a really big swing, so we also see an importance of having a system that was mentioned in some of the comments to help gather the right contractors, ideally minority and women owned contractors to the extent we can do that, designs, loans, we are working with craft 3 to build those products, and create the help and process to help folks do this, hopefully it can go from 500 adus a year to 1500 and really drive this, without an sdc ware, I think that would go down to 10150. So we are really looking very closely at this and sdc waivers are a fundamental platform on which we can build all these other programs to get at the issues you all mentioned about who benefits and who doesn't.

Wheeler: Thank you. Thanks to all three of you.

Wheeler: Would you like to sort, sir.

Schuyler Silva: Sure. Commissioners, mayor. Thanks for having us today, I'm Schuyler Silva, I'm the co-owner and founder of square foot studios, a design build firm specializing in adus and home studios here in Portland. We are working with inhabit on a place for you project, providing adus for homeless. I've come here today to give testimony on the resolution to extend the waiver of the service development charges on adus. On behalf of our past, current and future clients as well as their community, not on behalf of my company. The resolution should it passed, would be of great benefit to our company, that is no doubt, but as a design build firm, we value our clients ' needs first, a majority of our clients approach us wanting to leverage their asset of property to create housing, adding a revenue stream for the homeowner. Many uses of our adus include long-term rental serving as a guest house for friends and family. Multi-generational living and occasionally the use of short-term rental services during vacancies to supplement the expense. These above reasons are all win, win propositions. Adus create additional housing while creating an easily achievable investment with a return for the homeowner. We believe that extending the sdc waiver for homeowners will continue the win/win proposition for homeowners and renters, the city of Portland has been revolutionary in its support for adus. Without its support, the unique opportunity for investment and increased housing will falter. Square foot studios would also like to applaud the city council for upholding its goal to increase density rather than relying on sprawl, our city planners must also be applauded for continuing efforts to maintain the urban growth boundary, finally, we would like to acknowledge the resolution is in response to a nuanced issue that requires continuous thoughtful solutions, square foot studios supports continued study and regular review of the issues affecting housing in Portland. As it dozens of Portland ourselves, we would encourage the city council and the affected bureaus to find alternate streams of revenue to fill the gap of the sdc waiver for adus. Thank you for your time.

Wheeler: Thank you. Good afternoon.

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Willie Dean owns Ground Up Design Works: My name is Willie Dean, I own ground up design works. It's a residential design business, and we provide services to homeowners throughout Portland and have been doing so for five years, in the past five years we have helped plan around 20 adus. And I think that -- well, let's see, I'm going to read from this because I'm kind of babbling, the waiver has been a significant incentive to many of the projects that we work on, most of my projects wouldn't have been able to get off the ground without a waiver, being in place, and I just see it as a humongous benefit to the housing and rental market, the sdc waivers, extremely successful way to incentivize new compact affordable infill housing built throughout the city. We are in the midst of a housing crisis in general and affordable housing crisis in particular. Why take away successful strategy in the midst of a crisis. The strategy has been great for the community and has put Portland on the forefront of this housing development type. In the country, I mean, it's really a feather in the hat of Portland that we have this adu development model and people look to us to see what we're doing and find ways to promote adu development in their communities and I think that this specific issue has been probably the largest driver in that. So I'm just here to support the extension of the waiver and I just think it's a really great thing and it's been good for the housing market. If the waiver expires, we would continue to see adus being built, but not at the current rate. One of the last speakers said we are at 500 right now, if we continue forward, we can expect that number to grow, and if the waiver expires, I think we can expect that number to drop significantly.

Wheeler: Great, thank you, kids, where are you from.

kids: Riverdale grade school.

Wheeler: Welcome to Portland city hall. Having a good time?

kids: Yeah.

Wheeler: Thank you for being here. We appreciate it. Grown s good afternoon, sir.

Ben Jacklet, YIMBY Home Inc: I'm Ben Jacklet, I'm a little nervous with the new audience. I'm within e and b homes.com, I would like to encourage the council to extend Portland's bold adu waiver program. This from is vital to the development of Portland's promising and diverse adu ecosystem. And it is an integral component of the mission to deliver backyard homes that are beautiful, sustainable and affordable. Adus represent a creative solution to the housing crisis, we applaud the city of Portland for taking the national lead on enabling and encouraging to build them. People to build them. Well designed adus can lower carbon footprints and create livelier, denser neighborhoods, without demolition and disruptions. The omission of short-term rentals from the fee waivers, makes perfect sense to me. I applaud the city for standing firm with its housing objectives. The fee waiver represents a major investment in the housing future of Portland. And it makes sense to investment judiciously.

Wheeler: Okay, thank you.

Jacklet: I believe strongly this investment will pay off, for Portlanders in many ways. Including job creation. Thank you for the opportunity to share our support of this resolution.

Wheeler: Thank you. Thanks, all three of you, we appreciate your testimony. Karla, how many more.

Karla: These are the last two who signed up john bear and tom karwaki.

Wheeler: Good afternoon, gentlemen, would you like to start, please.

Tom Karwaki: I'm tom karwaki, university park neighborhood association land use chair. We put this on our website, and social media, I think the comments came back from people, 40 comments in less than 24 hours, is pretty good, dealing with issues on this nature. One, they requested to keep the record open, so that you can actually get some input from people who aren't developers or architects involved with this process. The main issue and concern that people had, and I do too, personally, is the claw back workability. How are you going to claw back the \$19,000 or whatever the sdc waiver is, if someone has

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to, because of a recession or something else, go out and put an air bnb for a certain period of time. There's ten years, might be too long, the average mortgage is seven years, so therefore you're looking at interownership issues, and that would also have major impacts on the appraisal value of any house. I think it would have a significant impact, you can test that. Third, the city has the opportunity to survey the actual owners. Instead of just making a decision here, you can actually go out and address -- you know this is not a huge population, you can actually send an e-mail or text or letter and actually survey the people, how important is an air bnb opportunity to influence on yours, we don't have to rely on other studies on that. The main thing was to keep the record open. I've looked at 25 adus within university park and portsmouth. Two are with family members. Most of them are air bnb. The concern has been that people can age in place, the answer is they can't if they're not designed for ada capability. We had four people at our last meeting come up to me in wheelchairs or in full chairs and they were talking about ada's and air bnb's and the adus and there are almost none that they could find that were accessible. I've only been in one in north Portland that was accessible. The whole concern about aging in place is a serious concern, and I think that I would like to see how we can incentivize these kinds of universal design or something like that where we are reaching out to the real people who could be using this in the future. Thank you very much.

Eudaly: Thomas, I do have good news for you on the ada front, with the coming rip, currently if a homeowner wants to develop two adus, one of them will require basic visitability, that means the entrance is accessible, the bathroom is accessible and there is an area to socialize. I agree, that's a concern of mine, but I would encourage anyone building adus who sees it as a strategy to age in place, to take that into consideration, because we almost all do eventually experience some kind of mobility challenges.

Karwaki: How can you incentivize? You're at that point where you might want to look at how to do that.

Eudaly: The incentive you don't get to build it unless you meet that. And just to be clear about short-term rentals. The covenant doesn't preclude anyone from building an adu for the purpose of a short-term rental. It simply doesn't waive the sdc charges because we should not be subsidizing someone else commercial enterprises, if we're going to give a 15,000-dollar subsidy to what is essentially an unattended hotel room, why wouldn't we give \$15,000 subsidy to a bookstore or coffee shop. So that -- and I heard a couple scenarios which are interesting challenges that I feel are they're worth discussing, and I think we can get a little more nuanced about that products, but also you can if you amortize the cost of this sdc's over a period of years, increase your short-term rental rate a few dollars, you'll recoup your sdc's. So we need people to build real housing, not short-term rentals.

Fish: Can I offer another observation. We used to provide a bonus for developers that included a green roof. Now it is mandated. And it has become fairly ubiquitous anyways. The market caught up, people understood the benefits of a green roof, now it's mandated. Between now and 2050 the people 65 and older will double to 1.5 billion globally and we're going to have, we hope, if the city continues to be an age friendly destination, we hope that we are a place that older adults choose to live in and are drawn to. And so my guess is that over time, the idea of universal design will go from being sort of something we talk about on the margins or some adaptations to being something that the market demands. And I suspect in due course, our code will have as a mandated much higher standard of accessibility, I think it's inevitable.

Wheeler: Very good. Afternoon, sir.

John Bear: Grown. Good afternoon. I'm john bear, more than ten years ago I bought and resided in a house close to the university here. Amazing how I'm following this gentleman because I have the same concerns. I'm 66, my income is low enough that I qualify for the

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property tax the state pays my property tax, and upon my demise, there's -- demise, there's a bill owing to the department of revenue. The only way I can see to afford to live in my house in the future now that I'm alone in it, is to dea service of short-term rental to students, which technically aren't short-term rentals at all, they assist the community. My intention is to development any walkout basement in an accessible manner, because at 66 I can't depend on using my own two feet for the next ten years and using my upstairs to provide an income for me as well as housing students and relieve the load on transportation and infrastructure. I think I'm very deserving of a waiver of the transportation assistance charge, so what I'm sensitive to is the transition rules that aren't in place in this document. I'm qualifying under the old rules because I'm filing in the next few months. However, I have a firm deadline of 11 months after July 31 to complete. No provision day see here for being able to qualify under the new rules, having language put on my deed, and the way I read the old rules, I would have to pay the system development charges if I don't get the certificate of occupancy by June 30 next year. So, I submitted to council an e-mail to the clerk the following language, in acknowledgment of the need to transition sdc waiver rules for the existing firm dates to new dates meant to extend the waiver program, this paragraph is proposed to remove ambiguity. For many homeowners who have begun under the former rules, quote, be it further resolved that council directs all affected pew rows to amend the current waiver of sdc's for new adus or the conversion of structures to adu units to explicitly rescind the June 30, 2019 date for receiving final inspection and certificate of occupancy for those adu permits submitted by July 31, 2018. Respectfully, john bear. Please consider adding that to the bottom of this. So we're not in limbo and will be caught unawares, either owing a lot of money or seeking a favor from the council next year. If I get injured on the job and I'm doing the rough construction in my own basement, I may, through no fault of my own, be unable to complete. The only trades I'm sending out are electrical and plumbing because I don't feel I have those skills and perhaps some finish carpentry. But everything else is on my dime. Pay as you go. So thank you, that's all I have.

Fritz: Did you say you e-mailed that request to us?

Bear: Yes, I was writing it back here.

Fritz: We have it in our inboxes right now?

Bear: You do.

Fritz: Thank you.

Wheeler: Thank you. Very good. Colleagues, commissioner Fritz.

Fritz: I really appreciate the discussion, and the expert testimony as well as the community partnerships. It seems to me let me state, adus are a good thing, they have many benefits for the property owner, for the renter, for the family member, for the kinds of people we just heard. So, the question is how can we make this policy work for everybody or for more aspects. So, I'm just wondering, second of all, I really appreciate, commissioner eudaly, your establishment of this division of the revenue and financial services division to administer the covenants and to set up a fee structure and registration. So, there can be a model for what we need to do for other short-term rentals, I'm real excited about that. When I read that, I started thinking well, this could be the way to get to affordability that, you know, I read in professor liberty's documents that some of the adu rents go upto \$1,200, that's quite a lot of money, and so potentially, I heard the caution no to not have rent controlled units, is there a potential to have a maximum monthly rent? So that's one thing. We got an e-mail from someone else who pointed out that sometimes people use they start off doing the short-term rental in order to pay off their construction loans with the intent of either themselves or family member moving in later. So, I am concerned about how does this affect the affordability. There is the accessibility thing that was brought up, if we're going to be giving this benefit on an ongoing basis, could we do what commissioner

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Fish just said, make it a standard that you have to do it a certain way. Then finally, this is another example of yes, this is a great policy that benefits housing that benefits many other issues that the council is working on, and there is detrimental to parks and to transportation. And we know we get told time and time again in the budgets that parks and transportation have to find new revenue to pay their way and that people are concerned about lack of parks in underserved areas and unpaved streets and other things that sdc pay for. When the bureaus come back with their revised ordinances, whether that could be part of that. That perhaps parks, transportation in particular, should be doing the budget process, reporting on the amounts of sdc's waivers and putting in a request for that as part of the budget, so it's very clear which bureaus are subsidizing which other needs. And how much the council is willing to backfill to meet those needs because, you know, I just know about parks, we have \$300 million worth of improvements that are needed to provide an equitable system. Although \$8 million in the grand scheme is not much. \$8 million can buy a couple of really nice parks and can pay for a lot of things. That then -- the general fund is not asked to subsidize, eventually -- or they -- property taxpayers are not asked to subsidize, it reduces the amount we'll have to go after in a construction bond, which we're going to -- parks is going to have to do in the near future. I think there is a way to do this that meets all of those many more needs, so I'm just wondering, obviously we are not voting on this --

Fish: Resolution.

Fritz: I'm wondering if there might be merit in doing a short-term extension of the current waiver and looking into some of these other possibilities, considering this there's will become a permanent thing that might not get to the top of the list of future commissioner in charge.

Fish: Can I make a comment to that? So the point that you just made about having transparency about foregone revenue and how item pacts the budgets of bureaus, to the extent I would support that being day lit in part of the discussion, I think the council should have the opportunity to decide whether there's a general fund backfill for any foregone revenue where the burdens are spread broadly over infrastructure bureaus for example and it has a consequence. By the way, you know, it could be backfilled with additional capital dollars, it doesn't have to be the same color of money, but at least it gives the commissioner in charge a platform to argue for some adjustments. So just speaking for myself, I think that is a positive thing, the way a read this resolution that there's a directive to come back to council by the end of July with code language. It would seem to me between now and then, we can have a continuing conversation about that issue, and about whether we want to have a sunset or any number of things, that adopting this resolution precludes us having a conversation on those and other issues my colleagues may have.

Wheeler: Commissioner Saltzman.

Saltzman: I was impressed with the very thoughtful testimony as well as the council discussion on this. A couple of things that I'm concerned about or maybe not concerned but I'd like to see us look at in more detail and maybe that is in the ordinance. I'm intrigued by the idea of making universal design sort of more of an incentive. That perhaps we grant x percent of waiver and increase that x by more if it's universal design adu. I think that is an incentive that makes a lot of sense, I'd like to see us explore that. I don't know if we can offer an amendment now or deal with that in July. The issue that Mr. Bear just raised about some of the transitions, I think we need make sure we are clear, transition from the old waiver to a new waiver, just think we need to make sure people who have legitimate concerns and need sort of a planning horizon, that we provide that planning horizon. So those are, I guess, two thoughts I have.

Eudaly: So as far as universal design, which I'm definitely an enthusiastic advocate for, I don't know that this is the best tool to address it through I think that maybe well it's

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definitely something that we could get to in the rip. Sorry, there's so many questions right now. As to people who are in process now, I'm open to that. We're seeing a slowdown right now just because people know that this waiver is going to end, and there's not really enough time to begin a development process, that's why we're bringing it now, because we want people to keep going, rather than come to complete stop and restart. Trying to hit all the, I was a little confused by the last testimony about student housing. I don't believe that would be considered a short-term rental. We are talking about people who are advertising their units on short-term rental platforms as vacation homes. But that's something that we should look at a little more closely, how do we define short-term rental. I know the current rules for offering a short-term rental is the resident needs to be owner occupied for nine months out of the year, which happens to coincide with the length of the school year. So, I don't think preventing student housing would be precluded under this covenant.

Fish: I want to caution my colleagues on something. We currently have a waiver that has no conditions. We have a sunset of that waiver and commissioner Eudaly is proposing an extension of that waiver, subject to more restrictive requirements. So, I mean, we are free to put all kinds of new conditions on this, but we also may end up creating a situation where it's no longer a viable option. The heart of this directing that bureaus come back with language that would allow the continuation of the waiver subject to the limitations set forth in the be it further resolved. The public benefit has been more sharply identified in this resolution. It seems to me the council can decide at any time to further sharpen the public benefit, narrow the scope of this, I would caution us not to do that today because the ultimate goal in this, the question before us from my point of view, do we want to extend this waiver or not. This actually limits the extension of the waiver to a much more specific case, council may or may not agree with that, but I think if we start putting other conditions on, we are getting ahead of what should be the process if we think universal design should be put in, we should evaluate and decide if this is the right vehicle, if or some other proposal

Fritz: I'm wondering just about the logistics of this, if there will be a model amendment, under the be it further resolved, this four or five bureaus that are required to put something in about the covenant.

Fish: Restrictive covenant.

Fritz: Would it be your intent to provide model language for that from development services?

Eudaly: Yes.

Fritz: Where would we then get to the discussion of requiring universal accessibility.

Fish: I'm just --

Fritz: Visit ability except in a second adu, in the residential project.

Eudaly: I honestly don't think that's something we are really prepared to figure out today. I'd like to call a vote, if that's possible.

Fish: Council can direct planning and the bureau of development can come forth with expanding universal design and we can look at it as carrots and sticks, to graft it onto this which is an extension of the sunset, without knowing the impact of that decision on cost and on whether someone would take advantage of this program, I personally think is a mistake.

Wheeler: So, I think we have all heard the ins and outs and nuances. I'm going to call the question. Please call the roll. Karla. [roll call taken]

Fish: From my point of view and the issues that have been raised about the impact particularly on infrastructure, bureaus and bureaus is real and important. This notion of foregone revenue is not my favorite way of getting at council priorities, but it is one of our tools, I agree that it needs to have a clear public benefit, and I agree that it has to be carefully monitored, the resolution -- three substitute resolution has some things that I

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really like, which includes something that Todd in my office discussed with commissioner Eudaly's office about collecting data. This requires bureaus to come forward by the end of July with code language and gives us a second opportunity to discuss further refinements, there's a number of things raised in this hearing I would like to see us discuss either in the context of this or separately, particularly around universal design and how we can accelerate the movement to having more accessible units through mandates or incentives thank you for bringing this forward, commissioner Eudaly, I appreciate a number of people have said to us today, Portland has a chance to be a leader in the area of ADUs. I think that's important for a number of reasons, it's a way of addressing our shortage of affordable homes. Thank you, I vote aye.

Karla: Saltzman.

Saltzman: I do -- I will support this, but I do want to express the sentiment I just expressed a few minutes ago, I intended to develop language for the ordinance in July that will accord some priority to units that have universal design, advocates for universal design are always on the outside knocking to get in, and we do little bits here and there like the residential infill project, if you build a second ADU, it has to have visitability. We all benefit from universal design, we all will, and those who are challenged right now will benefit from having another living option they can take advantage of. I will provide some language in July that will provide some incentive. I can't articulate it exactly right now, but I think, maybe you obviously get 90 percent of the waiver if you build a standard ADU, if you build 80 percent, you get 100 percent. I think we have to put teeth to our talk, and this is one way I commit to do exactly that. I will be coming forward with an amendment. I'll be discussing with it all of you in July, it's no longer sufficient for people with disabilities or people who want to age in place to sort of always be on the outside of an issue, knocking on the door to get on the inside. Let's put them on the inside to start with. Then I do intend to support this because I think ADUs are a positive contribution with the conditions of this resolution. For more affordable housing options. But I will say that I do have concerns in general about making something permanent. Anything permanent. So I do think that it's incumbent on its and future councils to really scrutinize this very closely, both for its impact on our infrastructure bureaus and to make sure this is still the part and parcel of the goal of solving our affordable housing crisis, if it somehow changes on us in mid-stream, we need to be able to claw back that benefit. Aye.

Karla: Eudaly.

Eudaly: Thank you everyone who came today and gave feedback and thank you to my colleagues for a lively conversation that it feels like we don't get to do this often enough, I appreciate everyone's passion around universal design, my son uses a wheelchair, and I have faced a lot of challenges in finding safe, affordable accessible housing. So, it's of great interest to me, I just want to make sure we take the time to get it right and that we put it where it should live. I'm convinced it should live with this waiver. I want to specifically thank Matt Wickström and Kimberly Talent, Rebecca Esau and the whole BDS team for developing this policy. Thank you to treasurer Cooperman, director Landen and the revenue direction team to help develop an enforcement mechanism and being able and willing to administer. Thank you for convening a dream team of stakeholders that have helped shape this policy and our region's approach to ADUs and thank you to Eli and others who were here today to give expert testimony on ADU development. Thank you, Todd Lofgren from commissioner Fish's staff who came up with the brilliant idea of collecting rental data. It's so cute how excited staff gets when they get a shout out in council chambers. Thanks who have to do the work that this resolution directs. I'm excited to get to work on the next steps. Aye.

Karla: Sorry, mayor, we have a clarification, we moved and seconded the substitute, but we didn't vote on accepting the substitute, and I think this vote is for a final.

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Wheeler: That's correct, we need to vote on taking the substitute. Let's do this. Go backwards. Don't vote yet, Chloe, commissioner Eudaly, go backwards and vote on the substitute amendment to accept it. Just take the roll call. [roll call vote]

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

Wheeler: The substitute is on the table, we're back to the main motion. Commissioner Eudaly, continue.

Eudaly: I believe I voted aye and moving along.

Wheeler: On the main motion, substitute motion is amended. Fish.

Fish: I have already -- I thought we were going back to where we started.

Wheeler: I interrupted the vote on --

Fish: Do the whole vote over again.

Wheeler: We don't want the speeches over again.

Eudaly: I have a new one already.

Wheeler: I believe I have the ability to suspend the vote midway through, so that was the vote on the main motion and the commentary on the main motion, so now we will continue the votes that have not been cast on the substitute motion, correct.

Fish: Bearing no objection.

Wheeler: I want to make sure legal counsel, that's the only objection I care about.

Linly Rees: I think if -- because it's -- because the substitution wasn't before the council, it might be good to hear the votes of each councilmember -- I don't think.

Wheeler: Very good. Start the main motion again, but we don't need to hear the speeches twice that have already been given.

Karla: Fish.

Fish: Big speech and a reporter came at the end and said I'm sorry I missed it, can I hear your speech again, and I gave the same speech from memory, I won't bore you with it this time. Aye.

Karla: Saltzman.

Saltzman: Aye.

Karla: Eudaly.

Eudaly: Thanks, everybody, aye.

Karla: Fritz.

Fritz: I appreciate the discussion and the amendments, I'm in the same place commissioner Saltzman is and if I'm fortunate enough to be in charge of any of the infrastructure bureaus, I'd love to partner with you on bringing something back in July, I'm concerned about the time frame in July, that we would have to make the decision July 1, I'm not quite sure when the council hearings go, and I'm always in -- I don't like being put in the situation where I have to vote for something as an emergency ordinance even if I don't like it, that makes me very nervous to not know exactly how that's going to weigh in. And so, I think we could be missing a big opportunity to provide this incentive to, to provide this benefit and missing out on other things like accessibility and affordability. I've very concerned there wasn't much public process and outside of those who are most concerned with this proposal to get input from those who have done it in the past and the neighbors in general. So regretfully, I vote no.

Karla: Wheeler.

Wheeler: I want to thank everybody for the hard work on this. I thought it was a fantastic conversation it was detailed, I think we heard a lot of different perspective and I appreciate that and I respect that, I'm proud to be part of a body where we can have that kind of conversation, I'm intrigued by the idea that commissioner Saltzman has raised. I think it's ambitious between now and July it can be done, I would be interested in keeping abreast of that because I do think the universal design concept is a really solid one, I would like to see us ultimately move in that direction, as for the matter before us today, thank you,

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commissioner eudaly to you and your team for your hard work, I vote aye. The substitute resolution is adopted. Thank you. Next item. 427.

Item 427.

Wheeler: We are here for further deliberations on the council amendments to the map reconciliation project. Written record was reopened following the last council session on April 25 and closed on Monday, April 30 at 8 a.m. We do not expect to take any further public testimony today. Staff have prepared the appropriate as amended substitute ordinance and exhibits distributed to council last week, today the council will vote on the amendments, no. 12, 17, 19 and 53. Which were moved and seconded on April 25, 2018 and then vote to accept a substitute ordinance and exhibits. Council will take a final vote on May 24, shortly after the new 2035 comprehensive plan is in effect. We have bps staff here, please come forward and guide us through. One moment. I have to take a sidebar.

Wheeler: All right, where was I? Good afternoon, thank you for being here.

Marty Stockton, BPS: Thanks for having the session. Appreciate it. I think we're ready. .

Wheeler: So are you giving a presentation I feel like I'm being teed up for a presentation.

Stockton: Thanks, I appreciate that.

Wheeler: Go with it.

Stockton: Today, just to establish the action before you, we have the council deliberation and vote to move to the second reading for the amendments no. 12, no. 17, no. 19 and 53. We are also -- there may be new amendments, 54 and 55 based on testimony. And then council will vote to accept substitute ordinance and exhibits and move to second reading on May 24.

Wheeler: Colleagues, before we move on, I had a question, I had believed there would be a motion to table no. 19, is that true or not?

Eudaly: Yes.

Wheeler: Commissioner eudaly has requested that we table no. 19, is there any objection?

Fritz: That means it's being withdrawn.

Eudaly: My understanding it was going to be carried over.

Fritz: What do you mean by tabled.

Wheeler: We can do either. We can carry it over to May 9 at 9:00 p.m., we have a time certain slot available, is that what we were discussing.

Eudaly: Move the substitute.

Wheeler: I'm sorry, I cannot hear you.

Michelle Plambeck: Hi. Michelle plambeck, staff to mayor wheeler. We will go ahead and move the substitute and that's later on in the script, to May 24. Amendment 19, which is being discussed right now, would I also be continued to May 24.

Fritz: We wouldn't make a final decision until May 24. Wouldn't we make a tentative decision until May 24.

Linley Reese, City Attorney: Linley reese. This is an emergency ordinance, so it colonel can be amended and adopted on the same date.

Fritz: It can't if we don't have anonymity.

Reese: Correct.

Fritz: On a controversial issue like this, it seems highly unlikely we'll get to 5-0. I don't think that works.

Fish: Then it's not amended.

Reese: My suggestion would be that today, if the only thing I'm presupposing based on what I've heard, the only thing that council is not in agreement on is no. 19 right now, that you would go through, I'm looking at Marty Stockton's no. 12, no. 17, no. 53, no. 54, no. 55, you would go ahead and adopt the substitute ordinance and exhibits and then you would leave to whichever date you want, no. 19. If you choose not to take that up today.

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Wheeler: Just so I understand, because this is already extremely complex from a procedural perspective before we got to this. So just so I understand then, 19 would be moved to a different date for further deliberation, is that correct.

Reese: That's up to council, but at this point it has been moved, at least a version, possibly two versions of 19 have been moved and seconded, so they're available for council to vote on today should they choose. Also, the others, 12, 17, 553, have also been cued up by being moved and seconded.

Fish: So from a slight distance, this is what I understood was being considered. We have to adopt the substitute, and we have the right to take an item out of the substitute and simply defer adopting that. So if it is the council's desire to pull 19 out of the and adopt the substitute, we can do that and then the substitute goes forward to the 24th. The question that I understood was still open because you were not here, mayor, for the last hearing, is whether you and commissioner eudaly would like additional time to consider options around amendment 19. Commissioner Fritz has pointed out the peril of putting that to the last day. So what I would suggest is that if we are going to set that over, not table it, but set it over, we do it at some date at least a week before the 24th so the council can have a discussion after you and commissioner eudaly have had a chance to have further discussions and make a recommendation. I think that's what was intended, if I'm wrong, staff will correct me.

Wheeler: I'm getting hand signals on a date and what date is that, Michelle. I can't quite make it out from here.

Plambeck: We are looking at moving it to May 9 at 2:00 p.m., time certain. Would that work for council?

Saltzman: Is it just a vote only.

Fish: On amendment 19.

Plambeck: Just amendment 19 prior to the substitute vote for the vote on the substitute ordinance, the body ordinance, that's the emergency that you'll be talking about, that's on May 24, already scheduled time certain, if you'd like to discuss amendment 19 prior to that date, which I think was what commissioner Fish was speaking to, there is some time on the agenda available on the 9th at 2 p.m.

Fritz: What's the purpose of not doing it today. We have dozens of people today who would like to listen to what we have to say about it, what's the purpose of delaying it until next week?

Wheeler: I'm ready to go today. Commissioner eudaly, what is your thinking.

Eudaly: It was my understanding from the mayor's office you wanted to continue it.

Wheeler: Let's clarify, can we take a five-minute recess please.

Marty Stockton, Bureau of Planning and Sustainability project manager: I was rushed to get into the dais, I think that might help just the audience, my name is Marty Stockton, I'm the project manager for this project, I'm also the southeast district planner, and I'm with the bureau of planning and sustainability.

Eric Engstrom, Bureau of Planning and Sustainability Principal Planner: Eric Engstrom, the principal planner overseeing the conference of planning program.

Wheeler: Very good, we are waiting for commissioner Saltzman. What can be seen once in a minute, twice in a moment and never in a thousand years? The letter m.

Eudaly: A piece of string walks into a bar.

Wheeler: You missed it all. We are not there. So we will continue where we were. We're going to first move into item 12, which was moved and seconded on april 25.

Stockton: So moving into item no. 12, commissioner Fritz's amendment, this is an area that is on northeast 66th avenue, just north of columbia boulevard, an area that is currently residential farm and forest, but has an industrial sanctuary comprehensive plan map designation and there have been a series of property owner requests for a zone changes

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to the industrial zone. And this is something that staff is supportive of and this particular minor amendment, the reason why it's carried over was because there was an additional property that was added to this request.

Wheeler: Very good. Any further discussion? Karla, please call the roll on item 12. [roll taken]

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

Wheeler: Motion passes. Now we have before us item 17, which was moved and second on april 25, if you could provide the summary, please, on no. 17.

Stockton: Correct. So this is a request from the Portland housing bureau on a site that was formally owned by the water bureau which is now transitioning to the housing bureau to the north of Syracuse, there is an area that is zoned r5, but has a comprehensive plan map designation of r2, so that would be a zone change, the area south of Syracuse is currently zoned and comped r5 and so that would be a comp plan map amendment and a zone change amendment to r2. We did hear some testimony from university park on their concern regarding recently designated heritage tree, the sequoia, and that was one of the reasons why it was held over until this date. I don't know if Commissioner Fritz or Mayor Wheeler, if there are any comments that you want to make on this particular.

Wheeler: Nope, I'm ready to go. Commissioner Fritz.

Fritz: I have had discussions with Chandler Callahan in the housing bureau. Basically, as the housing commissioner, I'd like assurance from you that the heritage tree and access to it will remain.

Wheeler: I will chain myself to it and protect it with my life. You have my word here in public. Karla, why please call the roll. [roll call taken]

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

Wheeler: 17 is adopted. Now we will consider item no. 19. And there are currently three options before us, commissioner eudaly, I believe you have a comment with regard to your amendment.

Eudaly: Yes, mayor, thank you for being here today, everyone, I want to explain the confusion a little bit, the mayor was out last week, the record was unexpectedly reopened and then I was out and so we hadn't had a chance to connect, and I think our staffs got our wires crossed. First, I want to say, I am in general support of the alberta alive development. The developer and all of the people involved are good actors in our affordable housing development community, and I was really excited by the potential that this lot offered. However, I have deep concerns, I guess, procedural concerns about how this came about. You guys are distracting me. Usually people are screaming obscenities, this is nothing.

Wheeler: Don't give them any ideas.

Eudaly: I expect flowers. After talking to bps and getting a greater understanding of the specifics of this particular lot, I have decided to rescind my amendment. I want to say okay, no clapping. I do want to say that we as a city are looking at lots just like this one, we are in active conversation and funding some kind of study, in conversation with faith communities who have dwindling membership and are land rich, how best to utilize those properties. So, this could be reconsidered in the future. I can't promise you that this won't ever happen on this lot. But I'm not comfortable enough with this current proposal to move forward. I also want to say I'm frustrated by what blunt tools our zoning codes offer us, because there's really was no middle ground two r1 and the cm2. I think a lot of the concern expressed by the neighbors was the height, the five stories, and the commercial, and the developer didn't necessarily need to have that commercial floor and could -- could have limited it, but there was no way that we could guarantee that. We can't actually say here's your new zoning with some restrictions. So, my staff is going to be looking into creating some kind of affordable housing zoning where we could bring more height in units

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without having to add in the mixed use. So just want to make sure that I covered all the bases. I do want to say initially in the first round, 40 percent of the comments we got were in support. So there really was support and there was support in your neighborhood. The second round, about 4 percent of the comments were in support of this development. So it was suggested that my office wasn't being honest about what we were hearing, and we were, and I just felt the need to say that because I don't like my staff to be -- to -- doubt to be cast upon them. We really were listening to everyone. Finally, I'm going to keep my amendment on the...sorry, is it the Hicks property. They still would like r1 zoning and in conversation with bps, they did feel like this was a natural progression of zoning in this neighborhood, and that there actually is a plan to dig deeper into -- now i'm getting thumbs down. Well, you know, it's a compromise, everybody. So that's where we are at.

Wheeler: Commissioner eudaly has withdrawn her amendment on 19. I agree with you, I think there was a communication cross wire there, and I want to take ownership for that on the part of my team as well, thank you for that, we got it all cleared up, sorry for the five-minute delay on that. We are going to take a vote on option 3 in a moment, which is commissioner Fritz's amendment, but I wanted to let you guys do your overview with that new context in mind.

Stockton: Thank you. So, I don't know I'll just quickly state what option was just for clarity in the room. So, option 1 was for the surface parking lot to the north, to go to cm2d and then the church property to the south to go to r1. Option 2, which is the planning and sustainability's recommendation from November of 2017, and would be the default, if option 3 does not pass, would be only r1 on the surface parking lot again, the church building was not part of their decision.

Fish: Aren't you going to tell us about option 3.

Stockton: I can.

Fish: If you complete the three options.

Stockton: So option 3 is commissioner Fritz's amendment to amendment 19 and it is r1 on the surface parking lot and r1 on the church building in the rational for the inclusion of the church building in this map change is that with a multi dwelling zone, if the church becomes either a national or a local landmark, historic landmark, then it can go through a historic incentives review, and the use can become nonresidential. So that's something, it's a path forward for the church.

Wheeler: Very good. Any further discussion? Karla, please call the roll on option 3. Commissioner Fritz's amendment.

Fritz: They have said that, yes, we can have more density, and this is what this amendment does. I was very tempted to just say, let's leave it with what the planning and sustainability commission said, which was are r2.5 on this lot, let the record show the neighbors said yes, we're okay with having r1 density and I do believe thanks to Marty Stockton that this will help preserve the historic abbey, and I appreciate that and I hope that will happen. Aye.

Wheeler: I definitely want to thank those who have expressed an interest in increased density. I want the housing. I really want the housing, and as you heard me say, a few days ago, we can't say we are for affordable housing but not in our neighborhood, you have stepped up and said you are willing to accept more density and more housing in your neighborhood. Where I think people got squeamish on this was the idea of introducing a commercial enterprise into an area that is not commercial. It is between mlk, which is commercial, and Alberta, which is commercial. But this area in and of itself is not a commercial neighborhood. So, I think this is a very, very smart compromise. It is pro housing, I support it, I vote aye. The amendment is adopted. Thank you. Item 54. I'm sorry, I'm sorry, we have before us, item 53. Which was moved and seconded. This one was also

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on April 25. We'll be voting on this, I don't know if you wanted to give a description of item 53.

Reese: Very briefly. This is the property residential property just to the north of the surface parking lot. Currently zoned r2.5 and there's been an amendment to r1 on this property.

Wheeler: Very good. Commissioner Fritz.

Fritz: This is a neighbor that's been adversely impacted by council's decision for decades, I think it's particularly important we not make a hasty decision on this particular lot. I would be fine leaving it with its current zoning of r2.5 if the council wants to support commissioner eudaly's amendment, I would suggest a fair way to do it would be as a comprehensive plan designation rather than a zoning change and apply it to the whole block. So that all the property owners. This particular family has brought it to commissioner eudaly's attention, they would be impacted though they asked for it at the time they thought would have commercial zoning next to it. The difference between r2.5 height, our R2.5 is 35 feet. R1 height is 45 feet. It's not that much of a difference, I don't think it will be that much of the impact on the Hicks property. If there is, it then continues down the line to the rest of the block, so if we're going to do anything on this block, I think we should do it on the entire block. I would suggest we do it as a comprehensive plan designation, rather than just changing the zoning. My preference would be to reject this amendment and looking at the abbey and the parking lot, that's the one that earns prompted all this debate and at some point we've got to say stop and this has been on the table, putting another amendment on the table just continues down the line of turmoil. So, I would encourage my colleagues to vote no on this.

Eudaly: So I'm open to the suggestion that you just made, but I'd need some clarification on it. But I do want my colleagues to know we have been in conversation with Mrs. Hicks and her preference is nothing happen on this lot. I told her that was not on the table, and she expressed a desire to leave, she's 83 years old, lived there for 45 years, doesn't want to live through the construction of a multiple story development, and she would like to realize some benefit from what is happening in her neighborhood. Marty, could you talk about both what it would mean to the family or future developer.

Stockton: There's a lot that you kind of laid out there. So, I'm going to try to kind of unpack that a little bit. So first of all, I would say that this segment of Alberta is a neighborhood corridor on the urban design framework, it's also within kind of inner Portland, it's an area that there's been a lot of testimony that there should be higher density along this area, and I would agree that in the future, through a future area plan, that this is a segment that there should be conversation about, whether or not r2.5 is the appropriate zoning and if not, what would be and also looking at kind of a larger area, not just piecemeal lot by lot. Getting to kind of the second component, currently the r1 zone on a 5,000 square foot lot, the density is a range of 3 to 5 units. So oftentimes, we would see a conversion of an existing house into a tri-plex, if the house is demolished, we could see up to a five-unit building on a 5,000 square foot lot. That has to be asterisked with the fact that we have a legislative project called the better housing by design that is moving away from a maximum density to a form-based where a structure could be 60 percent building coverage setbacks up to 45 feet in height, and that the number of units are similar to our mixed use zones, where it's more on building code, not so much on a maximum density. So that's something to just be aware of. As we are moving forward in this conversation.

Engstrom: I think that gets to some of your comment earlier, Commissioner Eudaly about the bluntness of the current zoning tools, the better project by design have new is a better tool for us to look at. How can we get building massing without that commercial element for housing projects, and its part of what we are looking at in this that project?

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Eudaly: This is a very large home, it's six bedrooms, it's home to three households, it's an intergenerational home, and currently I guess when rip comes, it could be turned into a duplex, if I'm not mistaken.

Stockton: With the r2.5 zone, that is an attached single dwelling zone, it can be converted to duplex right now.

Eudaly: But this home is big enough to be a tri-plex or a four plex. Of course, what we would want to see is that existing home preserved and turned into more units. But we can't guarantee that is what would happen.

Engstrom: The other possibility since this is contiguous to a lot that has development, it could be incorporated into that project.

Eudaly: What do you think of commissioner Fritz's amendment.

Fritz: I didn't propose it.

Eudaly: Suggestion.

Stockton: I think that the focus of this conversation for really since it came up, before planning commission in October to today, has really been focused on the surface parking lot and then the church. I think that adding the property to the north does feel a little piecemeal to me. When as a planner, if I'm looking at an area, I really would prefer to look at it more holistically and look at a much larger area and even determine where or not the r1 zoning, maybe that's the appropriate zoning on the corridor, but maybe there's a different transition. So, there's so many different alternatives that we just cannot put forward today because we have not done the analysis, we have not had those community conversations.

Engstrom: It would be hard for us to say where do you draw the lines, we haven't had the chance to really look at that.

Fish: That's the last time we're going to ask you a question. Let's take a moment to reflect on what happened. A commissioner asked a highly respected senior staff person in a bureau to offer an opinion on a question that's a close call, reasonable people can agree or disagree, and we got what we usually got, we got a superb and clear answer that gives us something to think about and gives us some boundaries around making a decision. And I wish there were more people in our chambers on a more regular basis to witness these kinds of interactions because this is why I think we very fortunate to have these jobs.

Wheeler: I thought it was the joke telling. Commissioner eudaly.

Eudaly: So, changing the comp plan, was that your suggestion?

Fritz: Having heard Marty's response, I don't think that's a good idea.

Eudaly: Wouldn't...

Engstrom: The implication of the comp plan only changes are the property owner would have to come back to BDS and ask for the zoning at their expense

Fish: Where is the next planning exercise where we can take this up?

Eudaly: That's my next question.

Engstrom: I think each of our district liaisons, and this isn't Marty's district. Each of our district liaisons has a work program over time to look at a variety of issues in their district. We do intend to do smaller scale follow-up mapping work with each of our districts as going forward, hopefully this is the last time we are doing for a while the citywide look, because it's a lot of work and it's difficult for people to track. So we hope to do more localized planning efforts through our district liaison staff and I think you could direct us to look back at this section of Alberta and consider other options just through our district liaison planning program and consider bringing forward some proposals that way, doesn't have to be through some larger citywide project, could be something our district liaison is asked to do.

Stockton: Similar examples of that, there was a request to look at the area around 15th and Killingsworth, it was a quick response, that's one thing when the district liaison team

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isn't mired in four or five or six years of comprehensive planning, is that we can be much more nimble and responsive to areas where we want to do legislative project.

Eudaly: Well, I'm going to rescind 53. But I am going to ask that you do that close examination of that area, including that property, because I want to do right by this neighborhood, I also want to do right by this family, and they're going to be the most impacted by whatever development happens on the lot, and I'd like to see some priority given to them.

Wheeler: Commissioner Fish.

Fish: I move the substitute.

Wheeler: Commissioner Fish moves the substitute.

Fritz: Don't we do the new amendments.

Wheeler: We still had 54 ahead of us.

Reese: 54 and 55.

Wheeler: Hold on that. 53 is withdrawn. We have before us item 54. Which is a new amendment to change the comprehensive plan and zoning map. The item has not been previously brought to council. It was raised in recent testimony.

Stockton: Very recent. That is one of the things that is most painful when we reopen the testimony multiple times, is that we always hear these nuggets of testimony that we really want to act upon. So even though we didn't get this as timely as we would have liked to in the project, it's really an opportunity to look at this. So, what this request is, this is the block on Williams between Cook and Fargo, and you'll see that in the red, the area of the block is going to cm3d, we already have some development that is developed there. The blue is going to an rh with a d overlay. So that those are areas of the block that would not be able to have a commercial ground floor. So, the request from the long-term property owner is that the whole block has the same zoning

Fritz: I understand the neighborhood supports this.

Stockton: So, this is the Elliott neighborhood. They have not been contacted about this.

Wheeler: Folks, folks, please. This came up with when we kept the record open on those other matters.

Stockton: This came in through the April 25 to April 30 time frame.

Fish: In fairness, the record's open as to the matters that were on the table.

Stockton: Correct. But we get testimony about -- yeah.

Wheeler: So, on something like this, when it comes in at the last possible moment, it hasn't been vetted with the neighborhood association, while your description makes it sound relatively noncontroversial, how do we evaluate it?

Stockton: Evaluating it on the technical merits of what the differences between the rh with the 4 to 1far, versus a cm3d so there's those comparisons.

Engstrom: I think given the conversation you just had, it would be fair game to also direct us to bring this back another time, if the last-minute nature bothers you procedurally.

Fritz: I'm torn on this one because it is completing the block, it was one that was kind of missed as a technical error.

Stockton: This is something I just want to again, the frustration about the map refinement project is that it is very, it has been very site specific or property specific. This block it's currently rxd, which is a significant it's much I don't know if you have the heights off the top of your head for rx, but it's much it's basically a zone that's only now in the central city. So all areas that were zoned rx were changed to a different zoning in the comprehensive plan process. The areas in red, those were developed under the rxd zoning. And so, in the map refinement project, we have changed them to the most comparable zoning, which is cm3d. So, in all fairness, the properties that are in blue right now, they are currently zoned rxd, so this is a long-term property owner that if they had developed today, they would be at a much higher level of development capacity. So, they were effectively downzoned by the

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city, what we are trying to do, we are trying to bring them to a comparable zoning that is what is currently developed on the red in so that's.

Fish: Can I ask you two questions, do you view this as a technical amendment?

Stockton: I do.

Fish: Okay. We have not heard -- as of at least as of now, we have not heard my objection, is that correct?

Stockton: Correct.

Fish: If we were to adopt this amendment and then adopt the substitute ordinance, in between now and may 24, someone came out of the ether and said you've made a terrible mistake and here's why, we could technically remove it before we vote on the final ordinance, is that correct?

Reece: Yes.

Fish: So that is our back stop. Commissioner Fritz may very well suggest, as she has in past hearings like this, she would like to have the neighborhood association notified so that if they do have an objection, we have a chance to hear it before the adoption. If that satisfies any colleagues, I'm prepared to support the amendment 54.

Fritz: I think with it being downzoned there's the added twist that they could have a claim under measure 37

Engstrom: Most of that is in the single family realm. That could come up in a general sense. I think generally what happened at this node was during the comprehensive plan, we did take the density down a little bit with neighborhood support, but then what happened in the meantime, buildings got permitted while we were in that year and now we have got just these remnant properties left and it doesn't really make sense to hold to that scheme anymore.

Wheeler: There's a consistency and equity play here.

Stockton: Absolutely.

Wheeler: Call the roll, please. [roll taken]

Wheeler: I move it.

Fish: Second.

Wheeler: Thanks. Call the roll, please. [roll taken]

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

Wheeler: 54 is adopted. 55 is also a new amendment to change the comp plan and the zoning map, it has not been previously brought to council, but was raised in recent testimony.

Stockton: Just to be clear, it was not raised in the most recent reopening, but it was raised in the one just prior. And again, when we are reviewing testimony, you know, sometimes it takes us a while to kind of process through it. Really quickly, this is the st. John's church. The neighborhood prosperity initiative in st. John's, that it's a prosper Portland program. The community of hope, which is a -- a nonprofit that provides they have requested it go from r2.5 to r1 for the availability to do affordable housing. We did note while the church is on st. Louis, there is new york that abuts kind of let me see if I can this is new york right here, and then if you look at the aerial, there actually is an alley right here, alley is not developed adjacent to the church property, but it is developed here. So there were from a connectivity point of view, nice elements to this.

Fish: Is this similar to what we did with the church in southwest Portland?

Stockton: So the church in southwest Portland, the creator bible church of Portland, I believe, that was a church that proposal was actually r2, and the rationale was because there was some environmental zoning, and they worked with Portland habitat, but this is an example of where there's the church the prosperity initiative and the affordable housing provider to all come together.

Fish: Is this similar to what we did at albert.

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Saltzman: I'll move the amendment.

Fish: Second.

Wheeler: We have a motion and second. Any further discussion, commissioner Fritz.

Fritz: Do we then comp plan the entire block because we haven't heard testimony about whether the neighbors are going to be impacted by changing from 2.5 to r1. So, we're giving the people who asked and not really considering those who didn't ask.

Fish: I would say in this case, since we have an affirmative interest in getting churches to develop property with affordable housing that links the beloved community with the housing in a campus setting, I think for me, this is distinguishable.

Stockton: To be clear, though, the neighborhood is aware of this, whether or not some of the adjacent property owners are, whether all the adjacent property owners are, I don't know.

Wheeler: We are about to find out, please call the roll. [roll call taken]

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

Fritz: I think the back stop is what commissioner Fish said, if we hear a lot of concern, we can withdraw it later, I will have to say, I'll support it mostly because I know the people involved and I know they are very connected with the community and will do the right kind of development to really look after the impacts on the neighborhood. So, this is one where the planning half of me and the community person is a bit at odds. Aye.

Wheeler: 55 is adopted. Bps staff will explain the substitute ordinance.

Stockton: So, bps, we are asking the city council to move and second and vote to accept the substitute ordinance with a revised exhibit a-2. Just a note on that, since I did not know the exact outcome of today's vote, I'm going to rush back to my office and finalize exhibit a-2 and then send it over to the council clerk. As well as revised exhibit c. We'll pass the ordinance on second and final reading on May 24, 2018 at 2 p.m.

Fish: I move the substitute with the record exhibit a-2 and with record exhibit excuse me, I move the substitute with revised exhibit a-2 and revised exhibit c.

Fritz: Second.

Stockton: May I chime in quickly.

Wheeler: You want to us clarify the amendment numbers, correct.

Stockton: I would like because what was filed was a revised a-2 and it was amended today. I'd like you to clarify that, so staff can conform a-2 to the amendments you made today.

Fish: I move the substitute with revised exhibit a-2 as amended. And with revised exhibit c as amended.

Stockton: I will clarify that the amendments that were made today to a-2 are no. 12, no. 17, no. 19 option 3, no. 54 and no. 55.

Fish: Correct.

Wheeler: We have a motion from commissioner Fish and a second, any further discussion. Karla, please call the roll. [roll call taken.

Fish: This is our penultimate vote, right? One more? So, we are taking this -- kicking this thing down the road to May 24. We have had a really fascinating couple of weeks of hearings on some really important issues, and we could not do it without superb staff work, thank you to everyone who was on this side of the table helping us through this and I appreciate the quality of the discussion with my colleagues and I appreciate the members of the community who have come out and shared their views and helped us get it right. Aye. [roll call.

Saltzman: Aye

Eudaly: What commissioner Fish said, aye.

Fritz: Thanks, Marty, especially king and louis, thanks to all the community members who came out, especially to the -- the lady who is wearing my t shirt with my initials on, I want

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one of those. [laughter] this is why I like planning because I think we are talking about things that really matter to the community and what we do in this process will make a difference for the next 20 or more years, thank you for participating. Aye.

Wheeler: I definitely want a woke af shirt, that's fabulous.

Fritz: That's not your initials, you can't have one.

Wheeler: All right, I'll get my own. I vote aye. Thank you, everybody, that was fabulous, we will continue the as amended substitute to May 24, 2018, a time certain item at 2 p.m. Eric or Marty, anything else that we need to do?

Engstrom: Don't think so.

Fritz: Thank you to my staff who I forgot once again, thank you, Clair.

Wheeler: Thanks, everybody, we are adjourned.

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Closed Caption File of Portland City Council Meeting

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

Key: ***** means unidentified speaker.

May 3, 2018 2pm

Wheeler: It's Thursday, May 3, 2018 in the beautiful and sunny city of Portland, Oregon. Karla, can you please call the roll. [roll call taken]

Wheeler: Good afternoon, Robert.

Robert Taylor, Chief Deputy City Attorney: Hello, mayor. Welcome to the Portland city council. The city council represents all Portlanders and meets to do the city's business. The presiding officer preserves order and decorum during city council meetings so everyone can feel welcome, comfortable, respected and safe. To participate in council meetings, you may sign up in advance with the council clerk's office for communications to briefly speak about any subject. You may also sign up for public testimony on resolutions or first readings of ordinances. Your testimony should address the matter being considered at the time. When testifying please state your name for the record. Your address is not necessary. Please disclose if you're a lobbyist. If you're representing an organization, please identify it. The presiding officer determines the length of testimony. Individuals generally have three minutes to testify unless otherwise stated. When you have 30 seconds left, a yellow light goes on. When your time is done, a red light goes on. If you are in the audience and would like to show your support for something that is said, please feel free to do thumbs up. If you want to express that you do not support something, please feel free to do thumbs down. Disruptive conduct such as shouting or interrupting testimony or council deliberations will not be allowed. If there are disruptions, a warning will be given that further disruption may result in the person being ejected for the remainder of the meeting. After being ejected a person who fails to leave the meeting is subject to arrest for trespass. Thank you for helping your fellow Portlanders feel welcome, comfortable, respected and safe.

Wheeler: Thank you very much. Could you read the first item, please, Karla.

Item 428.

Wheeler: Commissioner Eudaly, please kick us off.

Eudaly: Hello, everyone. Portland united against hate is a coalition of community-based organizations, neighborhood associations and concerned Portlanders who came together in November of 2016 to build a response to the increased fear felt in many marginalized communities. I would like to reiterate what I said to many of you in the reception proceeding today's council session. Community based organizations are key players in our efforts and Portland united against hate has the potential to become a model for how government and community can work together to create more welcoming, inclusive, safer communities for all. Today's report will detail the results of the \$40,000 pilot project, which was funded last year, and has informed the coalition's current work with a \$350,000 they were awarded last year. I would like to introduce our first set of presenters who will get us started. Kari Koch, program coordinator for Portland united against hate and the office of neighborhood involvement. Alice Perry from Latino network. Eric Ward from the western states center. I would just like to welcome Eric back to Portland and congratulate him on his new position. Welcome, everyone, please state your name for the record.

Kari Koch, Program Coordinator PUAH, ONI: Thanks. So, my name is Kari Koch. I am program coordinator with Portland united against hate. I'm going to put this into full screen.

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If I know how to do that. Thank you. You all know what you're doing. Great. Thank you. So, Portland united against hate is a partnership between the city of Portland and the community and you've all been very supportive so far. So, thank you for that. We were given as the commissioner said a \$40,000 grant for a pilot project. We're here to report back on the outcomes of that grant. You authorized the pilot grant to begin the process of collecting data to begin the process of addressing how to collect data on hate incidents happening throughout the city. The community took that money and spun it into a project that laid the foundation for a modern, responsive and people centered system of collecting information that we are calling the hate incident tracking tool. Beyond that we are creating a holistic system that supports those being targeted and builds resiliency community-wide to respond when hateful acts interrupt our lives. So, what you'll hear today is what we did with that original pilot grant. How it laid the foundation for our work and testimony of a few people who were impacted by that pilot. You will not be getting the full report on our current grant funding. The \$350,000 grants. That will come this winter. Today we're just focusing on the pilot. Today our presentation is in three parts. First is this panel and we'll be offering some context. I'll share a bit about the city's role and how this work is meeting ONI's goals. Alice Perry, community programs director at the latino network, current co-chair of PUAH, will talk about the community context of how the pilot was created. Eric Ward will speak to the national context and value that this model that we saw exemplified through the pilot the value of that. Eric, as you probably know, is a national civil rights strategist working to counter the manifestations of organized hate. He got his start right here in Oregon I just learned as an organizer with the community alliance of lane county and now serves as executive director of the western states center. So that's us. The second panel will be people focused on the pilot project findings and how it laid the foundation for our current work and the final panel is testimony from community leaders and city staff who will update you about the impacts of the project. So, let me just jump right into how we are thinking about the city's role in this partnership. PUAH is community led. This is a partnership with the city and the city has an important role to play. Hate violence as we know is not compatible with a safe, livable, inclusive city. Hate exists in Portland under a thin veneer and it pops up abruptly and violently to remind us that in some ways Portland's shiny reputation speaks not to the real safety of marginalized communities but to the power of silence and segregation. This is what PUAH is addressing head on. We're creating opportunities to end that silence both for those affected and for those witnessing what's happening. We think that this is the city's role too. Hate in a lot of ways is actually no different from other disastrous incidents that happen. We might not be able to stop the feelings of hate between people just like we can't stop an earthquake, but we can mitigate the impact, we can support those affected and be prepared. We can prioritize resources that support communities and building resilience with and without the city. All a quick teaser of the primary findings and outcomes from the pilot grant.

Wheeler: That doesn't look good. [laughter]

Koch: Some sort of final important update is alerted.

Wheeler: There you go.

Koch: Thank you for helping me with this. [laughter] so outcomes that I'll offer, this will mainly be the focus of the second panel, but we found and know that hate goes beyond crime. The people underreport hate acts and that hate is poorly tracked. The outcome of this finding from the pilot project is the hate incident tracking tool, direct manifestation of the pilot grant. This tool will be a valuable resource for the city through the data that we'll collect but also a resource to direct people towards when hate incidents happen. You'll hear from the lead on the pilot project about that. The second finding is that people resource themselves when crisis happens because there's a mammoth gap in services. This led to our second outcome of building a trauma informed support system that

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surrounds the tracking system. Justin Henderson from Lewis and Clark college will talk more about that outcome and strategy. Third we found communities need capacity to be able to respond and prepare of the communities are under resourced to take on this additional and specialized work. Preparing our data and support systems with a proactive community engagement strategy. PUAH is doing training, intervention, prevention work which you'll hear about from the african youth and community organization. Finally these findings together tell us that an appropriate approach to hate tracking can encourage people to respond, can support and help heal the trauma and allow for us to be better prepared. The pilot was instrumental in detailing those findings to create the outcomes we're operating from today. So the data tracking and support strategies that were developed as a result of the pilot are scheduled to be beta tested starting later this month. While the community engagement work is already well under way. The pilot of course led to our current funding and what we have seen so far PUAH is a model for oni. We're enhancing and supporting and contributing to the bureau's goals. Here's how we're doing that. The first goal structures for inclusion. PUAH was created by community advocating for structural change for a community centered approach to hate response. This is a critical evolution in our approach to addressing hate. Data collecting and analysis is informed decision making and the data may be used by oni, the community and provide hot spots and the information we need for policy making. The second goal is adoptive governments. PUAH has created and is holding shared space for solving challenges. We're coming together across the city, neighborhoods, dominant cultural organizations and culturally specific groups to identify needs and solutions. Through our coalition and grant cohort model PUAH can reach further into the community and practice developing new and relevant infrastructure for solutions and community engagement. Last, the goal of fulfilling and empowered Portlanders. PUAH is supporting people, leveraging funds and setting up systems connected to local governments but also separate and situated within the community. PUAH is a concrete example of how these broad and visionary goals can look like in practice. The small amount of pilot money granted at \$40,000 but which we spent \$35,000 of yielded all the outcomes you'll hear throughout the presentation today. So with that I will hand it to Alice.

Wheeler: Thank you.

Alice Perry, Director Community-based Programs, Latino Network: Good afternoon, mayor wheeler, commissioners. My name is Alice Perry. I'm director of community-based programs for latino network and a co-chair of PUAH coalition. It's my pleasure to talk about the history of PUAH, how it started. As you know in November of 2016, immediately after the election, our community as many communities were stunned and immediately started to see the impacts of that election. Like so many other community serving agencies we moved quickly to respond to the community's fear about what this meant for them. The hate rhetoric leading up to the election gave us a glimpse of what we would be facing but in those few weeks we were on the ground responding by holding community forums across the Portland metro area. We kept hearing about how children were being bullied in school, how workers were being harassed in their jobs, how people had racial slurs flung to them when they were buying groceries or driving down the street or getting gas. Our staff themselves were impacted by this vitriol and we were responding to our community while holding our own grief not only doing the day-to-day routine of providing the range of our services but responding to these growing crises in our community. Representatives from both the Portland police bureau and gresham police bureau, sheriff's department joined us in our forums to allay our community's fears but they reported they weren't receiving increased reports of hate crimes or bias. As part of the oni's diversity and civic leadership program we were hearing from the other partners that they were facing similar challenges, the challenges that were different and unique to ours at latino network. Hate

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shape shifted across communities. So the dcl partners approached oni to partner in responding to hate in our communities. We came to the city and oni because of our history of partnership with the city and their recognition of the importance of our communities. We want to thank commissioner Fritz for recognizing the importance of this work early on, her leadership in combating hate and her support of the coalition. We want to thank commissioner eudaly for continuing that support. We also came to the city as kerry said frankly because it's the city's responsibility to ensure community safety. As community partners, we also recognize and accepted our shared co-responsibility and we met often and regularly as the oni community hate response coalition, sometimes several times a week. The first part of each meeting honestly was simply to share about the multiple horrific incidents we were hearing about that were occurring in our city and then moving on to what we need to do to be able to track them and more importantly to respond to them. We asked the city honestly to partner with us by providing the additional resources we needed to respond effectively to our communities. Many of our community members despite best efforts did not feel safe to report hate crimes, speech and bullying to the police or to the school or to their employers. Other community members and groups felt that this hate wasn't new. They voiced that this is what they have been grappling with for a long time. As this work grew, other community groups and individuals joined the growing effort and we carefully shaped our coalition statement, named our coalition Portland united against hate and chose the logo. The statement is grounded not only in response to the current expressions of hate in our community and what they are experiencing, whether they be incidents perpetrated by individuals or frankly state sponsored hate. Also, in historic injustices that our community has long grappled with. The logo represents the city we envision, a city of love instead of hate. I would like to ask the coalition members to stand if they are able or acknowledge that they are somehow a member of the coalition. I would also ask any community member who has ever been impacted by hate to also stand if they are able or to indicate in some way that they have been impacted. As we look around we see that this is an issue that impacts us all. From the beginning of our work we have expressed three goals. Document what's happening meaningfully and appropriately respond to community members experiencing hate and collectively work with the city to make Portland a safe and welcoming place for all. You'll be hearing next about details about how we in partnership engage community members and focus groups, community members that often are not asked about their opinions in a dialogue about what a respectful and meaningful data collection and response system would look like and how we together can take the next steps to ensure that the work towards making Portland safe and that work we do will make Portland safe and welcoming for all. Hate in our community didn't begin in 2016, and however much the fire was fanned and despite how painful it has been, we can take this opportunity -- to finish this work together and build a tool and response system that will enable community members to safely report hate to access the court and also if they desire join us in working in partnership with others to build a more welcoming and hate free Portland.

Wheeler: Thank you for the strong message. [applause] We appreciate it.

Koch: Thank you.

Eric Ward, Executive Director Western States Center: Honorable mayor wheeler and members of the Portland city commission. One year ago this month a white nationalist activist verbally attacked two young african-american women on the max. When three courageous white men sought to deescalate the situation the white nationalists stabbed them, killing two. This horrific event focused national attention on the crisis of hate violence in Oregon. Across the country many were surprised at the level of violent racism, particularly in a city with a progressive reputation, but those committed to an inclusive Oregon know that racial exclusion and other forms of bigoted intimidation have deep roots

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in Oregon and this was mostly merely a recent wave of white nationalist assaults on civic participation and civil rights. For nearly 30 years, I have worked with communities, government, and civil society to reduce the impact of hate violence. I began that work in Oregon in 1991 and continue that work most recently as the u.s. Civil rights program officer at the Ford Foundation and now as executive director of Western State Center. Last summer, when my home was facing a rising tide of white nationalism, I decided to return to Oregon to help. I have never forgotten that it was in Portland that government, business and community leaders successfully outorganized white nationalists in the 1990s, and I believe Portland will do so again. We have a lot of work to do. Today Oregon leads the nation in reported hate and bias crimes. Propublica documented the highest rate per capita of incidences occur in Oregon. These include swastikas, attacks on Jewish households, and intimidation of immigrants. The FBI data reported that 104 hate crimes occurred in Oregon in 2016. When hate violence occurs, whether it's Nazi symbols on the courthouse as happened in Eugene, Oregon, or anti-Muslim graffiti or the murders last spring, it affects so many more people beyond the direct targets of victims. It impacts our entire community. A U.K. study from the University of Sussex found that knowing a victim of hate crime or even hearing about a hate crime can have significant negative impact. They found that many people respond with anger, anxiety or feelings of vulnerability. This makes intuitive sense to most of us based on our personal experience, but what is most striking is that in this study of the 3,000 Muslim and LGBT people interviewed, four out of five participants knew someone who had been a victim in the past three years. Hate crimes and intimidation are a direct assault on community inclusion. It directly undermines our city's reputation and faith in its democratic institutions. Over the past two years, white nationalists have surged into the political mainstream. It has gained energy, openly recruiting in our neighborhoods. But let's be clear. White nationalists don't seek to merely spread hate. They seek to organize that hate to undermine democratic institutions. When we should be clear that when we have a growing social movement invested in ethnic cleansing, hate violence is the logical outcome. Hate violence is white nationalist ideology in practice. We know we have a problem with hate violence in Oregon, and odds are that it's bigger than we have imagined. The hate crime figures I cited previously are deeply unreliable. Even the Department of Justice acknowledges that most hate crimes are never reported. That's one reason why Portland United Against Hate is such an important initiative. It's important that we continue to explore best practices to reducing the impact of hate violence in our community. We can't address a problem as wide reaching and significant as hate violence without real data driven understanding of it. Portland United Against Hate not only tells us what's happening in our city, but provides a building block for creating solutions. Our communities can't solve the enormous problem of hate violence alone and neither can our government. It's our city government's job to build safe, livable communities, and it is the community's job to care for each other. Portland United Against Hate is a model of how our community, government and business can work together to meet these goals, paving the way to make Portland a safer, more inclusive and more hopeful place to live. I appreciate each of you. Thank you for your strong leadership on this issue.

Wheeler: Thank you. Appreciate it. Thank you all.

Eudaly: We have our next panel. Welcome, everyone.

Dr. Shweta Moorthy, Researcher Coalition of Communities of Color Good afternoon, Mayor Wheeler, Commissioners. My name is Dr. Shweta Moorthy, I am the research director of the Coalition of Communities of Color. I come to this work with a Ph.D. in political science and over a decade in academic research. I want to talk to you today about the pilot project that we conducted last fall. The first goal of this pilot project was to really gather community insights and experiences around hate crimes and reporting procedures, then to really use that to lay a foundation to advise in the creation of a community driven hate

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documentation process and to inform best practices about what kind of resources and guidance is needed around the hate crime and incident reporting process. Before I get into the details of this pilot project study, I want to talk to you about the principles that informed this pilot project and other principles of research justice that basically center and emphasize communities as experts of experiences that we possess experiential, historical and cultural knowledge that needs to be taken seriously but needs to be given the legitimacy of evidence in policy making. That communities have the right to research, ie, communities have the right to self-determine what knowledge is produced about them. They have the right to be heard. We have a right for our experiences to be taken seriously and we have the right to know. We have the right to know research and data and policy that exists about us and that impacts our lives. So what that meant for the pilot project was that even before we started gathering communities together to talk about hate crimes and hate violence we wanted to give space to communities to really define what it means to experience hate, to be able to share and discuss what kind of experiences with hate communities have had. From a research point of view, we devised a community based participatory matter where we focused on focus groups as the best way to really engage communities in that conversation where we could give space to communities to really engage with and share what experiences with hate they have had, how they define hate, which may be different from how law defines hate crimes. Therefore, based on that be able to share their best advice on what hate incident documentation process would look like. This was not a comprehensive needs assessment of hate violence in communities, but rather an opportunity for communities to fundamentally shift understanding of hate violence and to be able to purpose solutions for how that hate violence should be documented and shared. From a research point of view, we also know that communities can experience focus group fatigue, so we didn't want to continuously engage communities in focus groups, so we decided on seven focus groups with different problems listed on the slide here. 4/20/17. We were able to engage with a wide variety of community members while at the front lines of experiencing hate violence. Focus participants and community members were of different ages, of different race, ethnicity and nationality. They identified in different ways in terms of their gender and they came from different types of housing status. I'm happy to go into more details if you have any questions later. So, this is the first time really that communities most impacted by hate violence have been given the opportunity to present a systematic report about their experiences as well as their solutions. These findings can no longer be dismissed as one off as anecdotal, as emotional. It creates the foundation for future work. It creates accountability. So, there are four major findings from this pilot project work that hate goes beyond crime. Feels basic but it need to be said. For our community hate is a feeling, emotion, behavior. It is interpersonal. It is systemic. It is hate speech. It's symbols. It's racial profiling. It's ICE raids, unequal access to opportunities and resources. Hate is internalized and comes up within communities. The second finding of this pilot project was as Kari mentioned earlier, that communities have had to make do with their own support networks. Their support networks are stretched to capacity and are not well resourced. Many were even unaware when these resources were available of those resources or were unable to access them due to various values. The third major finding that came up from the pilot study was that communities are tired of reacting all the time. They feel that they can be proactive response, that hate can be prevented rather than merely being responded to, and that can happen through education, through learning, through bystander intervention and so on. Lastly, this is where I'll spend a little bit of time, is the finding that we need more appropriate approaches to encourage hate incident reporting. That hate crime tracking as it currently exists is not working for most communities. As Eric mentioned in his testimonial, there's already national level data that suggests that hate crimes are underreported. My own data I'll add to that. The national

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crime victimization survey that collected information and data about victims of crimes between 2011 and 2015 said that 54% of hate crimes go unreported. This when racial bias is the primary motivator of crime. So why does hate crime go unreported? Our pilot study found four values. One just lacks attention. The pilot study found a breadth of hate violence and incidents. It's happening all the time and attention just isn't paid to that breadth and depth of experience. The second is that a lot of times those that would collect hate crimes turn out to be perpetrators. Law enforcement, teachers, employers have all these experiences came up in the focus groups. It can create a feeling of insecurity and discomfort in reporting hate crimes. It can also be unclear to community members not to report if the people they are supposed report them to are the ones who are perpetrating it. The third finding that came up as a barrier was lack of action. That when folks have reported incidents and violence of different forms that either nothing has happened or there's been no support. What that means is that even the reporting process has further created harmful effects. It's retraumatized community members who took the courage to report it to begin with. What that means is that community members in our focus groups identified three big elements that need to be included in the reporting process. One, that the reporting process should be person centered and should be part of the healing process. Data for data's sake does not work. That message was very resoundingly clear from our pilot study. The reporting process should not be retraumatizing and should not cause more harm. It should walk alongside with action. That again data for data's sake does not work. If someone is coming in reporting deeply traumatic experience that happened to them, there needs to be action. There needs to be resources that follow along with it. So therein ends our report of the pilot study. I would like to share a little bit about how this pilot study is forming the foundation of the work that we're currently doing. The ccc, the coalition of communities of color, was commissioned to build a proof of concept that would be informed by the pilot project findings and that's what we're currently engaged in. We're on the pilot by creating community centered, community driven, trauma informed hate incident tracking tool, which is the beta platform that Kari mentioned at the beginning. We are going to create opportunities for reporting through trusted interfaith community organizations, our fellow co-op partners we have a resource guide element in our platform which connects people who report their experiences to resources that already exist, and in doing all three we are really taking a holistic approach again to hate incident documentation system that data goes along with capacity building, training, prevention and resource provision. The manner in which we plan to collect data through this proof of concept is through an online interface, through walk-ins with over ten community facing and organizations who will be trained in trauma informed data collection practices, and to the extent that our community organizations have the capacity we'll also provide this platform in different languages and through different culturally specific practices. Lastly, we are thinking ahead in terms of what data, what kind of experiences are going to come in and we're in the process of creating agreements about who will own this data and how it will be shared. Where we are at this moment is community organizations will hold data that they take from community members and through a coalition on the whole will have access to aggregate data for the sake of advocating, organizing and intervention.

Dr. Justin Henderson, Director Lewis and Clark Community Counseling Center Grad School of Education and Counseling: Good afternoon. I'm Dr. Justin Henderson, director of the Lewis and Clark community counseling session. I'm a graduate professor in education. I want to talk a little bit about how to integrate trauma informed care into this hate incident response system that we're attempting to develop. Part of this for me was the thing that work bore out of the need for there to be a more consolidated process in which members of our community can aid those who have been targets of hate and bias. For me I really believe that the model that we're creating recognizes the need for training as well

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as data gathering capabilities amongst multiple domains. So, I'm going to focus on two specific areas. One is going to be on what I'm calling trauma informed hate incident tracking, and the other is on trauma informed hate response. As an academic obviously I like long-winded titles. I think part of this is to understand from a trauma informed hate incident tracking framework, we must be able to gather information while simultaneously being sensitive to individuals, families and communities who have been targeted and the pilot project data or the outcomes of this from respondents show this. So there needs to be a balancing between data gathering and relationship building. It's vital that people feel heard while also empowering them with knowledge necessary to make informed decisions about their situation. I also see it's really important for us to apply a wide net within our community. This model suggests that there has to be multiple avenues, i.e. Community organizations, agencies, et cetera, by which people may access resources in search for help. There needs to also be the identification of supports like the points of contact. Identifying places and people that will be able to seek out help and support. You have to train those particular people who will be receiving people who are seeking help in the way of trauma informed care so that the accuracy of the data that you're gathering, and the reporting is viable. One much the things we know from research is self-report data accuracy and viability is increased when it's conducted from a trauma informed approach. That takes into consideration cultural competency, emotional relational resources, ongoing relational support from data gatherers. The other piece I have been focusing on is training up and coming mental health professionals, making sure they are trained to screen, assess and support those who have been targets of hate in the community. Part of this is because we have to recognize that the psychological consequences and the relational consequences of hate has already been discussed can look many different ways and the needs of those individuals and families and communities may be variable. So, I think that there's a broad applicability in my opinion professional other than mental health professionals, to learn how to reply and respond in a trauma informed way to hate. Training mental health professionals may also serve as consultants to the community. In closing it's important for us at least to be involved in the Portland united against hate organization and for us being able to have opportunity to actually enact our social justice mission within community organizers who quite frankly I have been impressed with since the beginning. Thank you.

Wheeler: Thank you.

Suleyman Nor, Community Engagement Specialist, African Youth and Community Organization: Good afternoon. My name is Suleyman Nor. I'm a community engagement specialist. I'm here to talk about the last piece of the pilot project, community safety. It became clear through the pilot project that resourcing our community is a huge need. The coalition is addressing response and prevention in a variety of ways including training, prevention, intervention, education and community building. This work is just as critical as data tracking because we don't just want to know what's happening but also, we want to do something about it. I'm going to share African youth community organizations' experience within community building as a model for community safety. PUAH project has increased trust between east African communities, associations and mainstream community. Many of our constituents' fear for their safety to encounter anti-Muslimism and anti-immigrant sentiment or any violence motivated by intolerance. We're being targeted. Our safety is at risk. Building our capacity to deal with hate has been a clear benefit for the population we work with. You'll hear about how this is an issue of public safety from Muslim women during the testimony. PUAH project enabled us to establish a series of activities regarding hate and bias including community engagement meetings, staff training, cooperation with other organizations. It also expanded our opportunity for youth. It gave us a chance to educate our community. That is the culture capacity building, dialogue

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gathering where the participants come together and share ideas openly without fear. So, this partnership will give us strength and help we need to fight against hate. It is engaging ongoing activities that will bring a great result. I would like to conclude my speech as sharing one of the community stories. We invited many of the community which happened to be one of the board members regarding hate and bias. She returned to the board and convinced them to increase our request from 4,000 to \$9,500. Thank all of you for giving attention to this great work and I appreciate your commitment for building inclusive and livable neighborhoods and communities. I thank you all.

Wheeler: Appreciate it. Thank you.

Seemab Hussaini, Community Organizer, Unite Oregon: Honorable mayor wheeler, the city commission, thank you. I'm Seemab Hussaini. I'm a community organizer with unite Oregon. I'm here in that role and capacity. However, I'm also the co-founder and board member for the council on American Islamic relations Oregon chapter. It's not easy to point out one or a few things regarding the ripple effects of hate incidents over community without getting into the socioeconomics of a system that gave hate the permission it needed to get here. Before one even becomes a victim, it's almost common knowledge that these incidents are bound to happen at some point in their lives. Black parents have the talk which nonblack people of color are beginning to adopt. The effects of fractal systemic failures over an extended period of time for those described to be of a protected class has been long and fraught with challenges. The council on American Islamic relations recorded a 17% increase in anti-Muslimism bias incidents nationwide in 2017. Over 2016. This was accompanied by 15% increase in hate crimes targeting American Muslims including children, youth, and families. Over the same period. Its reach is ever expanding in the 21st century but our work continues, and our reach depends on you today. So today we focus on hate incidents and the impacts of hate crimes on our marginalized communities, the epidemic of it, how it is rooted in our city and even state. One of our approaches at unite Oregon is through leadership development. Our work with Portland united against hate and the building of this tool allows us to not only rely upon a safe community trusted reporting and tracking tool but also allows our diverse immigrant community to lead it. That's both uplifting and empowering. The need to create and maintain tools that will allow us to track potential hate crimes will be evolutionary in the city and the model outside of it. Portland united against hate has come together as a coalition of specific community-based organizations that understand the need and importance to track this epidemic and the vested interest and will to rid of it. The importance of taking feedback and experiences from communities and modeling them into useful community engagement is immeasurably beneficial to this city and the real solution to fix these problems. With little resources the pilot project has laid this foundation. And will have critical out comes for many communities represented by Portland united against hate, 70-plus member coalition, and the city as a whole. In memory of the one-year anniversary to the max train stabbings and murders and the 30-year anniversary coming up of the death of let's get this done. Thank you.

Eudlay: Thank you. Appreciate it. Thank you all four of you. Our final panel.

Wheeler: It's good to see you all. Thank you.

Djimet Dogo, Director IRCO Africa House: All right, again, honorable mayor wheeler and honorable commissioners, thank you for this opportunity. I'm Djimet Dogo, director of Africa house. Also associate director IRCO the Portland united against hate is a partnership between the community and the city of Portland and we all know that. Given what would be our pilot project and also to the community for us the city is getting more into the partnership like wrap-around services that are culturally responsible for people affected by hate incidents important for our city to have access to various immigrant and refugee community who are living here within the city of Portland it was also an opportunity

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for the community and the city of Portland to find solutions to problems affecting our community. Especially at the immigrant organization, the communities coming from all over the world, from the middle east, from southeast Asia, from Africa and from eastern Europe and most of those new arrived refugees and immigrants are facing hate crime and hate incident. They don't know where to look to. At IRCO, through this partnership we are able to put in place an advisory, we call it community action team that comprise of representatives from all the communities and included two Portland police bureau officers this gave an opportunity for our community to have a focal point to call when there is hate crime or hate incident. When they are punished. When they are punished on April 3rd. On April 2nd all Muslim students stopped going to school. Different school districts keep calling us. 90% of our students didn't show up from Muslim, Rohingya, nobody showed up, but all did not call the school but called us to let us know because of those flyers and all those flyers are going viral they are not letting their children go to school because of this. So those kinds of advisories are put in place for the community to call if they feel comfortable to call and report those hate incidents. Again, thank you so much for the help. Thank you for this help to allow us to educate our community about resources that are available to respond to hate, and also to create enough network to build community capacity to respond and reduce impact of bias incidents and crimes. Again, this partnership allows us to strengthen our community network and capacity, reach out to different schools, neighborhoods, safe groups, ethnic groups and restaurants to tell them where to call in case there's an incident to report. It helps conduct regular planning on hate to our community and provide a safe place for reporting and consultation as well as meeting with law enforcement if need be that we need to contact or go for procedure. So again, this opportunity strengthens our capacity to educate our community, support the victim and to tell them that they are not alone. The whole city of Portland is behind them to support them through this project. So thank you and we'll do more if we can expand this partnership because there are still more things that need to be done if this project can continue. Thank you for the support.

Wheeler: Thank you, sir. Appreciate it.

Ali Hassan, Community Member, Lutheran Community Services Northwest: My name is Ali Hassan. Great elected officials, organization members and community members. I would like to share with you some of the experience I have gone through and the Somali community. My kids and my neighbors have gone through this experience. The biggest problems happen on public transportation, in the schools and at workplaces. Yesterday afternoon I was going to the library to learn esl so that I can pass my immigration test. This gentleman who drove his car towards me and then almost hit me then that made me fear for my life and I went back home and miss that class yesterday. My young daughter was in school and had a scuffle with another student. We expressed our frustrations. Nothing was done. That was disappointing. There are also students with disabilities out with their teachers in the community and trying to cross the light, they started beating them, only the two dressed like Muslims. The problem is so huge we cannot sum up here. Thank you for the good work you are doing. We want more of these meetings to happen. We want the opportunity to express our views, so you can hear the problems on our part. Thank you.

Wheeler: Thank you.

Diane Hess: Good afternoon, mayor wheeler and commissioners. My name is Diane Hess, education and outreach director of the fair housing council of Oregon. Our organization has been fighting illegal housing discrimination since 1991. According to southern poverty law center over a third of hateful acts occur in housing. Feeling safe and secure in our homes is fundamental. People who are feeling trapped by hateful acts where they live feel even more vulnerable amid a housing crisis where there are limits the opportunities to move. Under the federal fair housing act, harassment and threats are

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illegal. Our hotline provides assistance and advocacy to victims and through our Portland united against hate partnerships we're deepening relations of trust with cultural communities and increasing collaboration. We're working with partners in conducting know hour rights range, targeting organizations working with impacted communities. This has led to an increase in calls in related hateful acts on our hotline and requests for more training and technical assistance. We're also training housing providers. Landlords, homeowner associations, and homeless shelters on their legal responsibilities to prevent and address acts of hate that occur on their properties. In 2016, Hud issued a ruling requiring these housing providers to address these situations and not doing so is a violation of federal law. One recent example of a situation we dealt with was an apartment complex where there were racist terms sprayed in the parking lot close to the unit of an African American tenant. Initially the manager did nothing but after we contacted them and worked with them they immediately cleaned up the language, sent a letter to all tenants explaining racial harassment would not be tolerated, and put up cameras throughout the parking lot and we have been following up with the victim and note there have not been further problems. The impact we have had here is we have had requests for housing providers for more training and technical assistance on how to address and prevent hateful acts. We developed a sample policy on resident on resident harassment and we're getting requests from a range of different providers to feature our training at their annual conferences. So, we are getting increased contact, increased activity in this area, so I'm confident we are starting to make an impact as part of PUAH. We're grateful to be a point of contact and a partner with Portland united against hate and we thank you for your support.

Wheeler: Thank you.

Meg Juarez, Crime Prevention Coordinator, ONI: Mayor wheeler, commissioners, good afternoon. My name is Meg Juarez, crime prevention coordinator for the crime prevention program at ONI. Our work focuses on providing public safety and education and awareness supporting community partnerships to address public safety issues, livability and resiliency. As we pivot to a more realistic partnership that involves new partnerships, more inclusive outreach and broader scope we also want to integrate awareness and prevention of hate crimes and incidents in our work. Portland united against hate can help support us in doing that. Having different programs within city and the bureau reeve together their expertise makes us a stronger, more responsive and more inclusive local government. I'm here today because I think that the work of PUAH will benefit and support the work of crime prevention in building capacity for resilient communities. Crime prevention coordinators work with communities helping them address public safety issues and concerns already. Currently, however, they do not necessarily have the capacity or a method for dealing with hate incidents. Hate incident tracking tool could be a valuable asset to the crime prevention team and to the communities that we work with. PUAH is a preparedness and community safety resource for our team. We have discussed coordinating training and educational sessions to better equip the crime prevention team with tools to use in their day-to-day work. PUAH not only meets oni goals as you heard staff speak to earlier, but this project could augment the work of crime prevention and the crime prevention team. What they already do to build safe and livable Portland communities. Thank you.

Wheeler: Thanks for your good work. Thank you all of you.

Eudaly: Thank you, everyone. That concludes our presentation, colleagues.

Wheeler: We'll entertain a motion.

Fish: Move the record.

Eudaly: Second.

Wheeler: We have a motion and second. Please call the roll.

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Fish: So, I want to begin by thanking my two colleagues for their leadership in bringing this concept to this point. I want to thank community members for their testimony today. Frankly it's very sobering listening to the testimony and reviewing the report. There is a big gulf between the way we often view ourselves as a progressive community and the reality of how people are treated. So, we clearly have a lot of work to do. My understanding is that recently the grants were made, so the next report we'll have is on the fruits of that work. Hearing from our community partners on the various programs they put in place to do reporting and various other things. I look forward to that. I assume this will now become an annual report that we will receive. So, I look forward to that. I'm very proud of the community partners that are acknowledged in the report that the city is working with. These are trusted organizations on the front line of doing great work. We're very proud to have them as partners and thank them for their work. On that I'm happy to accept the report. Aye.

Eudaly: Well, thanks again, everyone, for being here. I'm so impressed with the depth and scope of your collective efforts. Not only will you be delivering much needed services and support to our most affected communities, you'll help all of us be better prepared to respond to hate from interrupting hate training to collecting and tracking data that will inform our ongoing efforts of the council, and as a city striving to be an inclusive and safe place for all. Vulnerable communities don't need more platitudes from us. They need remedies. They need resources. And they need real support. I'll pause for some snapping. Thank you. I commend all your efforts and also thank my colleagues for supporting this venture. I also want to especially thank the mayor for supporting my requests for funding for universal defense because while Portlanders united against hate is standing up to hate in our local community we also need to stand up to the civil rights violations being committed by our own government. So, thank you, mayor wheeler. I mentioned earlier, and I just want to say it for the sake of anyone who wasn't in the reception earlier and for my colleagues, I came earlier today I attended senator merkley's bending towards justice awards ceremony and he quoted dr. Martin Luther king, his famous quote about the arc of the moral universe bending towards justice. I just want to say again that only happens with hard work of our community. So, thank you and congratulations, and I'm really looking forward to the coming works that we're all going to be doing. Aye.

Fritz: It's very impressive what the community is doing and it's important to recognize for those watching at home this is community driven, community led. People helping each other, which is what we should be doing in Portland. I want to particularly recognize the community-based organizations who participated in the focus groups. Immigrant refugee group, Africa house, q sensor, unite Oregon, urban league of Portland, Asian family center, irco, Latino network and northwest cart and captioning, all of whom participated and gave valuable feedback for the next steps, reporting mechanisms to see what we do about that then it will require more intense partnership not only within the office of neighborhood involved but throughout the city government and throughout our community. So thank you to everybody in the Portland parks and recreation who has been a partner in encouraging this work and in highlighting the value of immigrants and refugees in our community which then hopefully we'll get more people aware of why it's important that everybody feels welcome and encouraged. I'm mindful that the woman whose daughter was attacked in the school by having her hijab removed is I don't think here anymore, so we have to recognize that we need to provide translation services more widespread. There's a lot of things that city needs to do to make our processes more accessible, understandable, available to everybody. I'm glad to see the American sign language being present here today. It's a lot of little things, a lot of big things that add up to this is what we can do together. I do remember back in 2016, the first meetings that we had to just recognize we're not going to just let this happen. We're going to figure things out. It does take time to figure things out

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because we haven't done it properly here in this country, this state, this city, for the longest time. The white community has to somehow unlearn our behavior. Those immigrants who came here with a white skin and speaking English have so many advantages that I'm aware of. Yet still it's a challenging time still in our country. With each day of going doing our best in city hall and then going back to my home and watching what's been happening nationwide, worldwide, now more than ever I think it's up to us as a community to fix what we can in our community. I feel powerless in many ways. Count on senator merkley to do the job for us as he has been doing. What I do have the power to do is change things here one person at a time, one community at a time, one city at a time. You have my continued commitment to keep working with you on that. Thank you for this report. Aye. [applause]

Wheeler: As per usual, I always sort of regret that as mayor I have to take my vote last which means I have to speak after my colleagues, who I have always found to be universally better at putting these things to words more eloquently than I am. I'll do my level best to rise to the occasion. I actually think we are leading and while I appreciate senator merkley and senator wyden and our congressional delegation and their tremendous leadership efforts at the federal level, the fact is Washington is not leading this conversation. In many regards it's the problem. Communities around the nation like ours are actually stepping up and filling that leadership void. Commissioner Fritz or maybe commissioner eudaly, I apologize, I believe it was commissioner eudaly said people don't need to hear platitudes.

Eudaly: That was me.

Wheeler: That was commissioner eudaly. Sorry I didn't remember that off the bat. It made me think, we can't afford to provide platitudes on any issue, much less on this issue, which is of significance. Everything is at stake right now. In the future of our country, our ability to work together as communities, our ability to leverage the diversity which is growing in our communities. This is all at stake right now. How we get through this time in our society will really define which path we are on beyond this time. There are days, I confess, when I wake up and I go, oh, great, I'm the mayor of Portland. Fabulous. [laughter] this isn't one of those days. This is one of those days where I say I'm so proud and frankly humbled and honored that I get to be your mayor because you as a community are organizing like this to lead not only locally but to serve as an example to other communities around the country that we have our best days ahead, as a city, as a state, as a country. It's because of you. I look at the diversity in the room and different backgrounds and experiences and organizations and skill sets. My gosh, this is a smart room: There are more doctors in here than when we invite the medical professionals. Thank you for your leadership. This was the probably one of the easiest decisions I think we've raised at council. I appreciate my colleagues having brought this forward. I'm super impressed with how we have leveraged very, very limited resources, you just took the limited resources we gave you and ran with it and leveraged the heck out of it. You're providing something that I think is foundational. We get to build on it in the future and commissioner eudaly mentioned the effort she's working on around university. That's one example. There's a lot of other directions we could go here. I've said enough. I'm super proud of my colleagues. I'm super proud of you and I look forward to continuing this partnership for a long time to come. I vote aye. The report is accepted. Thanks for everybody who was here. [applause] next item, 429.

Wheeler: I'm sorry, why don't we take five minutes. Thanks. We're in recess.

Wheeler: We're back in session. Karla, could you please read the next item.

Item 429.

Wheeler: Colleagues, I have about 4.5 minutes of comments. After four consecutive years of seeing rent increases of 4% or more Portland saw over all rent increase in 2017 of 2%. While rents for larger units continued to rise, 5% for two bedrooms, 10% for three bedrooms on average relatively smaller increases in one-bedroom units and decline in

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studio rents helped limit over all rent growth compared to previous years. The average rental unit charges \$1398 per month. You know what? You're going to get this in your report. I don't need to go through this. If you miss it, I'll come back to it. Good afternoon.

Shannon Callahan, Director of PHB: Good afternoon, thank you, mayor. Shannon Callahan of the Portland housing bureau. This is the housing bureau's third year producing the housing report. This was initially developed to provide policy makers with an authoritative source on the housing market and affordability. It gives us a foundation for a policy and program designs and guide their investments ensuring they are grounded in data about where the greatest need is. To that end, perhaps its most important contribution is to our understanding of affordability that goes beyond just an overview of the city as a whole and drills down into how opportunity and housing opportunity varies for families, seniors, communities of color, renters, homeowners and low-income households. I would like to at the outset acknowledge this report is being presented a few months later than we would normally present it. We were hoping to incorporate data that we expected from the American housing survey and from the department of commerce which we expected in December. That data has still not yet been released. But it would have provided us with a more detailed picture on unit characteristics of things of the type of safety, quality as well as more detailed demographics on who is in the units, accessibility, gender and migration patterns we're still anxiously awaiting that data. We hope to incorporate it in the follow-up report which you will see in the fall.

Wheeler: Very good. Thank you.

Callahan: The last thing I wanted to note before I turn it over to Matthew is that as you mentioned, mayor, when you started, rent growth may be starting to level off, but that picture is really very different for if you're a renter or a homeowner, whether you're a white house hold or household of color and where you live in the city. With that we'll turn it over to data and information.

Matthew Tschabold: Matthew Tschabold for the record. We're going to talk about rents and renters in Portland. Just as a reminder to folks in the room, those watching, the city has about 264,000 households and over all the homeownership rate is about 52%. I do think it's important to note communities of color in Portland rent at disproportionately higher rates, significantly higher rates for the African American, native American and even Latino community. If you look at api disaggregated the margin of error is a bit high for us to present authoritarian but others also struggle with these disproportionately high rates. You'll see this backdrop of who owners and who renters are in Portland you'll see a trend for the city of Portland. Looking at our affordability maps, the average Portland household can afford to live in most neighborhoods in the city with the exception of the central city and some of the surrounding neighborhoods. But southwest Portland, inner east Portland and outer east Portland the average household can't afford to rent. For households of color on average they are not able to afford to rent in the city of Portland due to disproportionately low incomes. If you look at the rents over about a 10, 11-year period of time the average rent in the city has gone up by 70% from 2005 to 2016, which is significant and it's significantly as we all know impacting people's ability to afford to stay in the city. The housing bureau looks closely at rent burden and we look at really two measures. Rent burdened households or households paying more than 30% of their income on rent and extremely rent burdened households are paying more than 50% of their income on rent. When you look at that databased on race and ethnicity again we see that for our communities of color that over the past from 2007 through 2016 they are paying increasing percentage of their income on rent, and for African American and native American households on average they are extremely rent burdened and Latino households are rent burdened and moving toward extremely rent burdened. New units coming online that have an average rent of between 1900 and \$2,000 per month asking

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rent, we see an even starker picture for our communities in Portland where the percent of the total pre-tax income needed to meet those rents is dramatically higher for communities of color than for the white household. About three in five households in the city are below 80% of the area median income half of renters are cost burdened. 22% of renters are cost burdened paying more than 30% of their income on rent and 27% are extremely cost burdened. I think a data point on here that I do want to mention is that within the non-cost burdened renters an important figure is around 7,700 households are actually at 30% ami and below. This is the result of both home forward's housing vouchers as well as the affordable housing system, with the housing system financing affordable housing and nonprofits delivering it to the city.

Eudaly: What was that stat you just said?

Tschabold: 7,700 of the non-cost burdened renters do earn less than 30% of the ami.

Eudaly: Could you give that in a percentage?

Tschabold: In total there are 20,000 so about a third.

Callahan: This first slide we have 135,000 homeowners in the city. This represents approximately 52% of the households. It is a disproportionately white homeowner. Affordability on this slide, as you can see, for the average Portland household is 55,000 a year. Affordability for the average household of color is almost nonexistent. Again, just to compare to what we see with renters. Homeowners in Portland, home prices have risen depending on the neighborhood from 22% to 50% over five years or 34% cost increased average. The highest increases over the last five years in home ownership costs, not the dollar amount but the percent have been in the Lents foster neighborhood. Followed by 122nd and division, 122nd and division still remains affordable for many homeowners. Thank you, Matt. That is what this next slide shows, is they are actually the most affordable neighborhood for buying a home, and yet have risen dramatically over the last five years. In terms of home ownership affordability, this delineates what different households can afford in terms of a mortgage. Black households can afford approximately 120,000 in a Mortgage. That can show you why affordability is out of reach in the city of Portland for most black households. This varies by race with native American and Alaskan, I'm sorry, American Indian and Alaskan native at 125,000 and affordability, and Latino, around 200,000 in affordability. This is why we focus most of our home ownership programs exclusively through culturally specific organizations. This slide can be somewhat confusing, but our intent with this was to contrast what the average homeowner in Portland has experienced in the same time period that renters have seen a 70% increase. Homeowners taking into account all factors that go into home ownership in terms of insurance, mortgage payments, if they have any, as well as taxes. Have seen a 25% increase. This really demonstrates how home ownership can encourage stability and wealth generation.

Tschabold: So, looking at the permitting and production numbers, again in 2016 and in 2017, which will be incorporated in the next report, the 20-year highs that the city has been seeing in multi-family permitting production have maintained. Again, sitting roughly around 4,000 units, and multi-family space, and actually in 2017 as a preview of the upcoming report there are about 6,000 units that were permitted and 6600 units that came into production. On the single-family side, we're still seeing permitting and production low pre-recessionary Levels. And for looking forward to the next report for the 2017 data, we actually, the numbers indicate a lower level of permitting and production than in 2016. I think it will be interesting, and we've been in conversations with the bureau of planning and sustainability, and some of the residential infill work moves forward, if it does, see what the impact of that is on increasing the single-family stock in the city. Looking at that, by neighborhood, again, we see the concentration of multi-family permitting and the central city, and the surrounding neighborhoods as well as north and northeast Portland, and

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single family continues to be concentrated in northeast Portland and inner southeast Portland.

Callahan: Finally, we are going to present you with information on the housing bureau programs and our performance. So this slide may look familiar to you. It delineates both where the units are in production and the units that we currently have in our regulated portfolio. Last year we brought online 511 new units and preserved 145 units of affordable housing. We are also proud that we were able to increase our deeply affordable units in our production pipeline by 12%. And I would like to acknowledge that in this year's report, we have a placeholder for our progress on permanent supportive housing as we're working to develop the program and policy Guidelines, but I wanted to give you a real-time snapshot of what we've been able to accomplish, and frankly, just since this report was published in February. And so, we have been able to plan and/or produce 192 units of permanent supportive housing, which would represent a 24% increase last year. This is dependent upon all of the projects that we currently have under contract with the bond moving forward. With our partnership with Home Forward, we've been aggressively able to plan to be able to bring on permanent supportive housing and provide dedicated units to meet the council's policy goals for us last year. And then just to give you an overview of what we have in our pipeline, we -- I am sorry, our portfolio, we have 800 units, we added 20 units of supportive housing through the Ellington last year as well as six, and Oliver station through a commitment by the developer, which building is located in the Lents neighborhood. And this lifts out the units that we have in the planning and production phase pipeline.

Fritz: The city policy is an additional 2,000 units or 2,000 total?

Callahan: The policy was an additional 2,000 units of permanent supportive housing. The policy was built on a share of those units being in new developments and a share of those units actually coming online and market developments are moving folks into the private rental market, but we're still working out the final Details on that and plan to have that report to you in the summer. I did want to give you an update about what we've been working on.

Fritz: Interesting. Thank you.

Callahan: As you know inclusionary housing is a new program for the bureau. It launched last year. In just over a year there are 30 inclusionary housing projects in process with 180 units of affordable housing in those projects in the pipeline. We have 1660 total units and 30 projects currently. In pre-application and early assistance meetings there are 49 additional projects including nine in the central city, which would bring on a minimum of 1200 new units to the city. This gives you a little snapshot with both our progress last year in terms of programs for home ownership and a bit of information on where we are halfway through this fiscal year. The last year we were able to help 993 homeowners with services to move them into home ownership. This includes things like counseling and education services, of which our partners have provided 663 Portlanders, and we have already provided 16 down payment assistance loans in the first half of this fiscal year for home ownership. We also prioritize stabilizing the homeowners where they are. Last year we were able to provide services to over 942 Portlanders. This year we have in the first Half of our reporting provided home repair loans to 14 families. Home repair grants to 269 families. And helped foreclosure prevention services to 158 families. I would like to note in the mayor's proposed budget this year that he's proposed to add what would be our first citywide source of home repair grants focused primarily on east Portland. And then finally, a bit of information about the newly established renter services office. Last year 2,100 Portlanders were provided with education and legal services, and this year and the first two quarters we are on target to meet our annual goals. A bit of a snapshot of the joint office, we do report for them in conjunction with the state of housing report, but this gives

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you information on it's probably too small for most to see, but on the placement prevention and shelter access, the notes are a partnership, again, to work on the policy that you established for the supportive housing units in the next ten years. So, with that we would open it to your questions.

Wheeler: All right, I will give you a general question to start us off. So, the housing bond, five to seven-year time frame is stated in the materials. We have actually delivered or have committed at this point approximately half of those units.

Callahan: Yes.

Wheeler: The affordable housing that you are delivering is at a record high and continues to be projected to be at that level into the foreseeable future. You are adding new programs. You are on track at least for this year, and it looks like for next year to meet our objectives around permanent supportive housing. So, by objective standards, things are going great, what's keeping you up at night?

Callahan: North and northeast oversight committees' work and the report that you just saw last month and how to bring that back on track and keep the promises that we have made to the community, specifically as it relates to north and northeast Portland and bringing on the added layer of trying to do our level best to make up for the actions of the city in the past and bring on new policies and really deliver on those commitments in a way that's meaningful.

Wheeler: How is that going?

Callahan: We are going to do it. So, it's going to be a little tough, and it's going to be a little messy, but we're going to get people into the housing we promised that, and we're going to do it.

Wheeler: My work is done here. Colleagues, questions?

Fish: I will jump in. First of all, what an amazingly comprehensive and detailed report. I guess my only complaint is I would like you to boost the font next time because I think it's getting so dense that we're now.

Wheeler: It seems fuzzy, too.

Fish: It's because some pages are shrunk and then they are highlighted, and then the full page, but even if it means a bigger page, I would say let's pump up the font a bit. Three questions, first you gave us a preview on the pipeline on permanent supportive housing unions. Is it your intention in the next report to have a pie chart or something that allows us to track our progress against a goal?

Callahan: Yes. Yes.

Fish: Thank you on that. And second, I want to pick up from something you mentioned in passing about the percentage of our regulated units that are deeply affordable, and in this instance, I will talk about 30% of ami or lower.

Callahan: Okay.

Fish: At page 117 of the report, and these are, let's be clear, these are people who are in deep poverty and are a population served by home forward.

Callahan: Yes.

Fish: So on 117, if I do the math correctly, about 16% of our city regulated units are for people at 30% or below of ami, and the reason that I know that is the right number is that, that's the number that you put in the text at page 119. So, the calculator in my phone is working, that may be the only thing working on my phone. Here's the concern I have, though. If you could turn to page 123. And let's look at the rental Unit production snapshot. If we look at the unions at 30% ami and divide it by the total affordable, we're now down to 6%. So why the gap?

Callahan: Oh, commissioner if you are looking at the percentage, you are also looking at things that are not supported by us necessarily, but are marketed and include 80 percent ami, so you are seeing projects in this list.

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Fish: This is private and regulated?

Tschabold: Yeah, so.

Fish: It says city regulated production --

Callahan: This is the prior multi-program embedded in here.

Tschabold: I think you are looking at the total, there is two columns. There is one that's total unions because a lot of our buildings are mixed income, and that's the 4,783-unit number. And as far as the total affordable.

Fish: So it's closer to 10%.

Wheeler: If I could jump in for a second. For the fall report, if you redo this, could you add a sentence or two explaining what the headline means? I agree it's a little confusing.

Tschabold: Absolutely.

Fish: So it's better. So why the variance from 16% total portfolio, now we're at 10% of what's in the pipeline.

Tschabold: What I would contrast that is what is not included is a lot of what's on the PSH side, which I will go back real quick, which are a lot of decisions that have been made since this production pipeline snapshot was Created. So, if you are looking at the 192, psh units and the majorities of 30% ami as well as our 30% goals with the majorities of the new production, which is buildings and units from the Portland housing bond, I don't have the exact percentage. I can get it to you, but you will find that it's probably about 16%. So, if you factor in the production pipeline, historically, and then balance that with the decisions being made with regard to the bond, it's probably pretty close to the 16%, if not above it.

Fish: Good. And I don't know whether 16% is the right number, but that's a percentage of the total portfolio, and we hear all the time that we should have housing in a range of incomes. I agree with the sentiment but when you have limited resources and you know that one particular type of housing is needed to address homelessness, we need to continue to invest. And by setting the 2,000-unit goal under psh, what we are going to see is a growth above 16% of the number of our regulated units that serve who are poor.

Tschabold: As well as the large number of units for 30% in the bond, the goals in the bond.

Fish: The other question I had actually comes from the forward that the mayor has put in the document. Probably the only document here that you did scrub so we will blame the mayor if there is any inaccuracies but I didn't Understand something in the forward to I want to ask you.

Callahan: Okay.

Fish: In the mayor's office forward it refers to 20,000 housing unions across the metro area are regulated affordable by a public entity. The majority of those are funded by the city of Portland. Does that exclude units with a section 8 that someone has obtained using a section 8 voucher? Administered by home forward in.

Tschabold: It excludes choice vouchers.

Fish: The largest housing program in Oregon is the section 8 voucher program. So the only way that I think that we could get to that number is to exclude the section 8 program. Good. Thank you.

Wheeler: Commissioner eudaly.

Tschabold: I was going to say, if I may, one of the reasons we calculate that is because the vouchers can move with individual, and so we know that we have 20,000 affordable units regardless of where people move. Where somebody with a voucher may move out of the city.

Fish: If I could close the loop on it, let me also close by saying that someone on my staff read this document word for word. Identified 23 different references to permanent supportive housing in this document. So, I want to tip my hat, it's in the definitions. It's there is a separate little chart explaining a policy update. There is the language is

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Embedded. And I think that it's entirely consistent with the guidance that this council gave you, which is we want to aggressively move into boosting our supply of permanent supportive housing as a, as perhaps the most effective and cost effective tool to address homelessness, so thank you for that.

Wheeler: Who is that? Awesome.

Eudaly: Okay first of all I am heartened to see that we helped nearly a thousand people stay in homes that they owned. I think that helping low income and/or distressed homeowners is another vital piece of our overall strategy. I am wondering if the housing bureau has any policy proposals in the works to assist in rent affordability.

Callahan: In terms of the rent assistance programs or something of that?

Eudaly: We are invest anything keeping homeowners in their homes. How are we investing in keeping renters this their existing rentals.

Callahan: I do know that the, in conjunction with the joint office that there is a long-term voucher pilot that is particularly focused on seniors, and I think that it's working quite well. I believe that the hope would be to expand that program. I don't think that there is an expansion on the table presently. But frankly that's probably the best way to stabilize renters is through a long-term voucher Programs. Most of the other forms have been short-term.

Eudaly: Emergencies.

Callahan: Exactly. And that does not help them with affordability. I also think that some of the programs that we have talk about, and unfortunately our rental rehab program did not work in the last two years, but we are hoping that this year to rethink that. And provide a potential better option to consider in next year's budget. We are contemplating an ability to help stabilize renters in the private market.

Eudaly: Great. And I have to go back to that one stat again because I don't think I quite caught what you were saying. So how many renter households do we have?

Tschabold: We have about 127,000 renter households.

Eudaly: And about 49% of them are cost to some degree. 127. Is that what I said?

Tschabold: Roughly 127,000.

Eudaly: So 51% of them are not a cost burden so that's 64,770. Walk me through again that step that you offered that said a certain portion of those who are not are extremely low income and not a cost burden because they have affordable, stable affordable housing.

Tschabold: Yes. So I think that I have left off a piece of that. So for the non-cost burden there is 7,70 households earning below 30% ami. Which my one-third comment was for all households below 80% ami. I was not factoring in the households earning above 80% ami into the number.

Eudaly: Okay. All right.

Tschabold: There are a number of households above 80% ami that are not a cost burden but looking at those below 80% ami, it's about 7700 of about 20,000.

Eudaly: We're looking at 80% because rents are affordable to people over 80%? Why are we making that?

Tschabold: Once you go, in Portland once you get above 80%, 90%, there is generally more affordability but that happens to be our mandate, the housing bureau's mandate for programming is the rental housing is below 80% ami. Primarily 60% when you talk about the direct financing program.

Eudaly: I will go back to my office and run some numbers to see what rents would be, if they had held roughly equivalent to homeowner expenses, you know, just out of curiosity because that's a pretty significant chasm, 45% higher increase than home ownership.

Fish: Can I ask two other questions? Have we essentially abandoned no net loss? As a policy? We used to track that years ago, but is that dormant or has it been repealed in the central city?

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Tschabold: We continue to track that. I am just checking for the page number, it is in our part 4, Which is the policy target section. There is a number between all of the Portland plan and the different aspects of the comprehensive plan, 2035, and the urban renewal plans. So I think that we incorporated it in the challenge with the no net losses, we're fairly close to meeting the policy target, but when it was set there was a substantial portion of the units that were market affordable and we are making it up with regular funded finance regulated affordable, so we are tracking it. Page 100? Yeah. But it's really we are, as a city, having to make up for the loss of market affordable units in the central city. So it's something that we closely track. Something that we certainly are making investments in the central city. But to accomplish that it will fall on the shoulders of government and nonprofit partners.

Fish: Thank you, and second I have heard a range of numbers from people about the number of deeply affordable units in our community that were short and the range is 24, 25, 26, 27,000. Do you have a number in the report that you quantify, and if not, do you have a view on that subject?

Tschabold: So yeah. Looking at slide nine in the presentation there is a reason that we are presenting this as percentages. It's because the data that is used to calculate the cost burden is slightly old. Its data provided from hud and the latest data is a five-year data set with 2014. And so, applying real numbers most likely underestimates the need, but I can share the numbers and I wanted to preface it with that. So, bear with me on the numbers. For the 22% for cost burden households 2,200 of those households are below 30% ami. 7,900 households are between 30% and 50% of the area median income. And 11,000 are between 50% ami and 80% ami, so in total the number of cost burden renters below 80% ami is about 21,000 households. For extremely cost burdens, there are 19,700 extremely cost burden renters at 30% ami and below. There are 8,900 roughly representors that are extremely cost burden between 30 and 50% ami. And then 2,500 between 50 and 80% ami, which is where you get your 29,000 figures, is the cost burden, which is 29,000 renters in Portland.

Fish: So technically we are talking about people that are already renting but are extremely cost burdened.

Tschabold: Correct.

Fish: So, when we talk about a number of 29,000 units or something like that, another way of looking at it is if we had a robust local voucher program, we could move someone from very cost burdened to cost burdened or cost burdened to where the hud guidelines are Without adding new units.

Tschabold: Correct.

Fish: That's helpful. Thank you.

Wheeler: Commissioner Fritz.

Fritz: I appreciate the data in here and the way that it is laid out. I think commissioner eudaly, when we're looking at how much home ownership prices have gone up, the part that I really appreciate being in here, is about median income, and comparing it between 2,000 and 2015. And the poverty rate. And I am just looking at my neighborhood in Portland on page 90 and comparing it with Woodstock on 91. And median income has gone down in the last 15 years. The poverty rate has gone up from 6.6 to 9.4. And it's the same in Woodstock that while the median income has gone down, and the poverty rate in Woodstock is 15.5. You know, we talk about affordable housing. The challenges that income has not kept, I mean not kept pace, income has actually gone down.

Tschabold: I think you will find that home ownership rates have fallen. As well.

Fritz: So that's the other piece that we need to address as we're looking at housing production is about jobs and business and you know, supporting the small business who is make up the back burner of our community, so that's kind of one of my take-aways on this.

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Callahan: Yes, we could solve the affordable housing crisis with increased incomes as well as that would support the rents.

Fritz: It's not only a housing problem.

Callahan: No, it's a problem of income and equality and frankly, poverty.

Eudaly: Unfortunately, we have less control over incomes than we do over our housing market. At least than we should over our rental housing market, and I can say that although I was low income from 2005 to 2016, if my rent had only gone up 25%, rather than 70%, in four years, not in 11 years, which is what we're looking at, I would have not fallen into that cost burden category. So, I mean, I absolutely agree that the living wage jobs are a key component of this, but my take away is that we should have been doing more to regulate our rental market, and that's going to remain a prior to for me.

Fish: A follow-up question on federal policy because you kind of alluded to it. Do you anticipate the federal government changing the definition of who is cost burdened? I say that in light of the hud secretary's announcement that he wants to give housing authorities the flexibility, well he wants to raise rents on people as a way of, I guess, "alleviating his dependency, but if hud ends up allowing rent increases, can we anticipate that that will be accompanied by redefinition of who is cost burdened?

Callahan: I think that we could, I think that we could. I wish that I could tell you that I knew what to expect from hud at this point but I don't. I don't. I am not as in touch with that.

Fish: What I would say is this reminds me a bit of 30 years ago with another president you know, declaring ketchup with vegetables in school. I think we need to be careful about allowing a redefinition of poverty or cost burden or anything else to change our priorities, so if there is a change in the formula, I think that it would be helpful if you brought that to our attention because ultimately I think that we need to determine locally who is cost burdened and we may be less reliant on a national definition.

Callahan: Yes, commissioner. thank you.

Eudaly: I share that concern because I am beginning to see rental ads that say you have to make twice what rent is. I feel the new standard is definitely on the rise, and it does not leave much, there is not much left for other essentials. Let alone spending money at local businesses, which would support living wage jobs, so it's just really a vicious cycle.

Fish: I move the adoption of the report.

Fritz: Second.

Wheeler: A motion from commissioner Fish. A second from commission Fritz. Please call the roll.

Fish: Nice work, team. This is our third, fourth, and fifth year? Third year? Thank you. This tradition began under then housing commissioner Dan Saltzman in response to a desire to have more data. More information guiding our policy decisions. There is a lot of data in here. There is a lot of information. For me, though, there is a couple of pages which tell really the most important part of this story. Thank you again for an excellent presentation. I especially appreciate the renewed attention on affordable housing as a key tool in our arsenal to attack street homelessness, and I look forward to working with the bureau to target the new resources that are in the mayor's office proposed budget to address some of our most urgent needs, and particularly I am interested in seeing the service dollars that the mayor is proposing to add the clearly segregated so we can accumulate them and spend them strategically on the units that we have in the pipeline. Thank you for your good work. Aye.

Eudaly: I am losing my voice. Yeah. Thank you for the support. Brace yourself for a deluge of questions from me and my office. Sorry. Not sorry. Aye.

Fish: Thank you. This is another excellent report, and it continues to emphasize how people of color are disproportionately impacted by high cost burdens for housing, and how different areas are gentrifying continually, and We need to be mindful, particularly in east

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Portland of following the east Portland action plan suggestions, can you reduce that gentrification and displacement? I do think that we need to continue to look at the economic development as a tool to address the housing costs. And I am thinking about the recession when we were using the president Obama's stimulus package of 500 million, which Mayor Sam Adams was able to get, and that's partly what kept us from doing even worse because we had all those construction jobs, and yet now we have all these good construction jobs doing a matter of things, and it doesn't seem to have rebounded. It continues to get worse, so I think that the trends have been similar over the past several years, so it was not -- I was not as surprised by that. I was chagrined that we are not doing better. The other really interesting thing in your presentation today was at the beginning when you said that there are 264,000 households in Portland. And when we vote on a comprehensive plan on May 24, we will have the capacity to have 249,000 more units. We'll be adding 39,000 more, and we'll have the zoned capacity, so almost double the number of households, the challenges, what income level is it going to be built at and how quickly can we encourage that capacity to get built. I think with the choices with putting things in the right place that we will see, hopefully, the economy starts to slow down and construction start to pick up because of that increased capacity or keep working on it, thank you very much both of you for your work. Aye.

Wheeler: Love the report. Thanks. I vote aye. [gavel pounded] we are adjourned

Adjourned at 4:08