



CITY OF
PORTLAND, OREGON

**OFFICIAL
MINUTES**

A REGULAR MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS **10th DAY OF APRIL, 2019** AT 9:30 A.M.

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

OFFICERS IN ATTENDANCE: Karla Moore-Love, Clerk of the Council; Naomi Sheffield, Deputy City Attorney; and Cheryl Leon-Guerrero and Daniel Sipe, Sergeants at Arms.

Item No. 305 was pulled for discussion and on a Y-4 roll call, the balance of the Consent Agenda was adopted.

COMMUNICATIONS		
296	Request of Robert Patterson to address Council regarding homelessness (Communication)	PLACED ON FILE
297	Request of Mary Bowers to address Council regarding affordable housing guidelines (Communication)	PLACED ON FILE
298	Request of Anestis Polizos to address Council regarding Unreinforced Masonry placarding and tenant notification ordinance (Communication)	PLACED ON FILE
299	Request of Stephan Lewis to address Council regarding the value of the Stadium District Business Association (Communication)	PLACED ON FILE
300	Request of Dan Petrusich to address Council regarding the Stadium District Business Association (Communication)	PLACED ON FILE
TIMES CERTAIN		
301	TIME CERTAIN: 9:45 AM – Appoint Phoebe Ebright to the Open Signal Board of Directors for term to expire November 30, 2020 (Report introduced by Mayor Wheeler) 15 minutes requested Motion to accept the report: Moved by Fish and seconded by Hardesty. (Y-4)	CONFIRMED
CONSENT AGENDA – NO DISCUSSION Mayor Ted Wheeler Office of Management and Finance		

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*302	Pay property damage lawsuit of John Arehart in the sum of \$35,000 involving Portland Bureau of Environmental Services (Ordinance) (Y-4)	189447
*303	Pay property damage and bodily injury claims of Mijung Unversagt in the sum of \$40,485 resulting from a motor vehicle collision involving the Portland Police Bureau (Ordinance) (Y-4)	189448
Commissioner Nick Fish Parks & Recreation		
*304	Authorize application to Oregon Watershed Enhancement Board for a grant up to the amount of \$270,000 for restoration work in Forest Park (Ordinance) (Y-4)	189449
Commissioner Jo Ann Hardesty Portland Bureau of Emergency Management		
*305	Authorize an Intergovernmental Agreement with Portland State University to conduct research on the Emergency Transportation Routes not to exceed \$15,000 (Ordinance) (Y-4)	189453
306	Amend the code governing the Bureau of Emergency Management, Disaster Policy Council, and Emergency Management Steering Committee to reflect greater citywide engagement in emergency management (Ordinance; amend Code Chapters 3.124, 3.125 and 3.126)	PASSED TO SECOND READING APRIL 17, 2019 AT 9:30 A.M.
Commissioner Chloe Eudaly Bureau of Transportation		
307	Accept a \$2 million grant from the Oregon Department of Transportation, authorize Intergovernmental Agreement for sidewalks on the westside of SE 174th Ave between SE Main and SE Stark, and appropriate \$20,000 in FY 2018-19 (Ordinance)	PASSED TO SECOND READING APRIL 17, 2019 AT 9:30 A.M.
Commissioner Amanda Fritz Water Bureau		
308	Amend contract with CH2M Hill Engineers, Inc. in the amount of \$80,720 for the Strategic Business Plan Development Project (Second Reading Agenda 287) (Y-4)	189450
REGULAR AGENDA Mayor Ted Wheeler Bureau of Development Services		

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309	Reappoint Martha Bailey and David Grant and appoint Stan Tonneson to the Floating Structures Code Board of Appeal for terms to expire April 9, 2022 (Report) 10 minutes requested Motion to accept the report: Moved by Fish and seconded by Fritz. (Y-4)	CONFIRMED
Office of Management and Finance		
*310	Amend City Code to increase the Chief Procurement Officer's contracting authority and to streamline the procurement and contracting process (Previous Agenda 290; Ordinance; amend Code Chapters 5.33 and 5.68) 10 minutes requested (Y-4)	189451 AS AMENDED
Commissioner Nick Fish		
Bureau of Environmental Services		
311	Authorize a competitive solicitation and contract with the lowest responsible bidder and provide payment for construction of Hillsdale South Sewer Rehabilitation Project No. E10681 for an estimated cost of \$2,065,000 (Ordinance) 10 minutes requested	PASSED TO SECOND READING APRIL 17, 2019 AT 9:30 A.M.
312	Authorize an Intergovernmental Agreement with the Oregon Department of Fish and Wildlife to conduct stream habitat surveys in Portland waterways not to exceed \$498,686 (Ordinance) 10 minutes requested	PASSED TO SECOND READING APRIL 17, 2019 AT 9:30 A.M.
City Auditor Mary Hull Caballero		
313	Transfer payroll and non-payroll payment processing functions from the Auditor's Office to the Bureau of Human Resources and the Bureau of Revenue and Financial Services, respectively (Second Reading Agenda 281; amend various Code Sections) (Y-4)	189452

At 10:52 a.m., Council recessed.

<u>WEDNESDAY, 2:00 PM, APRIL 10, 2019</u> DUE TO LACK OF AGENDA THERE WAS NO WEDNESDAY 2:00 PM MEETING	
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A RECESSED MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS **11th DAY OF APRIL, 2019** AT 2:00 P.M.

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

Commissioner Fritz left at 2:44 p.m.

OFFICERS IN ATTENDANCE: Karla Moore-Love, Clerk of the Council; Lauren King, Deputy City Attorney and Heidi Brown, Senior Deputy City Attorney at 3:00 p.m.; and John Paolazzi and Tania Kohhlman, Sergeants at Arms.

The meeting recessed at 2:44 p.m. and reconvened at 3:02 p.m.

<p>314 TIME CERTAIN: 2:00 PM – Amend Title 33 to update the Neighborhood Contact regulations (Previous Agenda 214; Ordinance introduced by Mayor Wheeler; amend Title 33) 1 hour requested</p> <p>Commissioner Fritz withdrew her motion #1 from March 6, 2019.</p> <p>Motion to amend 33.705.020.B.4 on page 49 of the Recommended Draft to add a requirement that the required neighborhood contact meeting (which the applicant is responsible to arrange) be accessible and provide reasonable accommodations: Moved by Fritz and seconded by Eudaly. Vote not called.</p> <p>Motion to add a new Neighborhood Contact III requirement which would be triggered in these cases:</p> <ul style="list-style-type: none">• Projects adding 10,000 square feet of net building area to a site in the design overlay zone.• Land divisions that include environmental review.• Expedited Land Divisions <p>Moved by Fritz and seconded by Fish. Vote not called.</p> <p>Motion to require notification of adjacent organizations when the development site is close to a boundary: Moved by Fish seconded by Fritz. Vote not called.</p>	<p>CONTINUED TO APRIL 24, 2019 AT 9:30 AM</p>
<p>315 TIME CERTAIN: 3:00 PM – Accept Portland’s Housing Bond Oversight Committee Progress Report 2017-2018 (Report introduced by Mayor Wheeler) 25 minutes requested</p> <p>Motion to accept the report: Moved by Fish and seconded by Eudaly</p> <p>(Y-4; Fritz absent)</p>	<p>ACCEPTED</p>

At 5:50 p.m., Council adjourned.

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MARY HULL CABALLERO
Auditor of the City of Portland

A handwritten signature in blue ink, appearing to read 'K. Hull', is positioned below the name and title of the Auditor.

By Karla Moore-Love
Clerk of the Council

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

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

Key: *** means unidentified speaker.**

APRIL 10, 2019 9:30 AM

Wheeler: This is the April 10, 2019 session of the Portland City Council. Good Morning, Karla, please call the roll. [roll taken]

Wheeler: Now legal counsel will read the rules of order and decorum. Good morning.

Naomi Sheffield, 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 welcomed, comfortable, respected and safe. To participate in the 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 and resolutions or the first readings of ordinances. Your testimony should address the matter being considered at the time. If it does not, you may be ruled out of order. 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 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 said, please feel free to do a thumbs up. If you want to express that you do not support something, please feel free to do a thumb's down. Please remain seated in council chambers unless entering or exiting. If you are filming the proceedings, please do not use bright lights or disrupt the meeting. 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: Thank you, first up, communications.

Item 296

Wheeler: Is Sir Patterson here today? I have not seen him yet. Next individual, please.

Item 297

Wheeler: Is Miss Bowers here? Next individual, please.

Item 298

Wheeler: Welcome. Thank you for being here.

Anestis Polizos: Good morning.

Wheeler: The microphone can slide about six inches, is about right. Six inches away, thank you.

Anestis Polizos, Stadium District Business Association representative: Good morning, Mayor Wheeler and Commissioners, Fish, Fritz, Hardesty and Eudaly. My name is Anestis Polizos. I represent the stadium business, Stadium District Business Association. Thank you for the opportunity to speak today. I am the treasurer of this. During budget season, I would like to thank City Council for investing in the success of neighborhood business districts like ours, with the continuous funding of venture Portland.

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Fish: Could you give us the rough boundaries of that district? So roughly speaking the Stadium District covers what?

Polizos: Parts of Goose Hollow and Burnside and -- I can provide a map afterwards.

Fish: But around Providence Park and sort of west, west up to Goose Hollow and then, and then north to Burnside.

Polizos: Correct.

Fish: Okay.

Wheeler: I am sorry to interrupt, and I am willing to let you start over again. If you wanted - there are two other individuals on the communications that I notice are speaking on the same subject. Would you all like to come up at the same time? Thank you. Karla, could you clear the clock and allow Mr. Polizos to start over again, please.

Fritz: Read the introduction again.

Fish: You can give us the boundaries?

Stephan Lewis, 107IST member: Yes. It's really -- the boundaries are really more of an identity than a location. So, if anybody who wants to, business or nonprofit organization that wants to identify with the geographic location in proximity to the stadium.

Fish: Thank you very much.

Polizos: Okay. During the budget season I would like to thank the City Council for investing in the success of neighborhood business districts like ours through the continuous funding of venture Portland and also to Commissioner Fish. It's great to have you as a resident in our district. I am also the owner of a building on the 1700 block of west Burnside, which includes the Marathon Taverna and 35 housing units. This has been a family owned business since 1974. Originally purchased by my parents, Greek immigrants. As one of the many small business owners whose building is labeled a URM [Unreinforced Masonry], I want to thank you for taking a step back and further reviewing the policies around placarding our buildings. We are, we are moving in the right direction correcting -- I want to thank you for taking a step back and further reviewing the policies around placarding our buildings. We are moving in the right direction correcting the mistakes that left us segregated and targeted without due process. Unfortunately, we cannot fully undo what has been done by the online labeling that occurred. Portland is made up of many small business and property owners, by taking buildings out of code compliance with the mandate to placard the URM buildings, you consolidate the building owner footprint taking it from individual landlords and potentially only making it accessible to large corporations. This is not the best interest for Portlanders. The result, businesses close, undeserved and low-income residents are displaced, and further gentrification of our most accessible, walkable and eccentric neighborhoods are further comprised. I have personally felt the effects of the mandate to placard buildings since the inception of the online list of offenders was posted. Throughout the process, there has been fear of being able to comply with repair and insurance needs, potential loss of business, and an ongoing barrage of harassing, solicitations from large developers, and investors ready to steal my family's American dream of owning their own property and business that would sustain generations. The thought of being forced into repairs and displacing low income tenants that have been in their units, some of which for 20 to 30 years is heart-breaking. We want to comply and make repairs as needed and feel it should be expedited dependent on the immediate needs and feasibility. I am in support of this City Advisory Committee, compromise of a variety of stakeholders to help the City to devise a plan. The potential for pushing out individual property owners is high. Determining the criteria for case-by-case basis analysis for which buildings to fix and when is important. We also need adequate support offered to all building owners in need, not just public buildings or nonprofits who, in many instances, can afford repairs easier than private owners. I put my trust in you to lead and advocate for those who need it most. I urge you to listen to those most affected by

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your leadership decisions and when needed, be willing to support the best interests of the individual small business owner and the greater good of the city. Thank you for your time and consideration.

Wheeler: Thank you, Anestis, I don't know if you had the opportunity to apply to be on the committee.

Polizos: I have the opportunity?

Wheeler: Yes. Are the applications still open or is that closed?

Hardesty: I believe it is in the closed. We are in the process of putting the committee together now.

Wheeler: Very good. There will be a committee being convened by Commissioner Hardesty through her bureaus, that will have community input as you suggest.

Hardesty: And if you are not on the committee you will have an opportunity to provide input to that committee.

Polizos: Thank you. I would like that.

Fish: Can I just ask you, with respect to your property on Burnside, just to the east of your property, is there a building going up?

Polizos: I think that you cross the street, the old jaguar.

Fish: Across the street? It's that new development going up on Burnside?

Polizos : Yes.

Fish: Right. You are on the north side of the street?

Polizos: Correct.

Fish: Okay. Thank you very much. Thanks for coming in.

Polizos: Thank you.

Wheeler: Good Morning

Lewis: My name is Stephan Lewis, I am with the 107 Independent Supporters Trust, we're the nonprofit engine that drives the Timbers Army and the Rose City Riveters, and I represent the Stadium District Business Association. I am here today to talk about the value of the business organization. And some of the conversations that we have there. Like I say, if you are unfamiliar with the 107, it has been a couple since we have come to see and you give you a report, and we would like to do that again soon. Like I say, today I want to talk about this stuff, specifically, there is a lot of great conversations. We talk about things like the unreinforced masonry, we talk about the really quality conversations about development. What are the needs of the community and how can the development be a good thing for the community? And, you know, sometimes it's critical. But we also -- one of the things that we did as an organization was help address the concerns of livability, safety and security, and part of that is breaking out some of the loaded language of that and you know, really kind of figuring out what's going on. Where are the different organizations paying for security? What does that look like and what times of those? And could there be overlap, and what are you talking about when you are talking about security? The 107IST has run for over six years, the majority of the cleanups in the area, and we have been able to activate other organizations to take part and do that, and that's in partnership with the neighbors west, northwest coalition, and we value that strong relationship that we have with them, as well. But, it's a lot to keep up with, you know, and the testimony last week -- Tina and you guys were talking about some of the issues surrounding homelessness. You know, we've been able to have really quality conversations about that. The decriminalization of it, and what are, what are people really talking about. What are the ramifications? And you guys were talking about what I believe was the clean start program. It was not identified, but that's something that we have approached and brought to the table and got a proposal from them on how to cover the Stadium District . But the Stadium District primarily is made up of a lot of small business owners. And it was an over \$80,000 price tag in order to get the, an on demand coverage to be able to come up and do the

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things, but we really like the program, The transitional nature of it, the fact that you know, it's really, you know, building relationships with our -- all the members of our community. And yeah. Like I said, if you have any other questions.

Wheeler: Commissioner Fritz?

Fritz: Sorry, I am a member of the 107ist, and I want to thank you for your volunteer work. Was there something that you wanted to finish up there?

Lewis: No, that's fine.

Fritz: So, I am going to go out on a limb and say, I don't think that there is another supporters club for either football or soccer in the entire world that does the things that the 107ists do in terms of community engagement. If somebody is watching and wants to get involved and follow the Timbers or the Thorns because you do so much good in the community. How would they get in touch or become or get to know about the 107ist?

Lewis: 107ist.org is kind of our splash page, and we are actually working on a sizable campaign to raise awareness about the work that we do, and we do, as you know, a lot of great stuff. Everybody knows the stuff that we do in the stadium, but for every dollar we spend in the stadium, is also an equal dollar that we spend in the community. One of the things that we do, we are actually one of the active members of Portland United Against Hate. And that's another reason that's really great. We are able to have the conversations, carry the conversations that are coming from PUAH and being able to talk about that same stuff with the Stadium District Business Association. And spread the word on that. We are partnering, we are Starting a partnership with the -- we do a lot of sponsorship of soccer youth throughout the region, and we are partnering with the parks department this year for the world cup soccer.

Fritz: I just heard about that.

Lewis: So, something that we can do that the city can't do, and we have a lot of facilities to really make that a special event.

Fritz: The tenth anniversary of the Portland World Cup. If you could contact Cynthia Castro on my staff, and we can help you get scheduled for a full presentation about what you do, thank you.

Wheeler: Thanks a lot for coming in, we appreciate all that you do. Good morning.

Dan Petrusich, Stadium District Business Association member: Good morning, Commissioners and Mayor Wheeler, I am Dan Petrusich, and I am a property owner in the Stadium District as well as a board member of the Stadium District Business Association. I just want to thank you for the opportunity to talk about the Stadium District this morning. I am glad that you had an opportunity to discuss with what the boundaries are because it's not perfectly defined. The renovation of the providence parks, the landmark development that will bring visitors and businesses to the neighborhood and be a catalyst for the future, and I want to thank the City for cooperating with the Timbers to bring this important renovation to life. And that's about to come to life here in June. It's an exciting time for the Neighborhood. We are looking forward to the new Lincoln High School, and the press blocks development, and all the other things that are happening, but we are noticing some headwinds and wanted to get ahead of that. Some of the projects have been delayed or are canceled. And TriMet is considering closing the Kings Hill Station, which seems to be untimely considering the new high school is about to get started. And all this other development that is happening around this station. It seems like it would be prudent to leave it open until it could be analyzed later. I know you don't make that decision, but any, any influence you have would be greatly appreciated. The one thing that I wanted to talk about with respect to development is the FAR Transfers [Floor Area Ratio] in districts, and if you look at the map that's attached, to my letter, you can see that the Goose Hollow Stadium District is kind of a FAR Island. All the other sectors are a combination of neighborhoods, and I am not sure how that resulted, but what it means is you can only

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transfer the FAR within each sector, and we think that it would be in the best interest of the City to combine sectors one and five and allow FAR to transfer among all those areas. So. It's just something that seemed like an oversight but wanted to point it out and get your consideration.

Fish: Thank you, Dan. Since we have three members of the Stadium District Association here, I just want comment on something that I observed over the weekend that I am going to talk to PBOT about, and it's a good news, bad news. The good news is, PBOT is investing in handicap accessible curb cuts now, and I think that they are actually in front of the Taverna, and they are making their way west, rebuilding the intersections and putting in curb cuts. That's terrific. What they are doing though on the off hours, which is evenings and weekends, they are continuing to block off a lane. And that lane is blocked off during worktime because it's a safety issue. You want people to work without being, obviously, run over. But on evenings and weekends, when there is no work being done, I can't think of a reason, and I stopped and took a look as to why we continue to block that lane. What it means is traffic was backed up on Burnside several times when I was on it this weekend, back to Powell's. And people couldn't get -- couldn't really navigate the 405 intersection, and so what we are seeing, also, what I saw was a lot of dangerous behavior of people driving erratically because they got so frustrated, so I will talk to PBOT about, is it essential when the work isn't being done to continue to have that lane closed? Because closing a lane on Burnside in the Stadium District is displaying a lot of traffic. And so, I will see what I can do on that front, and I guess the only thing that I will tell you, I hope that they finish up the work on the stadium addition as quickly as possible because we have got to get the team back home. We cannot afford to spend any more time on the road.

Lewis: We met with them, with the front office last night. And they assured us that everything is going very well, according to plan and they very much on schedule.

Fish: They need some home cooking I think, we gotta to get them home. Mayor, I just want to acknowledge we don't often get folks from business associations coming to testify, in part, because people have businesses they are running and they don't get a chance, but we appreciate having this panel come and give us an update on what's going on in the neighborhood.

Wheeler: Appreciate it, Thank you, Thanks to all of you. Karla, have any items been pulled off the consent agenda?

Moore-Love: Yes, Item 305. Please call the roll on the remainder of the consent agenda.

Fish: Aye. **Hardesty:** Aye. **Fritz:** Aye. **Wheeler:** Aye. Consent agenda is adopted. First time certain item, please, item 301.

Item 301

Wheeler: We are joined by the Executive Director of Open Signal and Phoebe Ebright, who I am recommending for the appointment to the board of directors, pursuant to city code the Mayor appoints a voting member to Open Signal's board of directors subject to confirmation, of course, by the Portland City Council. For over 35 years and including right up until last night and right now, Open Signal has continued to provide multi-media and digital technology training and tools to our diverse communities. Thank you for being here. Good morning.

Justin Harn, Open Signal Executive Director: Good morning. Good morning, Mayor Wheeler and council. I am Justin Harn, the Executive Director of Open Signal, Portland Community Media Center and it's my pleasure to be here and support Phoebe Ebright's appointment to the Open Signal board. The Open Signal Board's mission is to empower the community to make effective use of media for creative expression, cultural exchange, and civic participation. Open Signal provides the community with cable broadcast in the form of five cable channels airing locally and independently produced content 24 hours a day and reaching 400,000 homes in the Portland metro area. A 10,000 square foot media

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facility, including two media production studios with full green screen cyclorama and one with cutting edge immersive production capabilities. A free media equipment library featuring professional grade cameras, lighting, microphones, ipads, mac book pro laptops and an adobe creative suite and more. Editing rooms and animation stations and an analog media lab and a immersive media lab and a voiceover room and stream PDX, a mobile podcast studio. We offer education for adults and youth, affordable and beginner and advanced classes are taught in English and Spanish covering camera and production studio operation, editing, immersive media and more as well as community education partnerships with schools and nonprofits and on demand training customized for any group. We also provide community engagement and artists support in the form of exhibition, screenings and immersive media events, Open Signal labs is an incubator for film-makers of color and our new media fellowship and in-house residency for digital artists. Last but certainly not least Open Signal provides professional production services to the community. Our number one client is the City of Portland for whom we film and broadcast every City Council session, committee hearing and community meeting for the public to see as a means of facilitating the access to information and enhancing transparency and accountability and service to a more civically engaged citizenry and more representative government and thusly a more equitable and livable city. By the numbers in 2018 alone we broadcast approximately 150 Portland City Council meetings. Additional major accomplishments at Open Signal include a 42% increase in the number of people who reserved Open Signal's public media equipment and production studios during the fiscal year 2018 compared to the previous fiscal year. An inspiring creativity award from Portland Monthly magazine's light of fire award recognizing excellence in a nonprofit leadership. The launch of a new major fellowship program for African American film-makers which raised nearly half a Million dollars in calendar year 2018. Erratically inclusive \$1 membership program that raised more than \$18,000 from over 500 community members in the first nine months, and 36% increase, in operating and project-based funds in fiscal year 2018 compared to fiscal year 2016 due to major growth and earned revenue, grants, and individual giving. And major philanthropic support from the Meyer Memorial Trust, The Oregon Community Foundation, The James F and Marion Miller Foundation, The Collins Foundation, the Oregon Cultural Trust, and many more. Given the fact that, as we all know, cable franchise fees are declining, our push to diversify funding to maintain high quality service delivery is critically important. Phoebe Ebright with years of experience as a fundraiser at the Regional Arts & Culture Council Right Brain Initiative and social venture partners will support said efforts lending her knowledge of the institutional funding landscape, both regional and national and her expertise in individual and corporate giving to continue to grow our capacity to meet the ever increasing demand for technical and creative leadership training in the media arts. Now I will pass the mic to Phoebe so she can provide some more details on her background and why Open Signal is an ideal fit for her skills and expertise.

Phoebe Ebright, Regional Art Cultural Council (RACC) Development Officer: Good morning, Mayor and council. I am Phoebe Ebright, as mentioned. I am currently, in my day job, the development officer for the regional arts and culture council focused mostly on arts education and the Right Brain Initiative, which most of you are probably familiar with. I would say that I've been doing development work since about 2002, mostly focused on youth education, and arts education, and workforce development and financial literacy and the like, and in terms of my other engagements I am on the equity committee for Social Ventures Partners Portland as well as working with KairosPDX on their fund development strategy. I was first introduced to Open Signal through my good friend and colleague Rebecca Ferrell, who I had the great pleasure of working with at RACC for a number of years. She's is now their development director and development and communications

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director, and I think that the thing that really attracted me to the organization initially, besides is the fact that you know, we were able to provide incredible access to state of the art technology to just the general public, who otherwise wouldn't have access to those types of tools, was just really the narrative around equitable access for all people regardless of demography and neighborhood and amplifying the stories of the under-heard, which has been a theme in the work that I've been doing, in my real life. So, I am very excited to work with this crew as Justin has mentioned, my charge for them is to help them to diversify private sector funding, to help deepen the pool of resources available for folks to tell their stories. So, thank you.

Wheeler: Thank you. Colleagues, any questions?

Fish: I have a question for Justin. I can't resist since you are here and first of all, congratulations on all the success that you are having.

Harn: Thank you.

Fish: I was home recovering the other day and wanted to watch a council hearing, and unfortunately, we were not able to -- it was one of those hearings, community budget forums where community media was not able to set up so I watched it on YouTube, which was not as satisfying as on channel 30. But I want to ask something that's near and dear to my heart and Commissioner Eudaly's heart, which is affordable art space. You have a unique location on MLK, and part of what makes your campus, if you will, unique is you have got the parking in the back. And that substantial space, which you activate sometimes -- I've been to events where you have had food carts and other activities. Do you foresee an opportunity in the future as you do strategic planning to think about that parking lot as a potential development site?

Harn: Absolutely.

Fish: For affordable art space, given the tremendous location?

Harn: Most definitely. I can't speak to the detail of land trust or what that would look like in terms of what the community would like to see. Absolutely. We are a -- we take very seriously our position as an anchor institution within the City, having received funding for so long from the City of Portland, which we are tremendously grateful for. A huge part of the work that we do is about facilitation and collaboration, so we regularly partner with tons of different nonprofits and with 100% would love to see a coalition of media arts and nonprofits or arts nonprofits working in media and congregating at our complex.

Fish: I think at the moment, and I don't know what all the legal issues are in terms of your ownership and options and things like that, but as the board thinks about a strategic plan, I would encourage -- and I say this also for Phoebe Ebright's benefit, I can't think of a better location and also the fact that it is connected to your campus which is such an inspiring place and is so activated, and so engaged with the community, that if we were able to put affordable art space in the back, live, work, studio, whatever, I think it's a marriage made in heaven, so please keep us in mind as you brainstorm the future.

Harn: Absolutely. Thank you for bringing that up.

Fish: Thank you.

Wheeler: Commissioner Hardesty -- colleagues, I would just mention because if Commissioner Eudaly were here she would not miss this opportunity, so in her absence I will take the liberty. Phoebe has given us a very impressive resume that includes her time with RACC, the other work that she does in the community, her interest in the intersect between media and creativity and the creative culture that we have in the city. But she also put some information in here about what she does in her spare time and it says she enjoys baking, photography, writing, travel, and here's the part that I thought that Commissioner Eudaly would appreciate and entertaining her friends during ill-advised karaoke sessions at various Portland watering holes. So, Phoebe you are well rounded. Thank you for stepping forward, and we appreciate what you will bring to the Open Signal board of

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directors, and Justin, thank you again for the incredible work that you all do, and thank you for keeping us on the air even when we go to remote locations. I know how challenging that is, but you and your crew step up every time. And we really appreciate it. Colleagues, I will entertain a motion.

Fish: So, move.

Hardesty: Second.

Wheeler: A motion from Commissioner Fish and a second from Commissioner Hardesty to accept the appointment. Any further discussion? Please call the roll.

Fish: I am familiar with your work at RACC, and we are delighted that you have chosen to take on this leadership role. We are very proud of Open Signal. My family and I went to a public event that they had a year or two ago, and we were really struck by how far the organization has evolved. How engaged they are with the community. We were struck by just how many people showed up to celebrate what's happening there, and the opportunities for people to do programming and podcasts and learn about media. And you know, not long ago, Jayme Dunphy and I went to visit the set of a Hulu show being filmed here called "Shrill," and we had the chance to go to the Hollywood Theater and see the first two episodes. Well it has become a national phenomenon, and we are very hopeful that we are going to get a second and -- a season of shrill, but Shrill is putting a lot of people to work locally, a lot of -- the Hollywood Theater was filled with people that were small businesses that are part of the eco-system, that Shrill and Hulu support when they come into a show here, so you are at the intersection of some really interesting things that are happening in Portland around media arts. And yes, we are grateful for the work that Open Signal does in covering city business. But we are really excited about the role that you are playing in bolstering our standing as a center for creativity and around the film and other things. So, continued success, and thank you very much for stepping up to take on this assignment. Aye.

Hardesty: As a former president of the board and long-time supporter, I am really thrilled with how far Open Signal has come. You are going to add a lot of new talent that I know will be embraced at Open Signal, and I want to say, the fact that the captioning is not something that you have to think about any more, it's something that I am very grateful for folks who need that extra help, keep up the Good work, and let us know how we can continue to be supportive. I vote aye.

Fritz: I am very fond of Open Signal, since I was in charge of the office of Cable Communications and Franchise Management, probably the longest ever bureau title in the history of this city government, in my first, so thank you very much for all your work and leadership there, and thank you very much for your willingness to serve. Aye.

Wheeler: Thanks, Phoebe, for stepping forward, we know you will be a great fit with the board and thank you, Justin. Open Signal continues to be an innovative, thriving and relevant asset in our community, and we know that Phoebe is just going to continue to help leverage that into the future. I vote Aye. [gavel pounded] The appointment is approved. Thank you. Next item. Item 309, please

Item 309

Wheeler: Can I put this aside for a moment? I apologize for doing this to you. Mary Bowers did show up. Is that correct?

Moore-Love: Yes.

Wheeler: Would you mind if we put this on aside for one minute, I apologize for doing this to you, Mary Bowers did show up, is that correct? Would you mind if we put this on hold for three minutes and let Miss Bowers come up and do her communications. She made the effort, and I know you ran into transportation issues this morning.

Moore-Love: 297.

Wheeler: Good morning.

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Mary Bowers: Good morning. Sorry I am late.

Wheeler: No worries.

Bowers: Thank you for allowing me to come back. I wanted to talk to you about some guidelines about the affordable housing. When I was homeless, I went around and talked to the homeless people and asked them, what do they want to see changed in affordable housing to get in. And they listed -- they told me several things. One, the first people that are housed are people that are drug addicts and alcoholics. That's not fair. And because these people are the ones that are probably going to get evicted, they cause disruption in the places, and even doing drug dealings and things like that. They need to have stricter guidelines to get into affordable housing. Because even though they may have been in treatment, that does not mean that they are recovered. So, they suggested the following people. The people that should get in first are veterans, elderly, disabled, and families with children under the age of three. Those should go in first. Then second would be families over the, with children over the age of three. And women with domestic violence. Then, the rest should go after that. Women and the men should be last. And the reason why is men have, excuse me, the capability to survive easier than us women do. But I also came across and they agree with me, in even affordable housing and regular housing, you have to make 1.5 times to get an actual -- an apartment. Will somebody that's making \$16 an hour can't get in because they don't make 1.5 times, so they are more likely to be homeless. And so that needs to be changed. And then the next step into getting regular housing is 3.5 times. Well, there is a big gap between 1.5 and 3.5 times. So, rent needs to be -- I have heard it on tv, needs to be regulated. It needs to be lowered than, you know, for example, an apartment that I lived in was one bedroom, but it was like a studio apartment because the kitchen was in the living room. It was a tiny little kitchen. I moved in, and it was \$445, right now it's \$1100. So that's a huge jump. So that needs to be changed. I am going to write a proposal for you, once I get entered, and send it to you so that way you have an idea of what needs to be changed and how to change it.

Wheeler: Thank you, Miss Bowers, and we will look forward to that. Thanks for coming in.

Bowers: Sorry about being late.

Wheeler: Not a problem. We understand.

Bowers and Wheeler: Thank you.

Wheeler: Mr. Whitehill, do you want to come back up. Colleagues, I have the privilege now of bringing forward the appointment, reappointments of the Floating Structures Code Board of Appeals. Martha Bailey who is a reappointment, and David Grant who is also a reappointment, and Stan Tonneson who is a new appointment. With us today to explain a little bit more about the Floating Structures Code Board of Appeals and the appointments is Terry Whitehill. Thank you for your patience.

Terry Whitehill, Plan Review Manager, Bureau of Development Services: Thank you, Mayor Wheeler and Commissioners. I am Terry Whitehill, I am the building official for the City of Portland, work for the Bureau of Development Services. And glad to bring these appointments forward, I will be truthful that it is sometimes hard to find appointments for some of the boards especially one that's very -- the scope is pretty limited, the community is smaller. We're just really thankful when we get people that are willing to step up and to be part of, be part of that board. The first one is Martha Bailey who has been -- who has had an ongoing interest in the floating structures, she was in the river community advisory committee for six years, and was on the title 28 citizen's update committee. Martha feels this is a necessary position and has the experience needed to continue in that position. And the next one is the reappointment of David Grant, who has over 30 years of experience in the floating home construction, he is excited to contribute to the floating structures community, which he has been involved in for the last 40 years, David wants to continue to contribute to the floating structure's community, and that's why he was wanting

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to be re-upped on the board. And then we have a new appointment. Stan Tonneson, who is a marine, marina owner with several years of experience with floating structures, he has served on the floating structures advisory board, and has worked to get Multnomah County to adopt the city's title 28, similar provisions at the county level which hasn't happened yet but is still moving forward as far as I know. Stan is excited to be involved with solving issues with the floating structures, by providing solutions with a -- safe outcome, and so that's the three appointments that we have. And what they do is we have -- we handle most of our appeals through our administrative appeals board, but if somebody doesn't like the decision that the administrative appeals board has, then they have the opportunity to go to the floating structures appeals board, and we need members on it to be able to have that available for customers.

Wheeler: Thank you.

Whitehill: Questions that I can answer?

Wheeler: Commissioner Hardesty.

Hardesty: Terry, you started with it's hard to find people to serve on this board and so we have to that are being reappointed. What is the process to find people to be -- to serve on this board?

Whitehill: We've put together a flyer that we then -- the river community advisory committee, we give it to those members, who then if they are members of a lot of the different marinas, and in that industry, and so they have circulated this out for us. It is, actually, been usually members that have come off that board who are willing to come onto the appeals board. The appeals board does not meet very often. We don't have very many appeals that come through for the floating structures, and the few that do come in, we usually can take care of the administrative appeals board level, so, it is a board that does not meet very often but we have tried to go out to the different -- all the communities that work in that area to try and get more members.

Hardesty: How many members are on that board?

Whitehill: There are three, three members, and then there are three alternates. Right now, we have these three, and don't have others. We are still continuing to try and find more. The hardest position we have, one of the positions is for an architect or an engineer that works in those fields. There's actually very few, few architects and engineers who actually work in the floating structure community, so that makes it more difficult.

Hardesty: And how many members are necessary for an appeals hearing.

Whitehill: Three.

Wheeler: Stan could not be here today, is that correct?

Whitehill: Yes, none of them were available. I will make an effort to get them here. Last time, we had a [inaudible] I had one that came, and that was one of the first that has come to -- for the appointment.

Wheeler: Very good. I will just state my personal preference is we don't necessarily need reappointments to come back each time but it is helpful to meet new appointees so we can ask them questions. And frankly it also gives them opportunities if they want to ask us some questions as well. Could you tell me a little bit while I have got you here? Obviously, there has to be close collaboration when we are talking about floating structures with the county. How does that work and how does the board interact?

Whitehill: So, we have our -- so for building code related, the county has adopted the city title, so in other words, we enforce, for our part of the county, basically, the -- from Gresham does one side of the county and Portland does the other side of the county. And that is through, through cooperative agreement, unfortunately, it did not include title 28, which is our floating structure agreement, so they -- we've been in discussions with them for about four or five years now about putting that in. They have been very open to it, but it has been a slow process. I think what they been trying to do is an over-arching agreement

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that covers more than just the floating structures. They are trying to put together something that also includes the boats that are parked along the waterway so they are trying to do this inclusive some kind of an ordinance that would cover a lot of different things, and that's what has slowed it down, but as far as I know, it is still in the works and hopefully at some point they will adopt it so that we can enforce our title 28 in the County parts. Because we have -- we do have a lot of floating homes that are located in the county, not in the City of Portland, and until they adopt it, we can't enforce any of our requirements there.

Wheeler: Very good. Thank you. Commissioner Fritz?

Fritz: About how many floating homes are there in our area?

Whitehill: You know, I am not sure what the total quantity is. It's a few hundred, but not a huge number.

Fritz: That's what I was looking for.

Whitehill: Yeah, yeah. It's limited, and most of those communities are kind of at the max that they can be. In other words, we are not seeing new ones or growth because I think that they are limited in where they can go. And it's kind of a maxed-out community as far as I know. We don't see too many new slips being created. Occasionally, but very rare, and it's usually just one or two.

Fritz: Thank you.

Whitehill: And I will say that a lot of other communities outside of Multnomah county have adopted our title, so it is getting adopted further out, so more of the waterway is using something very similar to our title 28.

Fritz: Mayor, if you would be interested in assistance, I would be happy to work with you on contacting the county and seeing if they would adopt it?

Wheeler: I think that would be fabulous, and I appreciate that.

Whitehill: Yea, I think it would be a good thing. Because what happens is when we have a rule and one place doesn't it tends to move the not so good homes, tend to move into the areas that don't have rules.

Wheeler: Thank you, Commissioner Fritz for stepping up, I appreciate that. Thank you.

Fish: Move the report.

Fritz: Second.

Wheeler: We have a motion from Commissioner Fish and a second from Commissioner Fritz. Any further discussion? Please call the roll, Karla.

Fish: Aye.

Hardesty: Aye.

Fritz: Well Terry thank you for all your good work. These appointments are taking me down memory lane. It was really interesting to learn about this one when I was in charge of Development Services, and I would have to say that the waterfront owners and operators of Oregon or WOOO, are not one of the most interesting acronyms but they throw some of the best parties, as well, so it's a very unique community of home owners and residence on those structures and so thank you for your work. Aye.

Wheeler: I have to, to say, I think that it's incumbent upon them to throw some of the best parties if it's their acronym is going to be WOOO, so there you have it. These are great appointees, I appreciated reading their biographies. The reappointments, as well as Stan Tonneson will make, I think, an exceptional addition to this board. I appreciate all the work that they do and the work you do. I vote aye. The appointment is approved. Thank you. Karla, next item will be item number 310, please.

Item 310

Wheeler: In July of 2017 the City Council passed an ordinance increasing the city procurement officer's contracting authority from \$500,000 to \$1 million for public contracts for goods and services and construction. And from \$100,000 to \$500,000 for professional

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service contracts. Last December City Council extended that increased contracting authority until March 31. This ordinance would make the chief procurement officer's increased contracting authority permanent and additionally raise the authority for professional services contracts to \$1 million to conform with other categories. Last week, there was a replacement of exhibit b due to some formatting issues. The corrected exhibit b, which was provided to the council, was the same document that was originally filed with the auditor's office. I apologize about any confusion it may have caused. The chief procurement officer Lester Spitler is here to present this ordinance and answer any questions, and just a reminder, this is, actually, a continuation. Is that correct?

Naomi Sheffield, Deputy City Attorney: There was a previous vote on this. This is the second. Is this a second? It was a continuation of the first reading.

Wheeler: There was no vote nor testimony. And we already have exhibit b on the table but I don't believe that we voted on that, on exhibit B. Can you refresh my memory? I think it's open, the substitute.

Moore-Love: I show we did vote.

Wheeler: We did, okay so the substitute is on the table. Very good, Thank you. Sorry to interrupt, Lester, go ahead.

Lester Spitler, Chief Procurement Officer, Procurement Services: Thank you, Mayor Wheeler, thanks for having me. I am Lester Spitler, the chief procurement officer. I did some benchmarking with some other local government agencies to see what their thresholds were, and I also looked back over two previous fiscal years just to inform council how many more contracts would come in the future if the permanent authority was not established. So, TriMet's board threshold is a million dollars for goods and services and construction, and \$500,000 for their professional services. The port of Portland's threshold is \$500 across the board, \$500,000. Multnomah county's board has delegated all of their authority to my equivalent, the purchasing manager, so Multnomah county's board does not see any contracts, and it's the same with metro's council. They have delegated the contract authority to the chief operating officer, the chief financial officer, and then to the department directors. If I look back over the past two fiscal years, in fiscal year 2016, 2017, the total value of all contracts was \$467 million. 14% of those awards went to the cobid disadvantaged, minority owned emerging small business firms. And in fiscal year 2017 and 2018, the first year in which this increased authority was in place, there was a total of \$393 million in total contract awards and 16% of those awards went to certified firms. So, there is probably several factors at play, but I do think the increase from 14% to 16% did have something to do with the increased authority. In fiscal year 2017 and 2018, there were 32 goods and services and construction contracts that were between \$500,000 and a million. Of those 32 contracts, 11 were awarded to disadvantaged minority and women owned firms. And let me just note, nine of Those 11 were awarded to contractors in our prime contractor development program. So that's a little over a third, and on the professional services side there were 30 contracts that were between \$500,000 and a million, and of those, 30 contracts, nine were awarded to certified firms. Additionally, there were 60 contracts between \$100,000 and \$500,000. So that's just to quantify the additional times that you would see myself or Larry Pelatt or that's just to quantify additional times that you would see myself or Larry Pelatt or someone else from procurement services or someone from the bureau that is up here presenting on contract awards or seeking authorizing ordinance to issue solicitations. I will say that I think that a general impact on certified firms would be somewhat negative. When you are -- when a small firm and you are, you know, living job-to-job, and you get awarded a contract with the city, and you don't start work for 45 to 60 days, which means you don't get paid for 60 to 90, that impacts your ability to chase other jobs and impacts your ability to take on resources, and so, I think that

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the increased authority has had a positive impact on the firms, on the certified firms that we do business with. Happy to take any questions or answer or address any concerns.

Wheeler: Commissioner Hardesty.

Hardesty: Thank you, Lester. I appreciate that data. As you know, my office and yours have been in conversations because my concern is that we talk about supporting minority contractors, and when you desegregate the numbers, it isn't that impressive, and so I have made the decision that I will support this provided that I get to see who is being contracted with before you put your signature on a contract. I, you know -- we've been talking about this at the City of Portland for over 20 years. And the numbers really don't move much. And so when we talk about whether we are talking about certification as per state certification, unless you are actually saying this is how many minority, how many women, how many emerging small businesses, we can wrap it up and say 14% of this, or 16% of that, but that again, doesn't give me enough data. So, again, I will support this today, based on that agreement. But if that agreement is ever not met, then I will come back and make sure that we undo what we have done.

Wheeler: Commissioner Fritz.

Fritz: So, Commissioner, are you suggesting that the council would -- that the procurement office would send council notification of these contracts?

Hardesty: Yes, a list of them prior to them signing the contract because I think that if we are going to be held accountable to increasing the participation of minority and women owned businesses, and we keep saying it as a part of who we are, that we should actually have some responsibility of making sure that happens.

Fritz: And how long before would you want your office to review or mine before their -- between when they send the notification and when they can sign the contract?

Hardesty: I would like to have at least two weeks, but you tell me, Lester, what's an appropriate time period between the time we know what you want to sign and when we would let you know that it's okay?

Spitler: Sure, so usually we select a contractor and then we go through the process of obtaining that contractor's insurance to make sure it complies with our requirements, we go through a review with the city attorney's office, so there is two weeks between the time when we select a contractor and when the time that we are ready to sign a contract. So that seems reasonable to me and I am happy to give you a report on a weekly basis for contracts that we would expect to sign within the two weeks in the future.

Fritz: And to be clear though, with this ordinance assigns you -- the procurement office the right to sign the contract, so a council member would not have veto power over that, they would let you know if they had concerns, is that how it would work?

Spitler: I believe so. You know, I am happy to be at your service if you have concerns, I am happy to come and talk and address those concerns, if it's something that council would want to see, happy to bring it to council. I don't think

Fish: Well, let's be clear, we are not, we have to be careful about creating ad hoc systems that then don't work very well. We have plenty of examples where reports go to council members, so they can review what's happening on a real-time basis. If a council member has a concern, then they would have the absolute right to go to other colleagues and see if they can build support, and then get a sense of the council. We are not creating a veto on behalf of any member of council, but if there is a sufficient concern, and I assume this will be a rare example, a rare case, then that member of council can then go talk to the Mayor, can go talk to other colleagues and then come back with concerns, that might put that one particular contract on a slower boat, but that's an informal system, and we do that all the time when we get notice of things. That does not assign any member a veto. You have the authority to make the signature.

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Fritz: Right, I appreciate that clarification, and also it does not require an affirmative yes, go ahead from all five offices. It's assumed -- this ordinance says you have the authority to sign this contract.

Hardesty: I just wanted to make sure the public record was clear that the reason I would support this today is because we've agreed that we are going to have an opportunity to review it before any contract is signed and if that is not the agreement than that's what I need to know today.

Fritz: That's what I understood, and I wanted to make sure that we are all clear on, you know, who is doing what and what's the expectations and I think that's now the case.

Wheeler: Seems like a very reasonable compromise. I appreciate it. Thank you, Commissioner. Very good. Is there a public testimony on this item Karla?

Moore-Love: One person signed up. Maggie.

Wheeler: Come on up. Three minutes. Name for the record, please.

Wheeler: Good morning.

Maggie Goodwin: I want to thank Commissioner Hardesty for insisting on reviewing contracts. I was over at the county yesterday, and I listened to the testimony of the carpenters' union, and they were talking about wage theft. And wage theft affects women and minorities more than it does white guys, especially in a male dominated field such as construction. And so, I want you to make sure because it is the county and the city that are responsible, not just the bureau of labor and industries, to make sure that these people are getting their proper wages, and in terms of what they are being paid, equal pay, equal work but also the overtime hours that they are putting in, that they're getting their money so that would be the first thing. You know, when you are talking about increasing the procurement contracts. And then the second thing would be, I was at the architect's meeting down on 623 Oak Street on Monday, and that was a three-hour conference on sustainability, resiliency and affordability, and the HUD [Housing and Urban Development] contract you know, that Walsh Construction got the Fred Meyer Memorial Fund contract for that. So, this is HUD housing, and what I want to say is that the environmental issues, that is a Dirty word still to them, and I don't want you pretending to come to the voting public and pretending to care about the environmental issues. When we are talking about materials that are better for the planet and better for people and better in terms of reducing the carbon impact, reducing our impact on the planet, I am telling you that they just couldn't give jack sit. You know, the environment is the last thing on their issue, and Walsh Construction, when I asked him about composite roofing versus aluminum roofing, and I said why didn't you go with aluminum roofing, it's mold and mildew, and he just didn't miss a beat and he said it's cheaper but in a manufacturing process, composite roofing, you know we are talking cancer-causing materials, and let's not pretend, let's, you know, if you are going to spend the money, go ahead and spend the -- a little bit more money for using materials that don't cause cancer, that resist mold and mildew and will last a long time and you know what, if the building rots out from underneath it, well guess what, you can take that roof off and you can put it back on and recycle it. And you know reduces the impact on the planet.

Wheeler: Thank you very much. Appreciate it. And that completes the testimony Karla?

Moore-Love: Yes.

Wheeler: Very good, any further discussion? Please call the roll.

Fish: Aye.

Hardesty: Aye.

Fritz: I appreciate the discussion and the proposal, and Commissioner Hardesty, thank you, Lester Spitler for your work on this, and I am supporting it in large part, because when you brought us the reports on the pilots, it shows that we have been, you have been able to improve the numbers of minority firms that getting contracts, and I do think that

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speeding it up as you just explained is going to help that, and we did have some testimony about particular contracts and, we don't have anything in existing code that differentiates the different kinds of professional services, for example, and so I think as time goes by we are all learning which ones are more controversial and which ones are not, so of course, there is nothing that precludes you from bringing something to council if you want to get the thumbs up or thumbs down on it, and I am very happy to support this. Aye.

Wheeler: First of all, I want to say, I appreciate Commissioner Hardesty's compromise suggestion here, I think that's a reasonable approach, and I am glad that's one that her office and procurement can both work on to move this forward. This is definitely been a productive trial over the last year and a half. The expedited signature authority has definitely gotten more of our projects moving, particularly the capital improvement projects and procurement has shown an increased or at least continued commitment to traditionally underserved communities and making sure that they also benefit from the contracts that we are signing. I am very proud to support this. I vote aye. [gavel pounded] The ordinance is adopted. thank you everyone. Next item, please, is item number 311.

Item 311

Wheeler: Commissioner Fish.

Fish: Mayor and colleagues, environmental services manages the City's stormwater and sewer infrastructure, including 99 pump stations that work together with about 2,500 miles of pipe to send sewage to the Columbia Boulevard Wastewater Treatment Plant. This project will allow the bureau to replace more than a mile of sewer pipe in the neighborhoods of northern Multnomah and southern Hillsdale. The project will address deteriorating sewer pipe man holes and service laterals to ensure reliability and is needed to protect public health and the environment. Here today to give us a brief presentation is Margaret Russell, the project manager with environmental services.

Joe Dvorak, Design Division Manager, Bureau of Environmental Services: Good morning, Mayor and members of council, my name is Joe Dvorak for the record I am the Design Division Manager of BES [Bureau of Environmental Services] and this project is one of many that we have at BES to repair our aging sewer system within Portland. These projects, besides the engineering, require a lot of coordination with other bureaus and the public, so, I want to thank Margaret Russell and her design team for all the hard work, and I will turn it over to Margaret to give you some more details. Thank you.

Wheeler: Thank you.

Margaret Russell, Project Manager, Bureau of Environmental Services: Hello. Can you see the power point?

Wheeler: Yep.

Russel: As mentioned, my name is Margaret Russell, and I am the project manager for the Hillsdale South Sewer Rehab Project. We are here asking authorization for the \$2,065,000 contract. On this slide you will see an overview of the area where the sewer project is. It's 7200 linear feet of pipe, typically six to 15 inches in diameter, it was constructed in 1920 to 1960, and is primarily the construction of the work will be in residential streets, and as mentioned by Commissioner Fish, this will increase the reliability and the capacity within the sewer system and protect human health for the risk of any sewer backups or overflows. This slide shows typical main line defects on the top two pictures. There's cracks in the main line, and then deterioration on the picture to the right. Then below, there is service connection issues where a lateral, a service connection has dropped at the main, and then on the right, there is typically we find holes that can occur at the service connections. For construction methods, we will be rehabilitating the pipe trenchlessly, which means we will not be open cutting the street, it will be renewed in the ground without digging, and there are a couple of segments where we will be doing open cut construction, which will involve a trench. As mentioned, the engineer's estimate for the

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project is \$2,065,000, and we are confident in this -- our level of confidence for the estimate is high. We are hoping to advertise July of this year, go to construction in November, and then the construction should take just 12 months. Are there questions?

Wheeler: I have one. The trenchless strategy you are using here, where you insert a sleeve, can you give us another minute on that? And can you tell us something about the durability of that versus actual replacement of the infrastructure?

Russel: So, trenchless, for the majority of the pipe here, we will be doing lining, about 85% of the rehabilitation, where we insert a liner, a felt liner that has a resin in it, which is cured, and the remaining -- the industry standard for the remaining -- the useful life of that pipe is 60 years, it is a very cost effective and industry standards are showing that the lining is, actually, lasting longer than the 60 years.

Wheeler: Sorry to delve on this but after the pipe mishap in northeast Portland, I am far more interested in the water pipes, not yours, but don't worry about it, don't panic. You had nothing to do with it. The felt liners are appropriate in what circumstances? What is the ideal candidate project?

Russel: So, as we investigate the deterioration in the pipe, if there are not substantial cracks that would interfere with pulling the liners through the pipe, inflating it in the pipe, then that is an ideal situation where we catch the pipe before major cracks or holes have occurred in the pipe.

Wheeler: So -- and it looks like when you roll it out, it's sort of like a fire hose? It's very narrow? How does it expand? What do you do?

Russel: It is expanded using steam or heat, and then the heat and the steam cure the pipe.

Wheeler: Ok, great, thank you, I appreciate it, thanks for answering my questions.

Fish: It also has the benefit of being -- having less negative impacts on the communities in which we do the sewer replacement. Creating an open trench is a complicated task, it's nosy, it impacts traffic, using this technique allows us to use the existing sewer rights-of-way and to do it with a less significant impact on the community that we are serving, so that's one of the reasons we like this approach.

Wheeler: Commissioner Fritz.

Fritz: Thank you for the clear presentation and the precise power point. Will there be traffic disruptions either on Capitol Highway or the side streets?

Russel: We have some evening work where we have a noise variance, for some evening work on Barbur Boulevard, we have a, one of the trenchless but not lining type of construction we have across Barbur. And there are lining but the lining should be only on a couple of segments. We are doing it for traffic issues.

Fritz: So maybe some limited closures on Barbur but none on Capitol Highway?

Russel: There will be no closures on Barbur Boulevard, but it will happen in night work where we will keep the lanes open. But it will occur during the night to limit the impacts to traffic.

Fritz: Got it. That's really impressive that you can do all that work without any lane closures or anything. Thank you very much for your presentation.

Wheeler: Thank you. Is there any public testimony on this item, Karla?

Moore-Love: No one signed up.

Wheeler: All right, very good. This is a first reading of a non-emergency ordinance. It moves to second reading. Thank you. [gavel pounded] Good presentation. Next item, please, 312.

Item 312

Wheeler: Commissioner Fish.

Fish: Mayor and Colleagues, streams and rivers are nature's version of stormwater pipes, and they provide many additional benefits to people, fish, and wildlife. For the bureau of

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environmental services to meet its responsibility of restoring the health of Portland's watersheds, it occasionally needs to reassess these streams and rivers. This proposed partnership with the state's Fish and wildlife agency to conduct stream surveys throughout Portland refreshes the first stream assessment conducted by the agency, almost 20 years ago. With this information, we will be able to see how we have improved our rivers and streams, since 2000, and where we need to invest in better storm water management and restoration in the future. This multi-year effort will result in decades of value to the bureau and to rate payers, here today with more information is Kaitlyn Lovell, science integration division Manager with environmental services. Welcome.

Kaitlin Lovell, Science Integration Division Manager, Bureau of Environmental Services: Thank you, good morning Mayor.

Wheeler: Good morning.

Lovell: My name is Kaitlyn Lovell, I represent the science integration division at BES, and I am also here on behalf of the stormwater system division, joining me is Julia Bond, who's our water quality expert and also serves as the contract manager. We are seeking your approval to enter into this intergovernmental agreement with ODFW [Oregon Department of Fish and Wildlife] for a number of years to assess our streams. In 1999, we first hired the department of Fish and wildlife to do really what is a stream physical, a first comprehensive, on the ground physical of our streams and rivers, and the results were not surprising, they were sick. We spent much of the early 2000s putting ourselves on a stormwater diet that propelled us to the national forefront of green infrastructure. We also did some proactive self-care, if you think of culverts in the work that we have done as stints, some of our floodplain restoration as joint replacements, we have made some significant investments. We have monitored along the way to show we are were making progress. But, now 20 years later, we stand poised to set a new national standard for how we systemically incorporate our natural systems into critical infrastructure. Expanding the definition of green infrastructure beyond what we build to nature systems that we use and rely on. To do that, we need to do another comprehensive health check on our streams and rivers. This will help us groundtruth what we have done and the investments that we've made but also help us focus on what is truly broken and understand better what is working well and what we need to do to maintain that. Partnering with ODFW to do this work not only continues our great relationship with the State Fish and Wildlife agency but is more cost effective because they are truly the experts on this stream methodology. These data which we will use for decades will also be very valuable to parks and the bureau of planning and sustainability and their management of their natural systems. We are very happy to answer any questions that you might have about this arrangement.

Wheeler: Colleagues? Commissioner Fish.

Fish: Kaitlin, this is obviously a great partnership. I can't resist since you are here to ask you, if you could give us an update on our salmon sanctuary program and when we can expect the next chapter of this remarkable story that you are helping to lead into the bureau.

Lovell: Sure. I would love nothing more than to be able to bring you a new couple of candidates this summer. We are poised with two different systems, Miller Creek and Tryon Creek. We've been doing some work; both of those streams suffer from the same problem. They are both basically, if you will, they have a cork at the mouth, and so we need to take those corks out. We've been working with the landowner, at the mouth of the Miller Creek to look at what's possible there, and with Tryon Creek, we entered into a partnership with the Corps of Engineers and are pursuing federal funding, we've received federal approval for that project. Just last week -- well, in the last --

Fish: That's the warda project.

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Lovell: That's the warda project. And so, Director Jordan, myself, and Government Affairs have each been back to D.C. to work with our delegation to move that forward been and Senator Merkley personally visited with the Corps of Engineers to carry the message to fund that project. So, both of those were actively working to be able to bring them into the salmon sanctuary portfolio. But they are unlikely to be ready by this summer.

Fish: Thank you very much, thank you for your good work.

Wheeler: Very good. Thank you. Is there public testimony on this item, Karla?

Moore-Love: Maggie signed up. But I think that she may have left.

Wheeler: Very good. This is a first reading of a non-emergency ordinance and moves to second reading. [gavel pounded] Thank you very much for your excellent work. Next item is 313. This is the second reading.

Item 313

Wheeler: Is there any further discussion? I see that the Auditor is here, did you want to say anything else? Very good. This is a second reading, so we have already heard testimony on this item. There's already been a presentation. Please call the roll.

Fish: Aye. **Hardesty:** Aye. **Fritz:** Aye.

Wheeler: Aye. The ordinance is adopted. [gavel pounded] Thank you, Madam Auditor, for bringing that forward, and we have one item pulled from the consent agenda. That was item 305.

Item 305

Wheeler: Who pulled this item?

Moore-Love: Lightning.

Wheeler: Very good. Did you want to testify? Good morning.

Lightning: Good morning, I am Lightning, and I represent Lightning Super Ai Humanity. One of the concerns that I had on the \$15,000, I would like that moved up to \$50,000. I think that this is one of the most important issues that we have on the agenda. We are looking at the earthquakes that we might have in the City of Portland, and one of the concerns that I have is that on the emergency transportation routes, the ETRs, is that I want to make sure we have destination points on where we are going at the end of the routes, meaning do we have a building set up for emergency use, shelter, food, and everything put into place, and I think that I would like to present to Jordan Schnitzer on using his property as Wapato to maybe expand and build that out, so I would like to have PSU to look at that and expand the buildout. Now, this is going to be a simulation on what happens on the Burnside bridge. And Karla, if you could get ready to start that video. I just want people to have an understanding what really happens, and I think that we need to really utilize the waterways in a more efficient manner in the event of this type of disaster. Could you play the video, please, Karla, thank you?

Video: Weak unstable soil causes permanent shifting and cracking of the shoreline pier. The pier sinks and rotates causing the truss to collapse. Thick spans become unseated creating a barrier to river traffic. Weak soils and inadequate foundations cause settlement and damage to the river piers. The earthquake breaks the locks that connect the spans together allowing the draw spans to lift and shake independently. The internal support holding the draw span fractures, and the span drops into the pier. The draw span truss members break and fall into the river, blocking ship passage. Columns are torn apart and collapse sideways. Soils under the east approach liquefy after shaking. Accelerating the collapse of the supportive columns. The bridge collapses onto Naito Parkway, TriMet Max, and Tom McCall Waterfront Park. Bridge debris obstructs all modes of transportation, blocking over \$1 billion in transportation infrastructure.

Lightning: If I might just finish.

Hardesty: Could I ask a question before you start again? What is the -- what is the word I am looking for, is this a five-point earthquake, six-point earthquake?

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Lightning: You are looking at nine-point simulation.

Hardesty: Thank you.

Lightning: That is correct. That's a great question. One of the concerns that I have, and I will be brief, is that I am concerned about them doing the seismic upgrade on the bridges. I think that the liquefaction is going to drop most of our bridges into the water so what I am looking at is maybe on the east side putting more money on the east side to go underground routes and begin to draw up the highways and everything underground and invest the money in that for the waterfront parks, and the infrastructure. I think that would be a better investment. That's my opinion.

Fritz: So, are you saying you support this contract with Portland State University?

Lightning: Absolutely. I think it's one of the most important contracts, but I want them to focus on maybe using Wapato as an extension, an actual place to go in the event of a real emergency, expand out with Mr. Schnitzer and do various buildings and work with the Red Cross and other humanitarian groups to have that set up and ready to operate. Thank you.

Wheeler: Thank you. Any further discussion? Please call the roll.

Fish: Aye. **Hardesty:** Aye. **Fritz:** Aye. **Wheeler:** Aye. The ordinance is adopted, [gavel pounded] and we are adjourned.

At 10:52 a.m., Council recessed

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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.

APRIL 11, 2019

2:00PM

Wheeler: This is the april 11, 2019 afternoon session of the Portland city council. Good afternoon, Karla. Please call the roll.

Fish: Hello Karla.

Fritz: Way to make an entrance.

Fish: He planned that. I was standing back there for ten minutes waiting for that.

Hardesty: Here.

Eudaly: Here.

Fritz: Here.

Wheeler: Here. Obviously this is going to be a much more interesting session than any of us could have thought. Here to kick it off is legal counsel to tell us about the rules of order and decorum.

Lauren King, Senior Deputy City Attorney: Good afternoon. Welcome to Portland city council. 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. If it does not you may be ruled out of order. When testifying please state your name for the record. Your address is not necessary. Please disclose if you're a lobbyist. If you are representing an organization, please identify it. The presiding officer determines the length of testimony. Individuals generally have 3 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 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 thumbs down. Please remain in council chambers unless entering or exiting. If you're filming the proceedings do not use bright lights or disrupt the meeting. Disruptive conduct such as shouting or interruption 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 is subject to arrest for trespass. Thank you for helping your fellow Portlanders feel welcome, comfortable, respected and safe.

Wheeler: Very good. Thank you. Karla, could you read our first time certain item please, 314.

Item 314

Wheeler: Colleagues, today we're continuing the hearing on neighborhood contact code update. This is a continuation of the hearing that was last held on march 6th. The policy was born from the comprehensive plan process to update the neighborhood contact code by simplifying, clarifying and expanding the reach of notice to residents around new developments. At the first hearing on march 6th council discussed and heard testimony on the ordinance. At the end of the hearing there were two amendments that were put on the table but which were not voted on nor did they receive public testimony at that time. Since

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the first hearing on march 6 there have been more amendments that have come forward. Colleagues, in front of you we actually do have, yes, we have the packet of amendments. There's a list of amendments. For members of the public in the chamber today, there's copies at the front of the chamber. Are they with you, Karla?

Moore-Love: There are still some out there and I do have some here as well.

Wheeler: Okay, very good. So if anybody does not have a copy of the amendments and you would like them, please see Karla or look at the table outside. For those of you who are watching on tv or listening, the amendments will be posted online on the auditor's website for the Portland city council. Today council will first walk through each of the proposed amendments in order. After the amendments have been put on the table, meaning moved and seconded, council will accept public testimony on all of the amendments. At the end of the hearing today council will discuss the amendments and the public testimony that we have received so far. The intention today is not to vote on the amendments. There are a couple of reasons for this. First bureau staff and attorneys will need a little bit of time to evaluate the amendments for code application. Additionally, we would like to honor the robust public process exhibited both through the comprehensive plan and through the neighborhood contact code update project. Council will keep the record on the amendments open until april 24th at 9:30 a.m. unless there's any objection to that. By the way, keeping the record open means you can continue to send us emails, letters, calls, whatever. On april 24 in the morning session the open amendments will come back before council for a vote in consideration of the public testimony received for as long as the public record remains open. There will not be oral public testimony on the 24th. After all the amendments have been considered and voted the ordinance will move to second reading. On may 1 we'll have a final vote on the ordinance as amended. PBS staff, Eric engstrom and sara wright are here today. Would you come up and give us a brief overview and please walk us through the amendments that have been proposed. Good afternoon.

Sara Wright, Bureau of Planning and Sustainability: Good afternoon. Thank you, mayor, commissioners. I'm sara wright from the bureau of planning and sustainability and I'm here just to give you a quick refresher about the neighborhood contact code update project which you heard testimony about on march 6th. So this is a complicated current requirement that we're looking at here. I just want to make sure we all understand what's currently required. The current neighborhood contact requirement and the zoning code requires applicants to complete an outreach process before they submit their application to the city. I want to underline that this project affects only one category of notifications that are required by the zoning code. For example a project that's going through a land use review has to send letters to neighbors and post small signs on site to let people know they can testify to staff at a hearing about the project and this project is separate from those. It doesn't change those processes. So in this process the developer of a project is required to make contact with the public . There's no obligation for the developer to make any changes to the project and the city does not weigh in. This all happens before the city typically even knows about the project. The goal is to create opportunity for the public to learn about and provide feedback to the developer. So the applicant has to send a certified letter to the neighborhood association and if the neighborhood association responds within 14 days and invites the applicant to attend a meeting within 45 days of the initial mailing the applicant must attend that meeting. This meeting is an informal opportunity for community members to learn about the project and provide feedback the developer may choose to respond to. When the applicant applies for a permit they have to provide evidence to bds that they met the requirement and that's the way this requirement is enforced. These meetings can be very productive. People can learn more and sometimes applicants revise their project voluntarily in response to feedback. The goal of this project

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revising this current requirement is really to get more information about upcoming building projects to more people more consistently. These meetings currently only happen when there's a neighborhood association in place that is active and has a land use chair who is able to receive the letter and respond in two weeks and has an upcoming meeting with space on the agenda. If the area doesn't have those things then the meeting just doesn't happen. The applicant gets no reply and they submit their application. When the meetings do happen, the opportunity to learn about and provide feedback on the project is limited to people who attend the meeting, which is a small subset of the much larger group of people who might be interested. Currently a small number of people are having really good neighborhood contact meetings. We wanted to make the process more consistent and predictable across the city so the applicants and public know what to expect. This applies to the process itself, what's required to happen and also to the thresholds for which projects trigger the requirement. The key elements of the proposal are, it applies to residential, commercial mixed use, campus and ex zones and all projects in those zones that are creating more than 10,000 square feet of new building must meet the requirement. The big change here is the addition of a sign that must be posted on the site by the applicant. The applicant also must send an informational notice by email or mail to the same organizations that currently receive certified mail. Larger projects creating more than 25,000 feet must also hold a public meeting that is advertised on the sign. The meeting can be held at the neighborhood association meeting if the developer chooses to do so and the neighborhood association is interested but the applicant is responsible for making sure the meeting happens, not the neighborhood association. I just wanted to show you the sign template, this is a draft, that bds has created. It would be revised. It's under bds's management but this is just an example of what the sign would look like and you just have to imagine this four feet by five feet in size. You'll see there's also a space on that sign to advertise the meeting. I do want to dig in the weeds a little bit about the proposed thresholds for which projects trigger the neighborhood contact. Even though it gets complicated because you did hear testimony about the thresholds in march. This shows the difference between the current and proposed thresholds, an overview. As I mentioned before, the propose changes would apply the requirement to more zones and change the threshold to a simpler square footage approach. You can see currently there's more of a combination of units and it differs depending which zone you're in or which part of the city. In the second row, you get into a category of projects that currently trigger neighborhood contact at potentially smaller sizes than 10,000 square feet. This applies to projects that are going into design or historic review in some parts of the city that using community design standards. The proposed changes remove these lower thresholds so a single 10,000 square footage threshold applies across the whole city consistently. The third row is about land divisions. Right now whether or not a land division gets neighborhood contact depends on the type of land use review it's going through. The proposal proposes to separate that so it matters how many lots the land division creates, not what type of land use process it is going through. As I mentioned we heard testimony both at the planning and sustainability commission stage and also at council in march about really thresholds and meeting logistics for the key issues that came up and different testifiers have strong feelings about where the thresholds should lie and also how the process should unfold and concerns that the meetings need to have more restrictions about location and timing. That's a quick overview of the project. Now we can start with the amendments. You have the handout in front of you of the list of amendments. This first amendment to restrict meeting timing on weekends to 1:00 to 6:00 p.m. This would just change really one number in the text from 9:00 a.m. To 1:00 p.m. So the meetings could be held between 1:00 p.m. And 6:00 p.m. rather than 9:00 a.m. and 6:00 p.m. This was moved and

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seconded on march 6 and it remains open. Commissioner Fritz, did you want to say anything else about that?

Fritz: Just that the people have things they do on weekend mornings that would preclude them going to the meeting but fewer things on the afternoons.

Eudaly: I was pretty neutral in this item but following our lackluster turnout for the saturday morning public budget hearing, I think perhaps that's a good call, commissioner Fritz.

Fritz: Good point.

Hardesty: It's funny, because, I'm, maybe i'm just weird and the people I hang out with are weird, but I tend to think that people want to go to meetings and get them over with so they can enjoy their weekend and so for me 10:00 to noon or noon to 2:00 would be a much better time than, say 1 – because if its -- if you reach me after 2:00 on a Saturday, the chance of me coming to a public meeting is really nil. I don't know that there's a magic time. I would not want to limit us I think to after 1:00 because again, it's like if I have a saturday that I have stuff to do I want to get the meetings out of the way first so I can go off and do whatever is I want to do. So I do have an opinion and my opinion is that we should keep the flexibility from 9:00 to 6:00.

Wright: I'm going to keep trotting along.

Hardesty: All right -- [inaudible]

Wright: And the second amendments is -- [laughter]. So the number two amendment is -- so these meetings are required to be held by the applicant, the applicant is hosting the meeting. This amendment would amend 33705020 b4 to add a requirement that the required neighborhood contact meeting is made accessible and provides reasonable accommodations. This was moved and seconded on march 6 and remains open, but I believe Commissioner Fritz would like to revise that.

Fritz: Yeah, based on the advice of the city attorney, I would like to withdraw that motion and propose a new language for the same section which would be that the meeting be in a location that provides access to all members of the public if requested by a member of the public at least three days prior to the meeting. The applicant must provide language services, alternative formats, auxiliary aids or other reasonable requests that ensure barrier free access.

Eudaly: Second.

Fritz: Thank you.

Wheeler: Have a motion and second. Motion from Commissioner Fritz, a second from Commissioner Eudaly.

Fish: And just to keep track of it, is it okay if we call the first one Fritz one and this one Fritz two and she's withdrawn her original one so this is the substitute that she's put on the table.

Wheeler: If that's the best title you can come up with we'll just have to stick with it until --

Fish: At this hour, that's the best I can do.

Wheeler: There's an ongoing contest here. If anybody would like to submit offers, we'll consider those later --

Fish: Fritz one.

Wheeler: Very good.

Hardesty: All right.

Wright: Number three, which has yet to be named, applies a third type of neighborhood contact process. For development in the design overlay zone and as we have it here it includes elds, sounds like that's been changed and land divisions that are going through environmental review. This is an amendment that would add a third category, so right now there's neighborhood contact one which requires a sign, two which requires a sign and a meeting for 25,000 or more or 11 or more lots, and this would create a third category that would apply in these contexts.

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Fritz: So if I might speak to this motion, as was mentioned the comprehensive plan calls for expanding opportunity to participate in these meetings and so I really appreciate the work of staff because most of this proposal does that and adds some neighborhood contacts that wasn't previously required. We have a particular category – because it's building permits as well as land use reviews. Land use reviews are different because they are quasi-judicial processes where there's a discretionary decision to be made and the answer can be yes or no, and I think, I hope we would agree that in most cases we all want the answer to be yes. And so let me read the purpose statement for the neighborhood contact meeting in the current code. The neighborhood contact process provides a setting for an applicant and neighborhood residents to discuss a proposal in an informal manner by sharing information and concerns early in the quasi-judicial process. All involved have the opportunity to identify ways to improve a proposal and to resolve conflicts before the proposal has progressed far into the quasi-judicial process. So there are currently four kinds of land use reviews where this neighborhood contact is required and that is land divisions, environmental review, historic review and design review. Actually that's not correct, is it? It's land divisions, expedited land divisions, historic review and design review. We heard testimony about the thresholds for design review and the fact that some neighborhoods get a lot of design proposals and have special expertise. And again, the contact requirement is very clear, it's not to decide whether to do the project but how to do the project. I believe, I think that the rules for the -- who gets the contact in historic districts is really complicated and I've heard from staff that that's not, that has not been found helpful but we have found it helpful for both land divisions in environmental zones and in design review to have these early contacts so that neighbors can give the context of what's going on in their neighborhood. And so therefore I'm not proposing to do it for expedited land divisions, number one we've only had one in the last 15 years, and then second of all, expedited land divisions are a way to get through the permit process quicker for developments that are going to be sold or rented at 120% of median family income or less. So in light with the city's goals to get those kinds of projects done as quickly as possible it doesn't seem reasonable to add the neighborhood contact for those but for land divisions in environmental zones and in design overlay zones, I think that having a neighborhood meeting with the kind of timeline that neighborhood associations need to get the notice out and to have the meeting time reserved on their calendar rather than the 14-day notice which this is the first job I have ever been in that I could get a shift off with 14 days' notice in order to be able to attend a meeting that's called by putting up a sign that I might or might not notice. So that's the gist of this amendment. We'll be voting on it next time but I would like to put it on the table for discussion.

Fish: I'll second it for discussion purposes.

Fritz: Thank you.

Wheeler: This will be Fritz three, it's moved by Commissioner Fritz, it's seconded by Commissioner Fish for discussion purposes.

Wright: And if I may, just for the record I think what I heard Commissioner Fritz say was that the expedited land division procedure which is captured here on paper is being removed and so on page -- is that right? So on page 4, at the bottom of page 4 the reference to 33730031 is no longer included in the amendment.

Fritz: Right and we will post the corrected version. Thank you very much. I should have added thanks to the city attorney's office and my thanks to the staff who worked really hard on this.

Wright: So number four, or Fish one, I suppose, this is a new amendment that would require notification of adjacent organizations so when the development site is close to a boundary this would extend the informational notice to the neighborhood association, business association and district coalition that are within 400 feet of the site. You heard

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testimony about example a safeway that's at the boundary of four neighborhood associations. This was a response to that.

Fish: I have nothing much to add. I think it's very straightforward to ensure that organizations and people that are directly affected by development have a chance to participate, and there are some instances where the strict geographic boundaries that govern the location of the property don't do justice to the potential areas of concern and impacts, so my amendment is designed to just ensure that you have more robust participation by people who are affected by decisions and we have worked with staff to come up with the 400 foot rule.

Eudaly: Second.

Fritz: Second.

Wheeler: So we have a motion from Commissioner Fish and a second by Commissioner Fritz. That is will be Fish number one. That completes the package of amendments. Is that correct? Anybody else have any

Eudaly: Don't look at me.

Hardesty: I feel left out. Don't you, Commissioner Eudaly?

Eudaly: I'm good with this.

[laughter]

David Schoellhamer, Chair Land Use Committee, SMILE: Moving on.

Wheeler: Very good. Are there further questions at this point or can we open it up for public testimony on the amendments? Karla, how many people do we have signed up?

Moore-Love: We have five signed up.

Wheeler: Very good. Come on up.

Moore-Love: The first three are David Schoellhamer, Christian Trejbal and Shawn Canny.

Wheeler: Three minutes please, name for the record, and if you could slide the microphones so they are about six inches from your face that seems to be the best way to do it. Thank you for coming in. We appreciate it.

Schoellhamer: I'm david schoellhamer. I chaired the land use committee for the sellwood moorland improvement league, better known as smile. I'm here to testify in support of Fritz amendment number three which expands the opportunity for neighborhood input in the design overlay zone. Smile strongly feels that one of the few ways it can improve neighborhood development is through the neighborhood contact meeting requirement. We have had 24 contact meetings since 2015 and many of them have resulted in improved project designs that will positively impact our community for years to come. Such livability benefits as improved setbacks in landscaping, improved privacy and modifying construction materials and design to improve compatibility with the neighborhood have resulted from these meetings. Contact meetings are particularly relevant in the design overlay zone which quote promotes the conservation enhancement and continued vitality of areas of the city with special scenic, architectural or cultural value. We believe that projects in a design overlay zone especially need a lower threshold of 10,000 square feet for a meeting. Amendment Fritz three will still result in fewer meetings than we currently have now, but will focus those meetings on developments that are most significant for our neighborhood. Therefore I urge you to adopt Fritz amendment number three. Thank you.

Wheeler: Thank you. Good afternoon.

Christian Trejbal, Overlook Neighborhood Association: Good afternoon. My name is christian trejbal, I'm chair of the overlook neighborhood association, I'm here to speak in support of three and a half of these.

*****: [inaudible]

Trejbal: [laughter] I think you guys have taken a great thoughtful approach to this on the question of weekend hours. I like to sleep in on the weekends so afternoons are fine for me but I appreciate the Commissioner Hardesty's concerns about people who like to go to

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early meetings so I'm going to give half a support to that. The other three though I think are excellent amendments that have been proposed, the accessibility issue is an important one for us and I think for the entire city. Commissioner Fish's idea of, this was proposed last time, contacting adjacent ones are important, but as you know when last I spoke here it was with regard to the neighborhood association contacts and I'm pleased to see that consideration is being given to what I had termed right of first refusal for us to host these meetings. We have a lot of residents that come. We have multiple presentations at a single meeting. It's a great opportunity for everyone in the neighborhood to come out, know what's going on everywhere rather than a scattershot approach of meetings on different nights that might not even be in the neighborhood. The one suggestion I would make is that this only applies to limited zones particularly the d overlay zone which is the main one. I would suggest that this should apply to all of the zoning. All development in the community is important to our neighbors. Right now we get a notice if there's a large project going in in the midst of the overlook neighborhood. The d overlay in overlook is primarily interstate avenue and Killingsworth to about Denver. Outside of that we would not get to host these meetings and I, I guess I'm not seeing the compelling reason for not requiring them also to be hosted by us. We have no problem with the two week time limit. We check our mail regularly and the 45 days is the same. We meet monthly. We always invite these people in. I think with that change this will be ideal for us anyway. Thank you.

Wheeler: Thank you. Good afternoon.

Shawn Canny, Overlook Neighborhood Association: I'm Shawn Canny, I'm the land use chair for the Arbor Lodge neighborhood association. Thank you, Mayor and Commissioners for accepting testimony regarding these amendments. The general revision of the neighbor contact requirements claims that the goals of increasing awareness and broadening public notice of new developments and we as a neighborhood association do support that goal. We of course support the signage. We ask, however, that you consider adding an additional amendment that would lower that signage requirement to a lower square footage there are many projects in our neighborhood that would not qualify for that 10,000 but would still have profound effect on the neighborhood, especially those that currently have single family homes on them and are in the process of rapidly changing. I am also here to mention support of the amendment number three for the neighborhood contact requirement change as proposed by Commissioner Fritz. I think that it's a step in the right direction towards the requirements of meetings when otherwise our neighborhood would generally not have much opportunity to have any input in this situation. I guess that's it. Thank you.

Wheeler: Thank you.

Fritz: I wanted to thank all three of you for coming at very short notice and taking time during the day. I appreciate that.

Canny: You're welcome.

Wheeler: Is that it, Karla?

Moore-Love: Two more, Doug Klotz and Mary Sipe.

Wheeler: Very good. Thank you. Come on up. Welcome.

Doug Klotz: All right. Okay. My name is Doug Klotz, just so I get that out there. Mayor Wheeler and Commissioners, I support the direction of this proposal working to bring the whole proposal. I know we're not speaking on that but brings more equitable notification across the city including neighborhoods that don't have active land use meetings and those that do. I mean I was land use chair of Richmond neighborhood for 20 years and I put together a lot of meetings. As far as number one, I don't know which way to go on that. I mean there's, I tend to agree that I would like to have my meetings in the morning Saturday but Sunday not so much. So, I don't know -- I'll stay neutral on that one. I support number

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four, notifying adjacent neighborhoods. That makes a lot of sense. Number – let's see, where does that bring me? That brings me to number two. Which is number 2?

Wheeler: That's accommodations.

Klotz: I'm sorry.

Wheeler: Accessibility and accommodations.

Klotz: Oh, yes. That one is difficult having tried to find places in the neighborhood that are accessible to run a meeting and in the neighborhood. I've had a hard time. Restaurants are too small. Churches are often not accessible. So yeah, I can see where staff would be concerned about the difficulty of requiring somebody -- I can see a developer having one person working for a week or two to try to find a place that would meet these requirements. I don't know what to do on that so I won't comment on amendment number two.

Amendment number three, I do have some thoughts on. This is talking about, at this point, just two different land use processes. It's the d-overlay areas and also the land divisions. The d-overlay means two things. We have this out in southeast. D-overlay means either the applicant has to go -- is going to go through the standards process where there's no review, no hearings, and no opportunity for public comment. They are going to read the code and meet the standards in the community design standards or the new standards being developed so there's no opportunity to change anything. That's -- also in d-overlay it could be as the developer chooses to go through the design review process which is either with staff or the design commission. But my expectation and david schoellhamer from sellwood noted that's what they've seen in their neighborhood is very few of the developers are actually going to go through the design review process. They'll use the standards. This area which between 10,000 and 25,000 in the d-overlay is a lot of area where there's not going to be any opportunity to change anything unless there's a design review. And if there's design review then there's going to be a notification process anyway. Likewise with the land division that has its own notification process so I don't think we have a need for number three.

Wheeler: Thank you. Appreciate it. Good afternoon.

Mary Sipe: Good afternoon. My name is mary sipe, and i'm a member of the pearl district neighborhood association board but I am not here speaking on behalf of the board, i'm speaking on behalf of a resident who lives in the neighborhood where there's been a lot of development where I have lived for almost 19 years now. I strongly support these recommendations, and I want to really thank the city for the work that they are doing on reviewing these codes. This notification part is something that I think the city most of the bureaus have done a really, really poor job over the years in reaching out to the public and the individuals who are impacted directly by projects and different things. When I served on the noise task force a few years back, one of the things that we discovered in fact some of you will remember the first time that a noise variance permit appeal came, he had no idea what to do with it because nobody had ever appealed. Well, the reason nobody ever appealed is because the wording on notification was written in a manner that it literally made it impossible for people to appeal. It was so convoluted. Because you could only appeal if you received notification. Well, notification was never sent out so there's one thing that came out of that task force was that people are now being notified and unfortunately now you're starting to have appeals but the thing that I see with this is that this type of notification is going to I believe help to reduce the instances of appeals because the conversation will take place up front. A lot of the issues and concerns that people have can be addressed up front and avoid people finding out about it later and at the 11th hour and then scrambling to file appeals and going through all gyrations and it definitely will result in improved project design. I'm absolutely certain. The only thing that on number one, I was thinking maybe if you just try to avoid weekend meetings over all and maybe put some wording in there just to not try to meet on the weekends. But anyhow

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bottom line is I strongly support this and I want to say thank you for the work that was done on it. The more notification on processes the better because if people don't receive notification they essentially lose their rights to appeal. Thank you.

Wheeler: Thanks, mary. Thank you both.

Fritz: I would just like to make a comment on the issue of meeting timing because it's a perpetual challenge because there isn't a single time that works well for everyone. Evenings, especially during the winter are difficult for some seniors to get to and the transit doesn't run as well in the evening. Mornings on Saturdays and Sundays can have religious services and then also youth athletic, youth activities tend to be in the mornings rather than the afternoon. On the other hand there's folks who aren't involved in any of those other things who would much rather, as you say, get it in and out. It may end up being something that kind of self-corrects, because I don't know all that many developers who like working on the weekend. But, of all the amendments this one was in response to I think it was the Sullivan's Gulch or Overlook neighborhood asked us to do this one and so it's responsive to testimony at the previous hearing.

Wheeler: Very good. Okay. So we're at the council discussion part and we can certainly invite staff up if people have questions. Maybe just by way of getting the conversation going under -- could we hear from somebody regarding staff on Fritz amendment three? We heard public testimony from the neighborhood saying this is a very desirable thing but in my staff notes there's a number of reasons why staff stand opposed to this particular amendment. It would be helpful to have clarity on all sides of this issue. Thank you for being here. Again.

Sara Wright, Bureau of Planning and Sustainability: Thank you. We went into this proposal with the goal of creating consistent thresholds.

Wheeler: Sara, I'm sorry. Just this once, since you're coming back could you state your name again for the record?

Wright: My name is Sara Wright and I work at Bureau of Planning and Sustainability.

Wheeler: Thanks. I appreciate it.

Wright: This proposal is intended to create consistency in both what kinds of projects trigger the contact and also consistency in the process so that process is predictable, consistent across the city. So this proposal kind of, it breaks the consistency of both the threshold and the process in this amendment. For us it's a really a concern about consistency. It's also -- the meeting provides an opportunity as Commissioner Fritz said for all involved to participate in the conversation and I think that it's important to consider the all involved and make sure that the meetings are happening in public, are advertised in public and that people who may not be able to reach a neighborhood association meeting for whatever reason also feel welcome and have that available to them. Those are sort of the two concerns that floated up for the Bureau of Planning and Sustainability.

Wheeler: On one concern, there was a recommendation in testimony from the representative of the Overlook Association to actually expand I believe it was, and if I'm wrong about that sorry, to expand it to all areas. Is that a --

Fritz: That's the other way to get consistency. As also was mentioned, that's kind of like the right of first refusal so if you wanted to do it in all of them, give the neighborhood association the opportunity to do it and that would answer that concern.

Eric Engstrom, Bureau of Planning and Sustainability: This is Eric Engstrom with the Bureau of Planning and Sustainability. In thinking about this, the issue of the hosting of the meeting and the neighborhood's role, we ended up with on the, going in the direction of suggesting that the developer host the meeting in part because we're trying to expand the diversity of people involved in the conversation, the sign is one way to do that by making more people aware of it. We have heard from some constituents, this is not a criticism necessarily of the neighborhoods who came to testify here today because there's a large --

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many neighborhoods do a very good job but we heard from some constituencies that some components of the community don't always feel welcome at neighborhood associations because they tend to be fairly dominated by affluent individuals and homeowners.

Fritz: That's the old system. It's not like that anymore.

Engstrom: I realize that. Civic life is working hard to change that.

Fritz: Indeed so. Frankly it, I mean it was brought up that developers may not necessarily know how to find an accessible place. So I'm not sure that neighbors are going to be that much more -- feeling welcomed by the developer who's coming into the neighborhood nor would the developer necessarily -- I mean do the developers support this?

Wright: My experience with the developers that I've talked to sort of support for some parts and not thrilledness with other parts.

Engstrom: I mean I think honestly they would rather not have the neighborhood contact requirement if we polled developers on this.

Wright: There's an appreciation of consistency and predictability of knowing exactly what is going to have to be done and a clear time constraint so it's not a question of whether it might be 14 days, might be 45 days. Just knowing exactly how long it's going to take and how it's going to play out is really important for the development process and makes it more accessible for developers who may not familiar with the code or with the city. So smaller developers, first time developers, it just makes the process more accessible for everybody.

Wheeler: Commissioner Hardesty.

Hardesty: Thank you mayor. Thank you so much for your presentation. I just have an implementation question. If I walk by a site and my first language isn't english and I read this sign, I may or may not be able to figure out that a meeting is going to happen somewhere, sometime soon. But the onness is on the community member to request language assistance, accommodations three days prior to the hearing. If I have not received a notice in a language that I understand how would I know that I have an obligation to contact the developer three days in advance?

Wright: The sign actually as the template currently exists, and this is not something that's adopted with this or it's a supporting product that the bureau of development services is working on, it currently in the template we have, it has at the bottom information -- it has the ten languages and it refers people to the planning and zoning hotline that the city runs. This is a little bit of an awkward compromise because we didn't expect that developers would necessarily have the ability to handle calls in multiple languages so we didn't want to direct those there. So, the Bureau of development services can do on the phone interpretation so they can explain at least what the sign means generally although they won't know about the project. That's a compromise to try to get a little bit at that, but yeah.

Engstrom: So we're utilizing the city's process for any of our phone systems where if we get a call in another language we can access live translation.

Hardesty: Is that the only notification so there's no like community newspapers or media outlets, it just would be on a sign on the property would be the only notification that the community would have?

Wright: Yes. Currently the only notification is a certified letter to the neighborhood association and district coalition and the business association and the school district. So this would be putting it on a sign instead. There's also the requirement that was added at the planning and sustainability commission that the information be posted online. It's possible to use online translation to get kind of an awkward sometimes translations but the other element of it.

Hardesty: You got to know that something is going on in order to -- I don't go to the city's website often.

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Wright: Yeah. I think this is definitely not a perfect solution to the access and availability of land use information over all but this is a small piece of that.

Hardesty: A small step.

Wheeler: Commissioner Eudaly.

Eudaly: You just said instead so this sign is going to replace all other forms of contact?

Wright: It is replacing, so right now what happens is the certified letter is sent to the neighborhood association asking if they want a meeting and copies are sent to the district coalition and business association and school district. That letter will still be sent out but it will be informational and this is under the proposal, not in the amendments. But it's informational and then there's also the sign has to go up.

Eudaly: Okay, I just --

Wright: Then the online.

Eudaly: The word instead triggered a little alarm but that's fine.

Wright: I think there are no letters sent to the adjacent property owners in this case as they are with a land use review. That's a different context.

Eudaly: Yeah. That's a conversation I would like to revisit.

Fish: Mayor, are we voting on the amendments today and then the whole package next week?

Wheeler: No, we're going to continue the first reading to april 24th.

Fish: And then we're going to vote amendments and then is this an emergency?

Wheeler: We vote the amendments. It's not an emergency. We would then move it to second on the 6th of march.

Wright: No, may 1st.

Wheeler: I'm sorry. Is it may --

Moore-Love: May 1st.

Wheeler: May 1st. Thank you. Yes, on may 1st we'll have the final vote on the ordinance as amended.

Fish: I may have missed the memo on this Asena Lawrence is looking at me sideways but if we have amendments on the table and we've taken testimony, why not vote now so we can adopt this next time?

Fritz: Because many of the amendments here got put on the table at about noon today, so we want --

Fish: Give people a chance to weight in?

Fritz: Exactly.

Fish: Ok. That's the answer. Thank you.

Wheeler: Very good. Anything else for the good of the order on this?

Fish: Looks like we have a break

Wheeler: Very good. Seeing no further discussion this item is continued on first reading to the regular agenda on the morning of april 24th. Our next time certain item is at 3:00 p.m. We stand adjourned until that time.

At 2:44 p.m., council recessed.

At 3:02 p.m., council reconvened.

Wheeler: Back in session. Commissioner Fish.

Moore-Love: Should I read the title.

Fish: Yes.

Wheeler: If you would like to read the title first, go ahead. we'll do that. Time certain item number 315, please Karla.

Item 315

Wheeler: Commissioner Fish.

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Fish: Well, Mayor, we have a very distinguished panel this afternoon and a very important subject matter but I would be remiss if we didn't take a moment to welcome Susan Emmons to the council. It would be difficult looking back over the last 20 years to think of someone who has had a greater impact on the affordable housing movement than Susan Emmons. I'm reminded of her last great piece of advocacy in this body when she and Gretchen Kafoury teamed to hold the council's feet to the fire around North Macadam. I'm reminded of her leadership every time, every three weeks when I go to my treatment and I turn into the north portal of South Waterfront and there's a new bridge housing development. It's a mammoth development right across from the Marriott. Since Commissioner Fritz and I are burdened by the history of what actually happened with the demise of the Education URA, the additional resources that we negotiated for North Macadam, and the compromise that was worked out then the passionate advocacy that Susan and Gretchen Kafoury brought to this room, I just want to say that during my tenure on the council no one has been more influential in shaping an affordable housing development in this community and there was once upon a time where your views were well represented on the editorial page of the Oregonian because Mary Kirsch had such regard for what you had to say about it. Again, we have a tremendously accomplished panel and we're going to be thanking everybody for their work but Susan Emmons occupies a special place in our community and I just want to say what an honor it is that she's with us today in this capacity.

Hardesty: Here, here.

Wheeler: Thank you, Commissioner Fish. I think we all wholeheartedly agree. Susan, I think he met the threshold. You can give him the photos back. [laughter] So with that we'll turn it over to Shannon Callahan to give us the housing bond oversight committee progress report. Good afternoon. Thank you for being here.

Shannon Callahan, Director, Portland Housing Bureau: Good afternoon Mayor and Commissioners. Shannon Callahan of the Portland Housing Bureau. I am really honored and privileged to be here today. I am essentially just getting the privilege of book ending this presentation and introducing our wonderful bond oversight committee who will do the bulk of the presentation on our progress report as they have really been with us since the outset of the bond and worked very closely with us on every element that you'll see before you in the report today. Just to remind everybody the bond oversight committee is a five-member committee with a representative appointed by each city commissioner. This afternoon we have three of our esteemed committee members, Susan Emmons, Todd Struble and Allan Lazo, each of which will go over portions of the progress report today. Just to remind you and the public of the committee's particular role, their responsibilities include insurance to our bond framework, including tracking progress towards our policies and our goals as well as oversight for bond expenditures and engaging the community and gathering public comment. In addition providing this annual report which you have before you today. With that for the overview of the bond framework itself I would like to turn it over to Allan.

Allan Lazo: Thank you, Shannon, Director Callahan. Mayor and Commissioners, thank you for having us here this afternoon. And actually I would also be remiss as the executive director of the Fair Housing Council to not wish you a happy Fair Housing Day today. April 11th is the day the Fair Housing Act was passed 51 years ago at the federal level. Although today is not solely about fair housing one of the reasons I really appreciate serving on this bond oversight committee and being involved with the affordable housing bond measure is to bring some of the fair housing perspectives to the work we're doing to locate affordable housing in our community. I'll go back to the beginning of our work on the oversight committee when the framework was originally developed by the stakeholder advisory group prior to the convening of the bond oversight committee. That stakeholder advisory

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group consisted of 22 community members of which I was among those at the time. We met over a six-month period earlier to identify and deliberate the most pressing needs and priorities of our communities and get those into the framework plan. The result was the bond framework plan that we have now. It sets out the goals and priorities about how we are choosing to invest the funds from the affordable housing bond measure. So part of the framework includes the actual production goals for the bond measure. Some of these have been identified fairly early on as the bond was being put forward in campaigns so the bond itself consists of \$258.4 million of general obligation bonds we are able to use to purchase land and buildings and develop new affordable housing. We're committed to developing or preserving at least 1300 units of affordable housing for households that are at incomes at or below 60% of the area median income or ami. We also have a goal of developing 600 of those units at the zero to 30% ami. As I said, all of them will be below the 60% ami limit so that the additional 700 units will be between 31 and 60% ami. We also identified a supportive housing units goal. The production goal of those 1300 units, 300 of them in conjunction with our partners at the joint office will be supportive housing units. One of the other priorities of the stakeholder group was to develop family size units so of the 1300, half of those will be family size units in production. In addition to the actual production goals that we have there were priority communities that stakeholder groups identified. So the framework calls out the commitment that we had as community members around the goals of preventing displacement in our community, advancing racial equity and making visible the impact of ending homelessness in our communities. Again through that alignment with our homeless service provider partners culturally specific agencies in our community and other community based organizations we're going to work to be creating housing for these communities that have been disproportionately impacted by our housing affordable crisis. Including communities of color, families, especially families with children, immigrant and refugees and intergenerational households who are more likely to need those family size units as well as those experiencing homelessness currently or at imminent risk of experiencing homelessness. As well as those folks out there, those households that are facing displacement in our community. Further, in addition to identifying the priority communities we also talked about priority locations in our community. Those projects really, as we're looking to identify the bond projects we're looking at things like prioritizing investments throughout the city so balancing those investments through all parts of the city geographically. Assessing those opportunities using a racial equity lens including things like opportunity and threat of displacement scores that are consistent with different neighborhoods, and also looking at investments where there are little or no existing housing resources, one of the opportunities we have with bond dollars is they are not tied geographically like our tax increment financing dollars so we have the opportunity to put them in place where we may not be able to make other investments. We're looking at priorities for location, we're also making sure we're considering things like school catchment areas out there, planned transit and infrastructure projects who are leveraging those other opportunities as we make decisions to where we are investing in those bond dollars. With the framework laid out I will pass it over -- do I pass it or go back to you, Shannon? I will pass it over to todd then directly to talk about where we are on adhering to the bond framework.

Todd Struble, APANO: Good afternoon, commissioners. Mayor. My name is todd struble, and I am the community development director at apano. I also want to take the opportunity to say like allan I appreciate being able to serve in this role because it lets me share my perspective. I believe I was selected partially because of the work that we do out in east Portland. I think the mayor has already heard this story last week at our community meeting but I wanted to share that we are opening a new affordable housing building on the corner of 82nd and division, 40 units of housing. Not a bond project, but we had 450

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applications before they closed the waiting list. So there were over 400 families that we had to say unfortunately we will not be able to help you. Every time we see these units come online it's gratifying to me personally, but we still have a great deal of work to do. Especially in light of, we know the division transit project has now been funded, so we're worried about business mitigation and displacement of businesses. That's for another time. I want to give you an update on the bond framework. As outlined in our report to council, our committee reviewed progress on three goals. The first was determining how bond activities and investments align for the bond framework. At our quarterly meetings we review progress made on the number of units completed or in progress and the extent to which we are on track to reach our end goals. This table summarizes our progress. Indicating we are on track to meet our goals. The darker green reflects our two existing projects, ellington and east burnside, and the lighter green reflects the three bond projects identified in 2018 to be developed with bond funds. Those are 3,000 powell, northeast press cost and westlund and I believe the joyce hotel is upcoming but not identified in this report, or in this chart. By keeping close watch over progress we're using information to better strategize how to invest remaining funds in the upcoming years. In addition to closely following progress on our production goals the committee has also been reviewing where new units are being created to ensure they are meeting the intent of increasing opportunity, community partnerships and preventing displacement as outlined in our framework. 86% of the 351 new units constructed or planned for construction are located in high opportunity areas. These new homes are located in areas with access to transportation, jobs, open spaces, high quality schools, services and amenities. All 100% of the 614 units purchased, constructed or planned are located in areas at high risk for gentrification. Service partnerships established with Multnomah county homeless family system for ellington apartments and east burnside. Of the total 159 new households placed in the bond housing 71% of households, 113 families, were referred through culturally specific and or homeless community partners. Through these partnerships, we have been able to increase access for communities. Finally we have highlights from the first two years. We have 623 people housed, 314 new homes created and five properties acquired as bond projects. With that I will turn it over to susan.

Susan Emmons, Bond Oversight Committee and Retired: Susan emmons, bond oversight committee member and retired, two and a half years. One of our guiding principles is ensuring transparency in how we make decisions and communicate to the public about bond projects and opportunities. This is the second goal of our committee, which has been asking how are we engaging communities and how well are these efforts meeting our intended goals? In the first two years of bond implementation we have several highlights to share. In 2017 a stakeholder advisory group developed a bond policy framework rooted in community priorities and values. It was a very diverse group. Hard to facilitate. They did a lot of work. As part of the work the city reached out to community members including 16 linguistically diverse communities and nearly 1,000 individuals representing agencies, neighborhoods and other perspectives to receive input to inform the draft plan before it was finalized. Last year we as a bond oversight committee convened a meeting in the community at irco in east Portland to hear from community members their thoughts on draft screening criteria and over income policies to prevent displacement. Also last year we reviewed and approved a community engagement plan to focus on providing frequent communication using multiple methods of outreach and culturally and linguistically appropriate approaches to reaching priority communities. The third goal from our report is maintaining fiscal accountability, reviewing expenditures, ensuring financial accountability as a core responsibility of our bond oversight committee, bond dollars are spent are clearly and separately tracked. As of June, 2018, \$37.5 million of bond funds were expended and you can see from the slide the amount spent on

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administration. We anticipate that those administrative expenses will rise as new projects are funded and more staff are hired and allocated to bond implementation. I would like to say that every project that's considered even before we go ahead there are two bond oversight committee members. There's a separate committee meeting on -- I can still not say -- home forward is represented but it's a very rigorous process and really impressive as a bond oversight committee member the packets we receive in advance, which as a board member I know you don't always get a lot of time to deliberate but they very timely, very thorough and a lot of discussion so that you really can know that the dollars are being looked at very carefully.

Fish: Susan, can I jump in with a question?

Emmons: Yes.

Fish: And if I could put it to the director it says 7% administrative cap. Would you remind us what is subject to the cap and then is it calculated on the basis of an annual or is it a five-year rolling average or how is the cap determined? How is our compliance with the cap determined?

Callahan: Thank you, commissioner, for those questions. First of all, it is the cap is as a percentage of the whole of the bond total. So it's not necessarily looked at as a year by year process but as a total of the actual expenditures of what was authorized by the voters of the city of Portland.

Fish: That means at some point you could be under or over as long as over time you're no more than 7%. Is that correct?

Callahan: That's correct. We expect quite a bit of variation as we are in different phases of the development process for projects. So the administrative costs are essentially the costs that the bureau itself would be expending to deliver, to rate these proposals, to rank these proposals, to do the work that for instance we're doing with the committee. It's the cost of hiring the bond legal counsel, it's the cost of issuing the bonds themselves through the office of management and finance, it's the fiscal stewardship over the funds. So it's any of the administrative expenses the housing bureau would undertake or spend in consultation with the other bureaus at the city that also do charge us fees for our costs. It also would be the cost of hiring an auditor for instance.

Fish: Are all those costs tracked? They're separately tracked on people's payroll records?

Callahan: Yes.

Fish: So you have a staff person spending a portion of their time on bond, a portion of their time on something else, they allocate their time accordingly?

Callahan: Yes.

Fish: Good. Thank you.

Wheeler: Commissioner hardesty?

Emmons: City – oh I'm sorry.

Hardesty: My question was just answered.

Wheeler: Very good. Thank you.

Hardesty: Thank you.

Emmons: The city auditor is currently in process of completing a performance audit and in 2019 will hire an independent auditor, Harvey M. Rose associates to perform a financial audit. As we look to the hear ahead we're so excited for opportunities to create more affordable homes. Before I hand it back to shannon I just wanted to tell one story about a family that has been housed at the ellington and you may know, I don't know if you have had the experience of ever visiting families that are sharing housing, but in order to avoid becoming homeless I have certainly seen some pretty horrific situations. This was a family that was in a house, one family was on the lease but four families were living there. It's a reality of the housing situation we're living in. Through no fault of their own the family on the lease decided to relocate, gave 30 days. This family had 30 days to move. And as luck

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would have it, they were associated with someone in an agency who knew about the ellington and to ask them what is different about their lives today is so moving. They said we have privacy. It's not that the families didn't get along, but with four families lots of children chaos. It's quiet. They have a separate bedroom for the children. They are in a two-bedroom. When they look in the refrigerator the food that they have purchased is still in there. The children are in a school where their needs are being met. They said the change in their behavior is just dramatic. I would like to just close by saying I know what it means to be low income. I know what it means to live month to month but I do not know what it means to live under a crushing burden where you have no hope, where you're doing the best you can as parents and you don't see it ever getting better and now this family is so hopeful about their future and the future of their children, and that all has to do with the housing. They are going to probably get a section 8. They are still being determined that in the building they will pay 30% of their income for rent and it's dramatic the transformation of their lives. That's one family. Many, many more.

Hardesty: Thank you.

Wheeler: Thank you.

Eudaly: Mayor?

Wheeler: Commissioner Eudaly.

Eudaly: I just had one quick question on the screen where we saw 623 people housed, 314 new home created, five properties acquired i'm going to assume the other 309 people housed were preserved in existing housing?

Callahan: So the 314, if I may, commissioner Eudaly, let me see if I can answer your question.

Eudaly: Oh, wait, no. I just realized that doesn't make sense. My question really is, I want to get a new housing created versus affordable housing preserved and people staying in place, not that that is not as important but it's just I think an important detail.

Callahan: So we have two occupied buildings or complexes now, the ellington which is 263 units, 95% of which are family size units. To my knowledge and with -- I will say we know 117 new families have moved into the ellington. Many of those families were preserved in place and many of those families have been - we are just layering on the voucher process with home forward right now so all the families were eligible for the section 8 vouchers, which could have of even potentially lowered their rent below the 60% level. We have not had any families move out because of being over income. We have been working with every single family to make sure that they can stay if they so choose but the families that left have been for different life circumstances. It just so happens with attrition that we have been able to bring a number of new families into the building. But yes, half of that was existing households.

Eudaly: Great. I think there is a perception problem or frustration in the community where they are expecting us to just add more and more housing and they don't see preserving existing affordable housing as being legitimate or as important. The reality is if we didn't preserve it then those people will become -- well, are at risk of becoming part of our homeless population and will then move into one of the new units we build. It's just an interesting balance to me. Thank you.

Callahan: Thank you, commissioner. So just to wrap up the presentation, I wanted to mention that of course this report is actually backward looking and I would just like to share with you a couple of forward looking things before we close today. As you know, the constitution was changed to allow more leverage opportunities with particularly housing bonds for affordable housing and we will be releasing our first solicitation to the private and nonprofit development community this month before the end of the month. The team is working very diligently on a new solicitation. We have been conducting outreach since the beginning of february of this year back to the community members that we first engaged

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for the creation of the stakeholder advisory committee. As well as holding a number of different public meetings including last week the meeting that Todd referenced, a meeting we had, a community meeting at IRCO to ask very specific questions about ways that we could structure this solicitation to ensure more opportunity in terms of access for our priority communities and more opportunities for contracting opportunities and economic opportunity that will of course come to fruition with a \$70 million funding release for affordable housing development. So we expect that we will be reviewing proposals throughout the summer with announcements about those potential new developments or preservation projects in August of 2019. I would like to say that there are three preference areas of the city that we're looking for new, affordable housing. You can see by the map that I'm showing you as to why. We have done a great job geographically locating much of the new developments in process but North Portland is a priority area for us as well as Southwest Portland. Then of course East Portland. Based on the numbers and figures of families that are struggling in East Portland we have a high emphasis on adding new housing or preservation in East Portland. If you will note and as Todd mentioned we also have added the Joyce Hotel since this report was done as another bond project. We will be moving forward the Ellington, 105 Burnside are the two already in operation. 30th and Powell will continue to be developed by Home Forward. North Prescott, at 57th and North Prescott will be released for a new development under the solicitation as well will the West Wind and Joyce Hotel. We're focusing our efforts for the West Wind and the Joyce on 100% supportive housing buildings. So I just did want to share that with you and take this opportunity because that solicitation will be coming out in the next few weeks and has been a large part of this committee's work. I would also like to say Todd mentioned we have quarterly meetings, the bond committee does have quarterly meetings but has also because of the nature of the work that we're doing been very generous with their time because we have asked them to do a significant number of additional meetings to help us move our agenda forward and for that I like to thank them. I think that concludes our presentation unless anyone has any final comments.

Wheeler: Colleagues, any further questions?

Fish: First of all, because you're the oversight committee I think we have an obligation to ask one key question, which is are you getting the information and staff support you need to adequately fulfill your responsibility as an oversight board?

Struble: I feel I am.

Lazo: Thank you, Commissioner Fish. I would agree with that and I think beyond that, not only that are they providing information in a timely manner, but I think they are also listening. So I think they are taking our role very seriously which I appreciate very much the work that Shannon and her team are doing.

Fish: Thank you.

Emmons: We ask a lot of questions and after one of the meetings -- I know what it means to be a director and have a board and sometimes after a meeting, oh, my gosh -- I did ask of the staff are we asking too many questions? Are we drilling down? Is it too -- and they said, no, we are so happy that you're so engaged and you go back to the original goal and you go back to the work that we heard from the community. You're always referencing it and using that lens, looking at each project. I'm so impressed by this staff and the information we get and how rigorous they are at looking at each new project. Because they have a lot coming their way that they have to screen. Look ahead to say is this going to hold up over 60 years? So when a project that might look good and then they have their maintenance people go out and say, oh, there's mold and there's this and that in a 10-year-old project, no, no, we don't want to be putting families in that. I'm just so grateful that they are looking so carefully at everything.

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Fish: Well, thank you. Second question goes to you, director callahan. We are hoping that with the change in state law and with flexibility that comes with that we'll be able to leverage these bond dollars and get a better outcome. Do you plan in your next reporting to council to make an effort to quantify what that leverage is so we get a sense of what additional public benefit we're able to create because of the change in state law?

Callahan: Thank you, commissioner. May I ask are you looking about a numeric goal in particular?

Fish: I'm looking for some way of quantifying the benefit that accrues to the public by having the change in state law which allows us to do debt financing, use other public resources. At the end of the day hopefully the answer is we're able to acquire and preserve more units. But could you take a crack in the next report of seeing if there's some way to measure that so that we can have a better understanding of what that change in the law actually meant for the people we serve?

Callahan: Thank you, I think that's a really good suggestion. Definitely.

Fish: The third thing I just want to offer up, I know on the bond projects you're on a fairly tight time frame. I know that there's an expectation to get the dollars out the door and do the best work. I have a companion interest in seeing whether we can make more progress on converting brownfields to productive use. Again, I know that your timeline doesn't necessarily match up with the brownfield agenda. The brownfield projects take forever and they take a willing property owner and it takes a -- we have to-- we don't even have a full tool kit yet. We haven't actually implemented what senator frederick gave us in terms of a tax abatement tool and others, so there's work to be done, but what I would urge you to consider is if in your work you encounter a project that has a brownfield component, like what we just -- what bridge housing has just done on north williams, and colleagues, the bureau of environmental services just gave a \$200,000 grant to finish the environmental remediation on north Williams so bridge can move forward on a project that's 60 units of 60 and below of mfi, ten units of permanent supportive housing with a right of return built in. So a real win right around the corner from where senator Frederick lives. That if there is a project that does have a brownfield component that at least we have a chance to have a conversation about whether the city can use its tool kit to be a partner. The answer may well be it would take too long and it's too uncertain and I get that, but we are on the clock to convert 900 acres of brownfields to productive use under our comprehensive plan so I would hope if something did come across your desk we don't automatically reject it because of the timeline issues that we take a hard look at seeing whether the city has tools that could be of use to remediating the site and allowing a productive use like affordable houses. We think of that as a win-win.

Callahan: Thank you, commissioner. I know our entire bureau would welcome the opportunity to continue to collaborate with bes on ways we could potentially even have conversations earlier with folks to know what those tool would be if they had an opportunity to bring that forward for affordable housing development, so thank you.

Wheeler: Commissioner Hardesty.

Hardesty: Thank you, mayor. Thank you commissioner Fish. As you were talking I thought, man, we have this opportunity with the Portland clean energy fund, with the brownfield cleanup, with our desire to have permanently affordable housing to really think strategically about how we use as you said the resources that we have available to us in ways we don't even know yet like how creative we could be. So I want to encourage us while we are also -- we know that we are well, well, well behind in having housing that's affordable in every community, that we also have the opportunity to think really big and innovative because we don't get this -- this is a new opportunity that we have. I love the idea of actually taking brownfields and putting them back into permanent use, and quite frankly into permanent use as permanently affordable housing that people can afford to

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live in. So whatever I can do with commissioner Fish and my other colleagues up here to help make that happen I think these are exciting times. My other question was about the metro bond. Does this oversight committee will you be providing oversight for that bond? So those resource will come into another bond oversight committee and does –

Lazo: That make sense.

Fish: [inaudible]

Hardesty: Do we have any crossover on the metro housing bond committee with our committee of experts on how to get housing built in a timely manner?

Emmons: They have appointed an independent, one to oversee the metro bond. I think they have 11 or 12 members. They are more to facilitate. There really isn't crossover between our two groups.

Hardesty: I think that's a missed opportunity for us to actually coordinate new housing dollars coming in with the housing dollars that we already have a commitment for, so if I can help with the metro conversation I would be happy to do that.

Struble: In my experience they are plugged into the work that we're doing. There were metro representatives at the community meeting last week. They are watching us closely, I think.

Hardesty: Commissioner callahan, so does that mean, what happens when metro's money starts flowing? How does that --

Callahan: So we are actually in conversations right now in all the jurisdictions, the partner jurisdictions with metro about the flow of funds to the jurisdictions and how that will work. We are frankly in the beginnings of the community engagement phase for that Portland housing bureau so we have not yet worked on any type of formal structure frankly until we have a little more conversations with the community, but you're actually hitting on some of the crux of the issue is with how the metro bonds will flow. They have their own oversight committee, they have their own particular community priorities that we will be implementing of course with an overlay of our community priorities, but how we then work with the jurisdictions and their committee, they, awards will officially go through the metro council. I would of course expect they would also go to the Portland city council. But is there then an additional oversight layer or separate body or board that works in the city specifically? We have not yet figured out that kind of layering but we're in conversations with the oversight committee that is set up by metro and metro itself. The first step would be -- the first official step would see would be an intergovernmental agreement that would come to this body which would lay out all the parameters of how the money will flow in addition to whatever kind of oversight relationships. Those are ongoing dialogs but officially this bond oversight committee does not have a role in the metro bond at this moment in time.

Hardesty: Thank you.

Lazo: Commissioner, I think you're absolutely right. I think the opportunity we ought to not lose is the fact we have already laid out a framework, right? My sense is that, as well as we're going to do with the bond, we're probably not going to meet all the needs that we have in our community that we've already identified and so I think we're already in a place, one thing, I have been part of the metro affordable housing bond conversations and one of the things we identified we're ahead of where they are in their conversations. They actually took the queue from Portland and started early, which was really productive, but we already have a framework and we're ready to go. You know, I think we can see where we are when we finish this but there's no reason, again, to believe that we're going to have needs that are not met that we look at how to implement those through the metro bond dollars that are going to flow into our community.

Wheeler: Commissioner Eudaly.

Eudaly: I have one more quick question. I was really trying to restrain myself but speaking of opportunities, i'm concerned about missed opportunities for us to purchase existing

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naturally affordable multifamily developments, and I guess I just want to kind of stick a pin in that concern. You can answer me now or off line, but what's our relative advantage or disadvantage competing for these properties knowing about them when they become available in a timely enough fashion to actually get in on them, and are there tools that we could use to strengthen that position.

Callahan: Thank you, commissioner. Nothing that we're doing forecloses the opportunity to move forward rapidly on multifamily purchases. Our partners, our development partners look not just at new development but also purchase opportunities. I think it's something that we do want to have further dialogue with the committee. We're only releasing \$70 million of funds right now in this solicitation. We want to make sure we're able to do another solicitation to see how we're doing, how we're reaching our goals, perfect that, but I also think we're having some conversations with our committee about potentially a fund to be able to act quickly on either property acquisition of a multifamily type -- we're not foreclosed from doing that right now.

Eudaly: Oh, I didn't think so. It's just we're competing with wall street for these properties frankly and I want to make sure that we have as much of a competitive advantage as we can because it's not in our best interests for wall street to be buying up our naturally affordable multifamily developments.

Callahan: Well, and commissioner, frankly many times it's easier for our partners to do it instead of us on our behalf. We are unfortunately government which makes us a little bit clunky even as much as we'd like --

Eudaly: Just a little.

Callahan: As much as we'd like to be streamlined all purchases go through council, et cetera, so actually having money out with the potential of our partners, they can also sometimes act to swoop up something in a way that doesn't have the -- I mean it would still have a process involved, but we're naturally because of our -- because we want to be transparent, because we have process for a reason we cannot be as attractive as a purchaser.

Eudaly: Thank you.

Wheeler: I'll entertain motion.

Fish: Mayor, I move the report.

Eudaly: Second.

Wheeler: We have a motion from commissioner Fish, a second it sounded like eudaly got in just ahead of commissioner hardesty on that one to second the report. Any further discussion? Please call the roll.

Fish: Well, I have to say we get lots of reports that come to council. This was a model report. Frankly an all-star lineup of people that have agreed to serve on this oversight body. I want to acknowledge commissioner saltzman's role in helping to pass the housing bond along with the community. We appear to be ahead of schedule. I too like the idea of acquiring existing properties. Preservation is a great play in our community. I'm reminded that the first project selected for purchase was heavily criticized by some in the community but I think over all had we lost the ellington people would have also been complaining that we lost such a great resource in a high performing neighborhood. I love the statistic that you gave us about high opportunity neighborhoods and where the housing is located. What we have learned over lots of hard work together is that when we blend our housing both into areas that are emerging areas but also areas with high opportunity, that's gobble-de-gook for high quality schools, lots of infrastructure, good commercial districts, the kind of desirable places people want to live. When we open the doors to low income families to live in those high opportunity areas it's a win-win-win. Families end up thriving. Kids end up going to higher performing schools and getting the attention they need. There's a ripple effect. So it's an additional benefit. Some people have said, and susan, you remember this

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over the years, well, but of course that means building and preserving in higher cost areas we should be going to the -- chasing the cheapest housing in the cheapest areas. Well that's how we perpetuate patterns of isolating people in high poverty areas on the fringes of our community. That is not how we capitalize on the investments which we have already made in high opportunity neighborhoods. We need to welcome people into those communities. That's what you're doing that your report demonstrates. Thank you each for your service. We're very honored to have you and I'm very pleased to accept your report. Aye.

Hardesty: Couldn't tell whether my button was on or off. I also really appreciate the informative report that you presented to us. I sit here sometimes and wonder why we get reports because there are things that I think they should just send via email but today this has been extremely helpful and really informative and really lets me know that we're on the right track. I thank each and every one of you for your service, especially the volunteers who are volunteering their time to make this happen. I would be remiss if I didn't say I can't wait for the APANO property to open. It's going to be a game changer in that community. I share your concern about what's happening with small businesses, with artists, with the creatives in our community and how they are going to be able to thrive in a community where their rent is just as outrageous as rental properties for people looking for residential properties. For another day that's a conversation but I look forward to us having that conversation. It doesn't matter if we give people housing they can afford to live in if they can't thrive as a small business owner or an artist or another creative type in our community. I vote Aye. I thank you for your service.

Eudaly: Thank you for your report. Thank you for giving your time and expertise to the city. I guess given that it's fair housing month I want to acknowledge or just I guess reflect on the fact that our kind of lack of regulation of our rental market and protection of tenants has really allowed the private market to segregate our city racially and economically. And this bond is letting us do some light correcting of that, I suppose. As we know, it doesn't -- it's not going to serve the entire need but it's one essential piece of the overall strategy. I share your concerns about cost burdening and displacement for small businesses. I was a small business owner for 22 years. I like to say I unwittingly helped gentrify myself out of the west end of downtown Portland. Just a very naive young business owner showing up at what probably were pbot committee meetings fighting for safer streets and more streetcar stops and eventually we got higher rents -- you know the story. But thanks again. I vote Aye.

Wheeler: This works because of community. I want to thank the three of you in particular, allan, todd, susan. Thank you for your continued service, dedication, your commitment to this. This of course applies broadly to all of your colleagues. I also want to acknowledge those who served, the 22 who served on the original stakeholder committee that worked so hard to really put together the framework for this bond. I have to say, shannon, it's fun for me to sit here and take sort of a silent position in this meeting and think about where we were a year and a half ago when we were just getting killed. Do you remember that?

Callahan: Little bit. [laughter]

Wheeler: We took the time. We slowed it down. We did something that nobody had done before, which is put the stakeholder committee in place so we could hear from the community to take the time to appropriately establish a framework for the deployment of the bond resources. Shannon, I remember you came under a lot of scrutiny and a lot of heat for that. Listening to this today convinces me what I believed then, which is it would be worth it for us to have gone through that process and to listen to the community and understand how they wanted us to deploy the resources given that they were the ones who came together and passed the bond in the first place. I feel like we have held faith with that original coalition. I believe you as the bond oversight committee have held all of

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us including me as commissioner in charge accountable for following that original framework. And it's just great to know that we're ahead of schedule, that now we put in the work to get ballot measure 102 passed so we can even potentially do better than we originally anticipated with the bond, and i'm excited about the future direction. Director Callahan, because you are in the crosshairs because housing is currently front and center for the entire city, you don't get the credit you deserve. This is one of those times where I want to make sure you get the credit you deserve. Thank you. To all members of the bond oversight committee, I couldn't think of a better group of people coming together to represent the needs and the interests of the city of Portland as we deploy these precious and limited resources. Thank you. I want to chime in on one thing with regard to the metro bond. They are looking to you as the template. You are the template. Because they see you as having done it right. The fact that voters overwhelmingly supported the metro bond was in part because people saw what you were doing with the Portland housing bond and they trusted it. Because the people who opposed the regional bond were trying to use you as their fodder for why it shouldn't be passed and the public saw otherwise. This is the proof that they were right to put their trust in this model and right to put their trust in you. That's how I feel. So I vote Aye. The report is accepted. Thank you for your great work. We're adjourned.

At 5:50 p.m., Council adjourned.