



CITY OF  
**PORTLAND, OREGON**

**OFFICIAL  
MINUTES**

A REGULAR MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS **15<sup>th</sup> DAY OF JANUARY, 2020** AT 9:30 A.M.

THOSE PRESENT WERE: Mayor Wheeler, Presiding; Commissioners Eudaly, Fritz and Hardesty, 4. Commissioner Fritz teleconferenced.

OFFICERS IN ATTENDANCE: Keelan McClymont, Acting Clerk of the Council; Lory Kraut, Senior Deputy City Attorney; and Tania Kohlman and Cheryl Leon-Guerrero, Sergeants at Arms.

On a Y-4 roll call, the Consent Agenda was adopted.

<b>COMMUNICATIONS</b>		
<b>26</b>	Request of Sylvia Jackson-Riley to address Council regarding Stars Mentoring Program (Communication)	<b>PLACED ON FILE</b>
<b>27</b>	Request of Sam Sachs to address Council regarding Breaking Bread Breaking Barriers (Communication)	<b>PLACED ON FILE</b>
<b>28</b>	Request of Dee White to address Council regarding the Water Bureau continues to drown us in debt, half-truths and treatment controversy (Communication)	<b>PLACED ON FILE</b>
<b>29</b>	Request of Maria Thi Mai to address Council regarding the economics of neighborhoods (Communication)	<b>PLACED ON FILE</b>
<b>30</b>	Request of Cheryl Graves to address Council regarding the plan for the 400 acres presented on August 28th (Communication)	<b>PLACED ON FILE</b>
<b>TIMES CERTAIN</b>		
<b>31</b>	<b>TIME CERTAIN: 9:45 AM</b> – Accept the Year Four Bond Oversight Committee Report on the \$68 million Parks 2014 General Obligation Bond (Report introduced by Mayor Wheeler) 15 minutes requested <b>Motion to accept the report:</b> Moved by Hardesty and seconded by Eudaly. (Y-4)	<b>ACCEPTED</b>

<p><b>32</b></p>	<p><b>TIME CERTAIN: 10:00 AM</b> – Authorize an Intergovernmental Agreement between the Office of Management and Finance, the Office of Equity and Human Rights and Prosper Portland to pilot the administration of the Community Opportunities and Enhancements Program (Ordinance introduced by Mayor Wheeler) 45 minutes requested for Items 32 and 33 <b>Motion to accept amended Ordinance and Intergovernmental Agreement:</b> Moved by Hardesty and seconded by Eudaly. (Y-4)</p>	<p><b>PASSED TO SECOND READING JANUARY 29, 2020 AT 9:30 AM AS AMENDED</b></p>
<p><b>33</b></p>	<p>Authorize the Office of Management and Finance to utilize funds from the Water Bureau Washington Park Reservoirs Improvements Project in the amount of \$1,120,000 to support the Community Opportunities and Enhancements Program (Ordinance introduced by Mayor Wheeler)</p>	<p><b>PASSED TO SECOND READING JANUARY 29, 2020 AT 9:30 AM</b></p>
<p><b>34</b></p>	<p><b>TIME CERTAIN: 10:45 AM</b> – Appeal of the Southwest Hills Residential League against the Hearings Officer’s decision to approve, with conditions, a 1-lot partition with concurrent environmental and planned development review adjacent to 1315 SW Broadway Dr (Previous Agenda 1102; Findings introduced by Mayor Wheeler; LU 18-119056 LDP EN PD) 5 minutes requested <b>Motion to deny the appeal, uphold the decision of the Hearings Officer with the amendment to condition B.1 as reflected in the decision and adopt the findings:</b> Moved by Wheeler and seconded by Eudaly. (Y-3; Hardesty absent)</p>	<p><b>FINDINGS ADOPTED</b></p>
<p><b>CONSENT AGENDA – NO DISCUSSION</b></p> <p><b>Mayor Ted Wheeler</b></p> <p><b>Office of Management and Finance</b></p>		
<p><b>*35</b></p>	<p>Pay property damage claim of Erich Litch in the sum of \$54,826 involving the Portland Bureau of Environmental Services (Ordinance) (Y-4)</p>	<p><b>189822</b></p>
<p><b>Commissioner Amanda Fritz</b></p> <p><b>Water Bureau</b></p>		
<p><b>36</b></p>	<p>Accept contract with TEK Construction, Inc. for the construction of the Greenleaf Pump Station Project as complete, release retainage and authorize final payment (Report; Contract No. 30005990) (Y-4)</p>	<p><b>ACCEPTED</b></p>
<p><b>Commissioner Chloe Eudaly</b></p> <p><b>Bureau of Transportation</b></p>		
<p><b>*37</b></p>	<p>Authorize the Transportation Director to sign an agreement with the Union Pacific Railroad Company for construction services for the North Rivergate Overcrossing Project (Ordinance) (Y-4)</p>	<p><b>189823</b></p>

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<p><b>*38</b></p>	<p>Accept a grant in the amount of \$1,200,000 from Oregon Department of Transportation, authorize Intergovernmental Agreement for NE Airport Way Intelligent Transportation Systems from 82nd Ave to Riverside Way and appropriate \$150,000 in the FY 2019-20 budget (Ordinance) (Y-4)</p>	<p><b>189824</b></p>
<p><b>REGULAR AGENDA</b> <b>Mayor Ted Wheeler</b></p>		
<p><b>Bureau of Planning and Sustainability</b></p>		
<p><b>39</b></p>	<p>Authorize an Intergovernmental Agreement with Metro for a total amount of \$841,931 for the Annual Waste Reduction Plan, Recycle at Work, and Business Food Waste Requirement (Second Reading Agenda 12) (Y-3; Hardesty absent)</p>	<p><b>189825</b></p>
<p><b>40</b></p>	<p>Authorize a matching grant fund, not to exceed \$460,596, and grant agreements to assist in the cost to purchase and install safety equipment, specifically side guards, on garbage and recycling collection vehicles (Second Reading Agenda 13) (Y-3; Hardesty absent)</p>	<p><b>189826</b></p>
<p><b>Bureau of Environmental Services</b></p>		
<p><b>41</b></p>	<p>Amend contract with Parametrix, Inc. for professional engineering services for the Lombard Pump Station Upgrade, and Forcemain Replacement Project No. E10920 in the amount of \$691,373 (Second Reading Agenda 17; amend Contract No. 30006282) (Y-3; Hardesty absent)</p>	<p><b>189827</b></p>
<p><b>42</b></p>	<p>Authorize a contract with Jacobs Engineering Group Inc. for professional services for the Collections System Force Main Evaluation Project for \$4,498,823 (Second Reading Agenda 18) (Y-3; Hardesty absent)</p>	<p><b>189828</b></p>
<p><b>Office of Management and Finance</b></p>		
<p><b>43</b></p>	<p>Accept bid of M.J. Hughes Construction, Inc. for the Tryon Creek at Boones Ferry Culvert Replacement Project for \$4,993,052 (Procurement Report - Bid No. 00001351) 15 minutes requested <b>Motion to accept the report:</b> Moved by Eudaly and seconded by Hardesty. (Y-4)</p>	<p><b>ACCEPTED PREPARE CONTRACT</b></p>
<p><b>44</b></p>	<p>Accept bid of Landis &amp; Landis Construction, LLC for the Slough Outfall 100 Project for \$2,036,001 (Procurement Report - Bid No. 00001356) 15 minutes requested <b>Motion to accept the report:</b> Moved by Hardesty and seconded by Eudaly. (Y-4)</p>	<p><b>ACCEPTED PREPARE CONTRACT</b></p>
<p><b>45</b></p>	<p>Adopt revised Debt Management Policy, a component of the City's Comprehensive Financial Management Policies, to address the City's issuance and management of debt (Resolution; amend FIN 2.12) 15 minutes requested (Y-4)</p>	<p><b>37475</b></p>

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<b>46</b>	Direct the Chief Procurement Officer to sign the Construction Career Pathways Project Framework and commit to continuing to support the regional workgroup led by Metro (Resolution) 30 minutes requested (Y-4)	<b>37474</b>
<b>Portland Children's Levy</b>		
<b>47</b>	Approve funding recommendations made by Children's Levy Allocation Committee to renew the Community Childcare Initiative for July 1, 2020 – June 30, 2023 (Second Reading Agenda 20) (Y-4)	<b>189829</b>
<b>Commissioner Jo Ann Hardesty</b>		
<b>Portland Bureau of Emergency Management</b>		
<b>*48</b>	Authorize an Intergovernmental Agreement with Multnomah County to provide financial and technical resources to assist with the County's project Multnomah County Liquid Fossil Fuels Inventory Assessment not to exceed \$50,000 (Ordinance) 15 minutes requested (Y-4)	<b>189830</b>
<b>Commissioner Chloe Eudaly</b>		
<b>Bureau of Transportation</b>		
<b>49</b>	Authorize a contract for \$4 million with Conduent State & Local Solutions, Inc. to provide ongoing photographic traffic enforcement services for the City's current photographic enforcement system (Ordinance) 20 minutes requested	<b>RESCHEDULED TO JANUARY 22, 2020 AT 9:30 AM</b>

At 12:29p.m., Council recessed.

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A RECESSED MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS **15<sup>th</sup> DAY OF JANUARY, 2020** AT 2:00 P.M.

THOSE PRESENT WERE: Mayor Wheeler, Presiding; Commissioners Eudaly, Fritz and Hardesty, 4. Commissioner Fritz teleconferenced.

Commissioner Eudaly arrived at 2:03 p.m.

OFFICERS IN ATTENDANCE: Keelan McClymont, Acting Clerk of the Council; Lauren King, Deputy City Attorney and Linly Rees, Chief Deputy Attorney, at 4:47 p.m.; and Tania Kohlman and Dorothy Elmore, Sergeants at Arms.

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<p><b>Council will hear a presentation and testimony today. Testimony will be limited to two minutes each. Continued to Thursday, 5:00 PM, January 16, 2020.</b></p> <p><b>50</b>      <b>TIME CERTAIN: 2:00 PM</b> – Amend the Comprehensive Plan, Comprehensive Plan Map, Zoning Map and Title 33 Planning and Zoning to revise the Single-Dwelling Residential designations and base zones (Ordinance introduced by Mayor Wheeler; amend Code Title 33 and Comprehensive Plan and Zoning Maps) 3 hours requested</p>	<p><b>CONTINUED TO JANUARY 16, 2020 AT 5:00 PM</b></p>
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At 5:24 p.m., Council recessed.

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A RECESSED MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS **16<sup>TH</sup> DAY OF JANUARY 2020** AT 5:00 P.M.

THOSE PRESENT WERE: Mayor Wheeler, Presiding; Commissioners Eudaly, Fritz and Hardesty, 4. Commissioner Fritz teleconferenced.

OFFICERS IN ATTENDANCE: Keelan McClymont, Acting Clerk of the Council; Karen Moynahan, Chief Deputy City Attorney; and Tania Kohlman and Dorothy Elmore, Sergeants at Arms.

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**TIME CERTAIN: 5:00 PM** – Amend the Comprehensive Plan, Comprehensive Plan Map, Zoning Map and Title 33 Planning and Zoning to revise the Single-Dwelling Residential designations and base zones (Ordinance introduced by Mayor Wheeler; amend Code Title 33 and Comprehensive Plan and Zoning Maps) 2 hours requested

**CONTINUED TO  
JANUARY 29, 2020  
AT 2:00 PM**

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At 8:09 p.m., Council adjourned.

**MARY HULL CABALLERO**  
Auditor of the City of Portland

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McClymont

Digitally signed by  
Keelan McClymont  
Date: 2020.07.14  
11:23:21 -07'00'

By Keelan McClymont  
Acting Clerk of the Council

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**Key: \*\*\*\*\* means unidentified speaker.**

**JANUARY 15, 2020            9:30 AM**

**Wheeler:** This is the wednesday session of the Portland city council, would you please call the roll. [roll taken]

**Fritz:** Here. **Hardesty:** Here. **Eudaly:** Here. **Wheeler:** Here.

**Wheeler:** Now we will hear from legal counsel on the rules of order and decorum.

**Lory Kraut, Senior 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 meeting 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 reading 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 thumbs 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 ejected for the remainder of the meeting. After being ejected, a person who fails to leave the meeting is subject to arrest for trespass. Thank you for helping your fellow Portlanders feel welcome, comfortable, respected and safe.

**Wheeler:** Very good, and thank you, as obvious, commissioner Fritz is participating by phone. She's asked to participate by phone. Does anybody have any objections to her participation by phone? Seeing none, we will move right into communications.

**Item 26.**

**Wheeler:** Good morning. Welcome.

**Sylvia Jackson-Riley:** Good morning. My name is sylvia jackson-riley. This is donte riley. We are the founder and co-founder of stars mentoring program. Stars is an acronym for successful transition for at risk students. We have been running this nonprofit out of our pocket for about eight years now, and so we are here to let city council know that we are out here and what we are doing and who we serve. So I am a native of Portland, Oregon. A graduate of grant high school. I have a daughter who is 23 and a son who is 26. We offer a variety of programming for alternative school students between the ages of 12-21. We serve approximately 150 students annually offering a basketball league, a volleyball league, music program, and gardening group, and cheerleading program, and a glee club. We also provide student retreats, day seminars, field trips and outings, and like I said before, this program is being funded solely out of our pockets, and on the backs of

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volunteers. So it's great that we are able to provide this for our students, and they are knocking on the doors every year, when is the programming and when is it happening again, and it's really Depending on how much money that we have, right. Again, we are serving 150, 200 students, and they begin to call stars home. So it's a bit heavier than us just saying that we cannot do it any more. As you know, the crisis that our community is in now, being able to provide these outings, these different options, is -- the only option is to the street right now. A lot of this stuff is generational, the students don't know better, so offering these things, give us the opportunity to mentor them and try to get them to the path to be a successful, contributing member to the community.

**Wheeler:** Let me ask you a question, and it won't take from your time because keelen, I think you forgot to hit the button, but free time is good time, and it's an important conversation. I've been trying to meet with me, as well, and I want you to know that I apologize that I have not had the opportunity, and I am looking forward to it. I really appreciate the work that you are doing in the community. I certainly hear about it, and I hear about it through the mayor's office of youth violence prevention. Did we not also give you a grant? It was my understanding that the office did, at one point, give you a grant?

**Jackson-Riley:** Yes. They have been supporting us, for the last three summers.

**Wheeler:** Was that helpful?

**Jackson-Riley:** Very, very helpful. It's very helpful. But again, we are talking about 250 students throughout a year. So that's, that's -- it helps. Let's say that.

**Wheeler:** I would like to schedule that meeting -- and tia, maybe --

**Jackson-Riley:** We have a meeting scheduled for friday.

**Wheeler:** Oh, we do? So I am glad that I didn't completely waste the time.

**Jackson-Riley:** We had this scheduled prior to us getting a meeting with you. There are 150 gang members off the street every friday night. And half of them on saturday because we open up the gym. That's huge for this community. While Portland public schools has their basketball league going on, there is a whole other alternative basketball league going on, that we provide that are keeping kids off the street, affected by gangs, friday nights. Students that are in non-traditional high school alternative school settings, again, the normal scene, going to school, and the extra clubs and things keep us engaged in school and help us to drive towards the credits we need to stay engaged with the groups. When you take those groups away, the students in non-traditional high schools and they don't have an opportunity to excel in positive things, they excel in negative things, right. That team don't really make cuts. They are always accepted Players, right.

**Hardesty:** Thank you. I just want to say, it's good to see you both again. We met shortly after I took office, and who knew that my life would go so crazy that I would like not have free five or ten minutes to do follow-ups, so I want to apologize because I love what you are doing. I love what you do. I love the positive opportunities that you provide to young people, and I believe when we talked, I talked about the office of civic and community life, and their grant process, and so have you had any success in reaching out to that office?

**Jackson-Riley:** No, we have not.

**Hardesty:** So maybe we can assist you with actually making a direct link to someone in that office? Again, I am -- I just applaud the fact that you've been doing this for so long out of your own pocket, and when I met with you I was just like overwhelmed with the positive work you are doing because of your passion, not because anybody is making you do this, so thank you very much. Appreciate you both being here.

**Wheeler:** While we are in a positive, commissioner Fritz had a question on the phone.

**Fritz:** Good morning. Thank you for coming in. I appreciate the work you do there, as well. My question is -- if people want to donate to help support the work you are doing, how do they go in touch with you to donate?



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**Jackson-Riley:** [www.starsmentoringprogram.co](http://www.starsmentoringprogram.co) M, and there is a link of donation button, a tab on the website.

**Fritz:** Thank you very much.

**Wheeler:** And you got your question -- great. Okay. These interruptions you should take as enthusiastic encouragement and gratitude for what you are doing. Please continue.

**Jackson-Riley:** Thank you. We look forward to seeing you on Friday. I just wanted to say, I talked a bit about the bridging the gap game we do with the game task force and it is officers. We bring the students in from the alternative programs to play a game together with the officers, so they can see each other in a different light. We have done this for the last four years, since in April, and looking again to grow that with the students and the officers.

**Hardesty:** I look forward to coming and talking to your girls this year.

**Jackson-Riley:** All right. Sweet.

**Wheeler:** Thank you both. Thanks for coming. We appreciate the update. Next individual, please.

**Item 27.**

**Wheeler:** Good morning. It's good to see you.

**Sam Sachs:** Good morning, Mayor and members of the board. I am Sam Sachs, the founder of the "no hate zone." The reason I am here today is to talk about breaking bread, breaking barriers. Approximately four years ago this August I was distraught about the murder of Walter Scott and many other Black and Brown people in our community and across the country. Also, about the murders of police officers in Dallas, so I went to my friend who owns Noho's Hawaiian Cafe, and I said we need to do something in our community to bring people together to see each other as human beings. So the short version is that three, four years ago we formed Breaking Bread, Breaking Barriers, where once a month we meet anywhere in the community at Noho's at Nia, IRCO, Latino Network, different places and locations in the city, and we have a dinner. We ask the communities, specifically, focused on communities of color to come together with police officers and sit down and have authentic conversations, and build relationships, see each other as -- see each other as human. To bring together the diverse communities and the police officers to improve community and police relations further and with police and culture and promote dignity and understanding and respect and police and community interactions, our community has a real divide, and a real problem with the trust between the Black and Brown community and the police. We need to continue to build on it and work on it. We have members, a few members here, police officers that attend our dinners, some of things that have come from these dinners are basketball tournaments where we have police officers, and young people play on the same teams together. Football teams, tournament. We had a book club started because of Pete Simpson around the hate you give where we gave out books to kids, had them read it, and they go back together with officers. We took them to see the movie. They have discussions with police officers you, and specifically, focus on youth of color. So, I would love to come back and give a more in-depth presentation on all the wonderful things that are happening from breaking bread, breaking barriers, but we would like to -- Noho and I and the police and the community would agree would like to collaborate with the city and other organizations in the community to create a long lasting conversation and safe space for police and community to come together and to have these conversations and see each other as human beings and try to rebuild the trust.

**Wheeler:** Sam, thank you. This is timely. First of all, I want to thank you for your service on the Portland committee on community engaged policing. I want to thank you for the time and the energy that you put into that, and I want to thank you for the time that you put into breaking bread, and breaking barriers. I think that I am due to come to one of your dinners

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so let's make sure that gets on the books, and I just want to tell you how much I appreciate the Work you are doing to build the trust and break down the barriers and create more interactions. I think it's hugely positive. I am greatly supportive of your efforts and appreciate it.

**Sachs:** Thank you.

**Wheeler:** I want to thank the officers here, too, who volunteer to do it.

**Sachs:** Our next dinner will be in march. My reason for being here is just to ask for other members of the council to also come and see what's happening to the, to communicate with the officers, and it's really powerful. The impact it is having with the police and the community.

**Wheeler:** Good. Let me know what the proposed date is, and I will try to hold that on my calendar. I would like to do that. Thank you. And keelen, let's see, next individual, please, dee white.

**Item 28.**

**Wheeler:** Good morning.

**Dee White:** Hello, my name is dee white. Portland water bureau continues to drown us in debt, in half truths, and in water treatment controversy. As of today the water bureau is over 690 million in debt. The interest on this debt alone will cost rate payers 60 million. You have spent or committed to spending two-thirds of this debt, primarily to, pay for three infrastructure projects, approved under the false pretense of complying with an Archaic epa rule. First there is the cracked powell butte reservoir. This flawed project cost three times more than a similarly sized tank built in seattle. Second, there is kelly butte. A storage tank not needed to meet a declining demand. Neighboring cities have left or are committed to leaving Portland water by 2026. Third, the tragic Washington park historic reservoir's demolition where the cost tripled when geo technical issues surfaced and in a report released after the city voted to proceed. And now, today, when we have a serious affordable housing and living crisis, the water bureau is feasting their eyes on building the top of the line filtration plant. The water bureau's health benefit defense is wildly inconsistent, confusing the public both the water commissioners and the public health experts agree, we have no human health problem in our protected bull run watershed. Even the water bureau says that the customers do not need to take any additional precautions. The council and the public just learned the cost of the mega-filtration plant has now doubled because pipes were omitted. The cascade policy institute says that these are not accidents or mistakes. This is intentional malfeasance by the bureaucracy. Why would you trust the Portland water bureau after their deception and 300% cost escalation at Washington park? Why would you allow them to come back and say oh, now, this filtration plant could cost up to \$1.2 billion over double the estimate that you approved and are advancing now. On behalf of the exponentially growing number of concerned citizens, including the bull run water guardians, I am requesting that you go back and convene an independent panel to look at going back to the u.v. Option like the majority of other unfiltered water systems are using today. Seattle built a u.v. And ozone treatment for one-eighth of the cost of this filtration plant. Rate payers deserve a renewed consideration of u.v. And ozone treatment. Alternative and not, the most expensive filtration alternative.

**Wheeler:** Thank you for coming in. Next individual, please.

**Item 29.**

**Wheeler:** Good morning.

**Maria Thi Mai:** Good morning. My name is maria thi mai. I am here on behalf of the Multnomah neighborhood association. I currently serve -- serving is my second term as chair after a 15-year sabbatical as a community [inaudible]. I initially became involved in the community in the mid 1990s when then mayor vera katz had the idea of letting neighborhoods develop their own individual neighborhood plans. These were folded into

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the southwest community plan, and The 2000 comprehensive plan. Let me pause here for a moment to share my heartfelt condolences for our loss of commissioner Fish. He exemplified what it means to be a public servant. I first met Nick when the choice was beer or Fish, and they chose Sam Adams, and I became his senior policy director. This was in 2005. Nick became commissioner in 2008. He was scheduled to be one of the Multnomah neighborhood's special guests. Hosting various commissioners and bureau directors have been a meaningful experience for Multnomah residents to learn more about how the city operates and for city officials to learn about the neighborhood's need, for this we say thank you. Parking from the plethora of issues that concern the Multnomah neighborhood, I am here to focus on tree preservation, storm water management -- and integrated planning. Council reviewed the tree code, and we applaud you in recognizing the value of trees and in particular, big trees. The Multnomah neighborhood's tree canopy is one of the main reasons that the people love living in the neighborhood. However, the ever accelerating push to increase the density is threatening the canopy. Trees being harvested for housing, diminishes the quality of life in the neighborhood. Although the city has been promoting street trees and right-of-ways, this is a far cry from acknowledging and protecting the benefits provided by large trees on single family lots. Despite numerous and unsuccessful attempts to save landmark trees, one of which was over six feet in diameter, the Multnomah neighborhood association remains committed to advocating for the protection of large trees, threatened by ongoing development. In 2017, residents led by Emma [inaudible], the Multnomah tree team undertook an effort to nominate trees with the city, with 30 trees nominated, but council only accepted two for protective status. This brings the total of heritage trees in Multnomah to four. What's surprising is Multnomah leads the city with four heritage trees. Clearly, more work needs to be done to strengthen the tree code as it provides real protection for trees. Consider all the things that big trees do. Strengthen the tree code, title 11. Create incentives to preserving trees. Increase fines and mitigation.

**Wheeler:** Thank you. One more individual.

**Item 30.**

**Cheryl Graves:** Good morning. I am Cheryl Graves. I am a resident of Portland. I am here to discuss the plan that I offered to the council on owing 28 regarding a 400-acre of new community village that will become home to the homeless, troubled and non-conformists, school aged kids that need daily alternative teaching platforms, And undereducated and low paid adults. This rehabilitation community can also include non-aggressive crimes, relieving valuable jail space, welfare reform, parents without means, veterans, who cannot find their way, and immigration, learning to become a valued resident. Each arrival is followed by an evaluation to determine the state of wellness and their willingness to get involved. The village will provide a safe and nurturing community where any resident can receive education and hands-on training. This allows people to progress from one level to the next where they would be qualified to seek employment and go onto procure their own housing. Choosing to live within or away from the village. This village community will be built by the residents through training programs and business partnerships. We begin with campgrounds and progress into steppingstone housing, adding apartments, multi-plexes and single family homes. The dorms can accommodate children, disabled, women and men, and parents in practice, and seniors. The on the job training opportunities may include agriculture, gardens, greenhouses and -- orchards. Utilities built will be eco-ponds for fishing, irrigation, and filtered drinking water. Solar, wind, and peddle power. There would be animals, bath houses, bees and maple farms, building sites for bungalows, Bunkhouses and parks, including petting and riding area. The open markets may include businesses, classrooms, and trade schools that will surround the main house and be supported the by the villagers, along with the business partners. I urge you to read my

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business plan to put a stop to homelessness. The yes my life matters, the homeless cure is serious about getting the word out to turn around the city and help the people who need us. Thank you.

**Wheeler:** Thank you. Appreciate it. Keelen, has any item been pulled off the consent agenda?

**McClymont:** Nothing.

**Wheeler:** Call the roll, please. Commissioner Fritz.

**Fritz:** Aye. **Hardesty:** Aye. **Eudaly:** Aye.

**Wheeler:** Aye. Consent agenda is adopted. First time certain item. Item no. 31.

**Item 31.**

**Wheeler:** Colleagues, Portland voters overwhelmingly passed the fix our parks bond in 2014. The 68 million bond focused on the most urgent repairs and improvements to our park system. Like improving ada accessibility, building new playgrounds and replacing aging roofs and mechanical systems. I want to extend my special thanks to commissioner Fritz and commissioner Fish for their leadership in passing the bond. Colleagues, back in october we received the year four annual report from park staff. That report demonstrated strong Performance, accountability, and opportunity. Today we're going to hear from the bond oversight committee. The oversight committee is a community group mandated as part of the voter-approved measure. They review and evaluate the bureau's bond progress in three specific categories, adherence to the language of the bond measure. Fiscal accountability. Finally, transparency. Please join me in welcoming jan mason and zeri to present the four-year report. I don't see zeri here. Is she here today? There -- but you are going to sit there and be supportive and that's good. Good to see you again, good morning.

**Janice Mason:** Morning. Good morning. My name is janice mason, and I am representing the parks bond oversight committee on behalf of the committee and as a member of the asian and pacific islander community, I extend a sincere condolence to the city council and the parks bureau staff for our loss of commissioner Fish. We appreciated his leadership and share his strong belief in the importance of parks and recreation to add quality of life to all Portlanders. To his family, we think of you and also thank you for sharing him with us. In your packet is the bond oversight committee's annual report, which we prepared. Therefore, I will not go over it in its entirety, but hit on the key points and summary of the report. The committee was established by the city council with the core commission to ensure that Portland parks and recreation bureau delivers the bond funded projects as promised to voters. Individual city council members appointed us members to the committee to represent the broader Portland community. In overseeing the delivery of the bond work. The committee members are zari, jonas, karen, ken, and myself. To carry out this purpose, the committee meets regularly with the parks bureau staff to discuss and review the progress on the 2014 parks replacement bond work. Our focus is to evaluate the efforts of the parks bureau with these objectives in mind. Number one, adherence to the language, number two, maintain fiscal accountability, and three, be transparent with the community in our efforts. So an overview of the status for each of these objectives are -- number one, adherence to the language of the bond. An audit of the bond was -- an audit of the bond program performance was completed in 2019. There were three specific findings. Number one is the funds are being spent in a manner that adheres to the language of the measure. Number two, the program is operating in a fiscally responsible manner. And number three, the existing documentation systems are transparent, in place, and functioning well. By the close of the fourth Fiscal year, all 52 projects, either underway or complete, there are a total of 34 projects that are complete and 18 are currently underway. A total of 40.8 million has been spent to date. Regarding objective two, maintains the fiscal accountability, the committee believes bond dollars were clearly and

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separately placed and ensured the integrity and the accuracy of the financial statements were met. The parks bureau remains fiscally accountable of bond dollars with a separate program tracking system accessible to all staff, and administrative overhead is within the 10% of the total budget goal. We also want to share that the bond project for construction has been awarded to 18% minority business enterprises, and 18% women business enterprises, and 5% to emerging small businesses for a total of 41% of the value of the construction projects awarded to certified cobid companies. For professional services related to --

**Wheeler:** One moment. Commissioner hardesty.

**Hardesty:** Thank you. Excuse me for the interruption. I wanted to go back to the minority and disadvantaged business numbers. Does the 18% reflect minority and disadvantaged businesses? Do they have -- do they share that category? Or is this specifically --

**Mason:** Yes. Thank you. You are correct. The 18% is mbe, ede and 18% Wbe --

**Hardesty:** So they are a minority business and also they are categorized as an emerging small business?

**Mason:** They have both certifications.

**Hardesty:** They think, that's important information.

**Mason:** And for the professional services, related to these bond projects, contracts were awarded to 10% mbe, and dbbe, 9% wdbbe and 12% emerging small businesses. And so the total for professional services was 31%. For objective three.

**Hardesty:** Wait. Good job.

**Mason:** Thank you. Objective three is be transparent with the community in our efforts. The committee believes the parks bureau acts in a way that promotes equity, participation, and accountability. As recommended by the oversight committee, the parks bureau conducted a survey to measure the bond program's openness and transparency. As a result the community feedback informed the community outreach efforts and activities and included increased social media posts. In conclusion, the oversight bond committee feels that Portland parks and recreation's bureau have completed the objectives and promises made to the voters. Thank you, and we will take any other questions if there are any.

**Wheeler:** Very good. Any questions at this point? Commissioner Fritz, did you have any questions?

**Fritz:** I will just make my comments when I vote. Thank you.

**Wheeler:** Thank you.

**Mason:** Great, thank you.

**Wheeler:** Very good. Appreciate it. This is a report. I will entertain a motion.

**Hardesty:** So moved.

**Eudaly:** Second.

**Wheeler:** A motion and we have a second. Please call the roll.

**Fritz:** Thank you, Janice, for being here to present the committee's report and thank you for all of your diligence over the many years of overseeing this bond measure. It was interesting when the [inaudible] got the report on does the city do what we say we are going to do, the city's review was not included in this report. I am extremely proud of the way that we have delivered exactly what we said that we were going to do for voters, and done it in an exemplary manner, making sure that the community members have benefits from the contract with the city money being put out, and I am really pleased with the improvements I've been able to make, and as I always do when we accept the parks bond report, I honor commissioner Fish for finishing up the campaign after I did the first 60 days, he did the last 40 days, and we had a huge turnout of people saying that yes, we want to fix what is wrong with our parks. As we all know, there is still 400 million or more, and still needing to do, so as the Community members are wondering, why there is broken things in parks despite having approved this bond measure, that's why. This has been some of

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the work, and in many cases, what we tried to do is after fixing it, can we make things better, so can we add things and make things more accessible for people experiencing disabilities. Now, we have inclusive playgrounds and other facilities, so I am very joyful to hear this report and our community members continue to say that we are doing what we said that we were going to do. That is ultimately the measure of whether a bond measure or any referral has been successful, is the community members, Portlanders happy with what we have done with it, and I would have to say that based on the committee's report, thank you again for all of your diligence. Thank you very much to the parks and advisers that I have had with [inaudible] and christine and the others, and tim, my chief of staff, and thanks, of course, to commissioner Fish's staff for their continued stewardship of parks, and thank you to the park staff, who have done amazing work with this bond measure and have really doubled down in making sure that they provide value to the Portlanders, and finally, thank you to everyone who helped the parks, bond measure and the parks foundation, and whenever we get the reports, I am mindful that it was not just commissioner Fish and me who passed the bond measure. It was the whole team of people doing a whole bunch of Fundraising and including [inaudible] that helped to get the word out for the Portlanders to explain what we were doing. I am very happy to vote aye.

**Hardesty:** I want to add my appreciation to the parks bond committee and the staff that worked so diligently on this. One of the conversations that I continue to have with commissioner nick Fish is around whether or not we were meeting our goals around contracting, and anybody who has been paying attention for the last year knows that I ask specific questions because when we get into the alphabet soup, we don't normally hear what's really going on, and so what a great day because of some of the other agenda items, to be able to have a model of a program that actually does what it says it is going to do and not just do it, but actually exceed the goals. We have a hard time doing that. It is wonderful to have a model of something that is, has worked consistently, but it only works because there were people that made sure that we were meeting our goals and where we weren't. We figured out what was wrong and fixed it. So similar greatly appreciative, and I am proud to add my question vote to this report.

**Eudaly:** I want to thank the committee for their work. Thank commissioner Fritz and Fish and thank Portland voters for passing this bond. I vote aye.

**Wheeler:** I would like to thank the members of the committee, ken richardson, karen, jonathan, seri, and janice for their service on this Committee. I want to say first of all, I thought the report was fantastic. If people want to take a look, I think that this is a picture perfect example, the transparent, easy to read, easy to understand checkpoint by checkpoint measure of accountability. And I would suggest this is a very template for future referrals. As people are aware, there was a not particularly favorable audit recently about the city's ability to track promises made in bonds. That's something near and dear to my heart. The 2016 housing bond is you find my direct responsibility and supervision. We can track the results of that measure as well as the parks bond, so I want to thank you for that. I just want to again, thank you all for your service to the community. I vote aye. The report is accepted. Keelen, could we please move to time certain item no. 32, please.

### **Item 32.**

**Wheeler:** Colleague, this authorizes an intergovernmental agreement between the office of management and finance, the office of equity and human right, and prosper Portland for the administration of the first phase of the community opportunities and enhancement program, sometimes referred to as coep. Colleagues, before we begin I would like to introduce an Amendment to replace the original ordinance, and iga with the substitute, which all of you have before you. The substitute changes the title of the ordinance, and the intergovernmental agreement to note that this is the administration phase one of the coep program. we have a motion and second, the substitute is on the table, please call the roll.

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**Fritz:** Aye. **Hardesty:** Aye. **Eudaly:** Aye.

**Wheeler:** Aye. The substitute is on the table. In november of 2017, the council directed the office of management and finance and the office of equity and human rights to develop the community opportunities and enhancement program, which would collect 1% of the hard construction costs on each city public improvement construction contract. To increase the equity and diversity of the workforce and contracting in the construction trades, and in the calendar year 2018, the office of management and finance and the office of equity and human rights started to develop the program and initiated a request for grant applications for the funds from the three pilot projects which were the Portland building renovation project, and the Washington park reservoir's improvement project and the Portland bureau of transportation [inaudible] renovation project. Following receipt of the grand proposals, my office directed the office of management and finance, and the office of Equity and human right to halt the process, cancel the solicitation, and start to work with prosper Portland to develop the program and partnership. The agreement before us today is the result of a lot of hard work on the part of the staff and the city and the prosper Portland and others, and it allows the initial project funds to be dispersed to the community while the city and prosper continue to work on administrative rules and city code. Tom reinhardt, the chief executive officer, will kick off our conversation today. Good afternoon.

**Tom Rinehart, Chief Administrative Officer:** tom Rinehart I am the cao.

**Wheeler:** You should not let it go to your head, I just read what they give me.

**Rinehart:** It has been a week so I am happy to get an affirmation of the work we are doing. [laughter] I am pleased to be joined by my colleagues, dr. Smith, you the director of the office of equity and human rights and kimberly from prosper Portland. We are asking two things of you today. First, we are asking to authorize an intergovernmental agreement between the office of management and finance, and the offers of equity and human rights and prosper Portland to administer phase one of what will be the community opportunities and enhancements program. That's the first step. Second, we are asking you to authorize the office of management and finance, and to utilize the funds from the water Bureau, Washington park reservoirs improvement project to support the first phase of the program development. As you will see in the presentation we have other funds, but we need approval on the Washington park funds. I direct your attention to slide 2, the community opportunities and enhanced program, is part of the continuum of existing contracting equity, initiative for social equity and contract. We worked with your teams to make broad strides in how we are clear about this continuum. We still have work to do. We have a lot of efforts that since 2010 and the disparities study, the city has implemented to tackle social equity and contracting in a variety of ways, and you will see from the slide the specific instruction contracting dollar thresholds that trigger each equity strategy. We are excited that in the last year and a half we've been working on this arduous traffic that we are doing a better job coordinating and building a greater cohesion between the prime contractor development program, coep and specifically funding for small business support and training. We still have work to do as we have told all of you individually, and we think that this is a big step in the right direction. Coep will increase the outreach and integration with the sustainability and construction efforts, via proximity to what you heard in the previous presentation, and what we call the co-bid contracting Community, and v.r. Oversight committee. We will work very hard to have an integrated and cohesive messaging for the contracting messages, and our friends at prosper having doing a good job. Shared data integration and analysis will occur to ensure procurement is being at the desired outcomes. And commissioner hardesty has been consistent in terms of the need to improve in that area. We have the ability in this program to align with what you have heard as the c2p2, our regional partnership, and through shared trainings, outreach, strategies and ongoing improvements. The planning for this program has two main areas of focus,

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and we want to walk you through it quickly. Employment training and retention of people of color and women in the construction trades. We need to diversify and grow the workforce, construction and trade jobs, and provide a pathway to higher earnings and opportunities to advance in our society, as we all know. Ultimately, greater economic success for more people in the community, particularly, people that have not had this opportunity in the past. The growth of minority women and disadvantaged construction business enterprises is critical to our ability to complete the public construction projects on-time and on budget and generally to our success as a city in a number of our goals. If we are supporting these companies, so they can grow and Compete, they provide employment, and they provide needs of services, ask a diversity of skills and approaches, and in many other ways, enrich our city. Ultimately, this is about equity. Access to public contracting, opportunities means more economic success for our community, and with this we clearly are emphasizing and working to ensure that the success reaches everyone. In the diagram you see here on slide 4, you will see how the 1% funding reserve with the three cbas, community benefit agreements, to address the alphabet soup referred to earlier, community benefit agreements, and on the Washington park and yamhill garage and the Portland building will support the workforce and the businesses. The workforce support, funding the training and retention, and throughout the community to meet the demand. Co-bid, or certification office for business inclusion and diversity, and business support will also assist for general construction firms and those entering into specialty trades. Statistically, these firms are small and many are family owned and run enterprises. The growth increases the community capacity to deliver on development, to employ people and to generate wealth and segments of the community that has I mentioned have been historically left out of the construction industry. Finally, the budget, the budget for phase one is 2.23 million, As you see on the slide. It comes from three existing projects, that as I referred to, have funds for workforce and business technical assistance. I want to talk clearly about the administrative costs, and they are currently in phase one at 11%. Too high. I want to address that because I know that we will have questions on that. We briefed each of you and your teams that we anticipated the denominator, the actual aggregate funds available, would be much bigger for a variety of reasons, mostly legal in terms of what we can access to calculate the 1%, and the denominator is much smaller. Therefore, in phase one, the numerator and denominator combined gets us administrative costs higher than we want, and we want to thank the folks at prosper Portland that drove down their costs and I want to point out that we solved a budget problem last year with the prime contractor development program by putting it as a part of the coep budget. That was in conversation with you and your teams. That has made the numerator in this equation higher, and we think that we are going to have to do something about that to drive down this 11% cost. I wanted you to know that we recognize that that is too high as an ongoing cost, and we will work on that together. Also, I want to recognize work systems is leveraging other funds to implement and will not be taking any administrative fees from this agreement, so Everybody is onboard that we have to drive down that cost. Once we finalize the administrative rules, we will be able to provide clarity on future projected budgets, but we know that the projections are less than we anticipated due to what I mentioned, restrictions on bond funded projects and the law. Before I hand it over to dr. Smith, I wanted to do a couple thank you's. This has been a challenging process. We have tapped folks who had overloaded work plans and really worked to bring all the talented people to the table to resolve this. I want to thank cathy, the program manager for the coep. I think cathy is in the room. Thank you, cathy. And judith from the office of equity and human rights, and paul and [inaudible] from my team, at omf, katie and michelle from the budget office, and [inaudible] and karen moynihan from the city attorney's office, and mike stir, our water bureau director, and from prosper Portland a big thanks to morgana masterman, torre



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campbell and john wasserman, who I think are here today. So with that, I want to pass it over to dr. Smith, unless we want questions right away.

**Hardesty:** Thank you. Tom, I am assuming, if I am going to ask financial questions you are the one I should be asking.

**Rinehart:** If I don't know them I will call somebody up.

**Hardesty:** I knew that would be the answer. My first question I share the question of getting the dollars out the door, having said that, to where? And what's the process and who makes that decision? That's one question. And the other question really has to do with the oversight committee, and I think about how we put together the Portland energy fund oversight committee. We were intentional about not having people on the committee that would financially benefit from that committee. And I was surprised a to find out that you had a committee, and b you were using a committee that already exists. So I am not sure who is the right one to answer that question. I want to reaffirm that work systems, inc. Is going to add value and not take administrative costs ever under this iga unless you come back to the city council.

**Rinehart:** I want to make the suggestion that we do more of the presentation because I think that at least two of those questions will be andy. Can I get your forbearance on that?

**Wheeler:** Without objection we will let you finish the presentation so people can do that.

**Rinehart:** We noted those and will make sure that we answer those.

**Hardesty:** If I don't get them out I will lose them. I am old.

**Wheeler:** Dr. Smith.

**Dr. Markisha Smith, Director Office of Equity and Human Rights:** All right, good morning. So before I share the information that you see before you on the slide, I wanted to Remind us about the foundation of the work. It's no secret that we function within the systems of oppression, and the systems were designed for specific groups of people in this country, and our job is to break down the systemic barriers, which have excluded inside context people of color and women from access to opportunities in the construction arena, and ranging from job training to business ownership, and we have to replace the systems with ones that provide space for voices that are absent and not taking that as an opportunity to speak for others but rather to create space for communities to advocate for themselves, and I do not want us to forget despite our best efforts to make this work, through words on various documents, it means little -- little, and our system will exclude if we are not dedicated in committed in word and action with opportunities for communities who have not historically been entered. So I will step off that box and go to the presentation of the slide. So the iga alliance with our citywide goals, and you can see equity goal number one on the slide no. 7. The iga exemplifies partnership with other institutions and communities, support for firms owned by people of color and women will make the capacity to compete, and if we are actively using the cep, those same firms will now have access to that competitive opportunity. Eliminating the [inaudible] reveals real systems change, Accessible, no cost training, childcare, and individual support on the job site are all examples of strategies that mean success or failure for a person of color or a woman who might be struggling, and we strengthen the equity work when we connect and coordinate, and procurement, equity, and construction programs will be aligned with the coep. Through the implementation of the grant and evaluation, we will be able to see equity outcomes. Who is benefiting from these resources? And to speak for the sense of urgency, change is our priority and the community has been waiting. This iga has a clear, concrete example of addressing that priority. Now I am going to transition to kimberly.

**Kimberly Branam, Prosper Portland Director:** Good morning, mayor and commissioners. So at a high level the iga articulates a time frame and a level of resources in the roles and responsibilities so hopefully some of this slide will be responsive to commissioner hardesty's questions. 18-month term of the iga allows us to go through a

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competitive grant process, sorry, guys, and issue the grants for one year, so in that time period, commissioner work systems will not take any administrative funds, and at the end of the grant period, we can look at what happened, and we anticipate coming back to the city council with an articulation of what worked and what did not and what are the outcomes and what have we learned before going into a potential future iga. So that's just one on the administrative, and the iga also defines roles and responsibilities, so at a high level, tom and his team, so omf's role is to develop the annual budget, coordinate the infrastructure bureaus and provide project forecasts to support the community equity and inclusion committee and monitor the iga and prosper Portland's performance. The role of the office of equity is to provide guidance and technical assistance to omf, prosper Portland, and the ceic applying an equity lense throughout the program development and implementation to ensure that the program meets the objectives, and so prosper Portland's role includes developing the grant program, leading a transparent and equitable solicitation process, and implementing and monitoring the grant agreements with the service providers, and including a grant to work systems who would manage the workforce assistance component, and collecting and synthesizing outcome data for the city and integrating the providers into the inclusive business resource network learning community. Next slide.

**Wheeler:** Commissioner hardesty.

**Hardesty:** Kimberly, are we recreating an infrastructure system for grant awards?

**Branam:** So we currently, prosper Portland currently administers 3.5 million on behalf of the city as the city's economic Development agency for the exclusive business resource network, which is the program that we brought to you and at the end of the year, so we posit that we are leveraging a very highly functional program. There is grant administration, but it is more than just administering grants. There is a community of practice, and there is a -- we have a, a system that manages performance outcomes in a particular way, and we have staff who are really expert in supporting small businesses, and making sure that we are accountable to the small businesses, so we have a way that we, as we mentioned, check in with each of the small businesses, and I think, so I think that you are leveraging through this, the expertise of the prosper Portland and our staff. And in order to administer the small business technical assistance grants. And so if, if the iga is approved, as I mentioned, we would leverage the capacity for those who didn't hear the presentation in december, and about the inclusive business resource network, and we have 14 community partners, and that serve approximately 1,000 local businesses a year, 70% of whom identify as people of color, and work systems, inc. Will apply expertise and capacity in administering the workforce development partnerships. This is in line with how we administer, or manage the economic opportunity program in partnership with the work systems. Collectively, through these programs and prosper Portland have built relationships and networks, which we convene regularly through the multiple communities of practice. And these systems broaden access to critical wrap-around services like legal support, tax, and bookkeeping support, rent assistance, and childcare and other supportive services. So for example, if you are a business that is within the exclusive business resource network, you have priority access to the small business legal clinic who we fund through that network, and that would be the case for businesses within the community, or within the coep program.

**Hardesty:** This is the construction industry as being different than the other small businesses that prosper has expertise in supporting, and if so, what's the primary difference?

**Branam:** That's a great question. I think that we have technical assistance providers who have deep expertise in different industries. Hacienda has a lot of expertise in food given their work with the programs, and they support cannabis providers, so we would be looking

for providers who have expertise in construction and contracting, excuse me. But there are some things that are similar for any business. Everybody needs to know how to do accounting, yeah. Every business needs to know how to do marketing, have online presence, and how to do payroll, and how to manage healthcare, so there are some things that we have found by creating a full network, and particularly, having businesses that can be supported at micro-stage, all the way to growth stage, and that there is a peer-to-peer component that happens that benefits the businesses.

**Hardesty:** One last question. When I say the work that the city of Portland has done in the past around pre-apprenticeship and apprenticeship programs, we are really good at getting people in pre-apprenticeship, okay at getting people into apprenticeship, and we really are not good at all in getting people into journeymen status. How will these funds have an impact on the outcomes that we say that we want?

**Branam:** So I think that as we do the program development both on the business, technical assistance, and on the workforce development, one of the things that we are doing in engaging with the regional workforce system is acknowledging that there are insufficient but a number of resources which support the pre-apprenticeship programs, so we can add to that pie. That is something that we can leverage. There are not many programs that really support people in being successful in that transition from apprenticeship into journeymen status. And so there's been some conversations around what that might look like. Is that a mentoring program? Is that peer-to-peer? Certainly, job site culture change is part of that solution. I think we will be explicitly asking for that, when work systems puts together the program development, that will be a key part of what is asked for until potential providers.

**Hardesty:** I can speak for my colleagues but I can tell you that I am very interested in the outcomes that lead to journeymen status, and I am no longer interested in supporting programs that only get people through pre-apprenticeships, so to put that on the record.

**Branam:** Great, okay. So just to talk the next slide covers the next steps. So the most immediate step is to develop the program guidelines so that we can release the request for proposals. Over the last five years, there's been substantial stakeholder outreach and focus groups reporting, and reporting related to construction workforce and business support, so we are not intending to reinvent that wheel. There are three themes as we look across all of the reports. The first is that technical assistance would help mw and dba subcontractors and general contractors to be more successful. The second is that investments are needed to retain the people of color and women in the trades, and the third is that additional training program capacity is needed in order to meet the five-year demand. So in line with these recommendations, we anticipate the possible activities would include increasing the capacity of certified pre-apprenticeship programs, removal of barriers to participation, such as Transportation and childcare, and bidding and estimating support for contractors, and training on city software and procedures, and efforts to improve job site culture, and as I just mentioned, peer-to-peer mentoring for black and indigenous people and people of color to successfully transition from apprenticeship to journey status. The city attorney will also be working with city partners to move rate payer fund validation action, which would secure a determination regarding the use of rate payer funds and future phases of the coep. And we have a request for proposals to be issued in early march, and in april and may, we will complete the rfp process, and omf will return to the city council with the coep administrative rules and code for your consideration. So with that.

**Hardesty:** So prosper will be putting the rfp out in march or april.

**Branam:** Early march.

**Hardesty:** Early march, and what will the process be once the r -- once the rfp goes out. Will that be an internal prosper process?

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**Branam:** It will be a partnership. We will have both -- so prosper will staff the committee. We will not -- I don't anticipate that we will vote on the committee but we will staff it to make sure that it's put together. We will have representation from the office of management and finance and oehr, and we need to see who comes in to make sure that whoever is sitting on the Committee does not have a conflict of interest. Once we know who comes in, having members of the ceic would be a priority, and we would also anticipate that there might be other fellow partners from tri-met or metro who might be able to, in a non-bias way, participate in the selection process. So we will be putting that together.

**Hardesty:** We would love to be, my office would love to be, to help you with that process because I think that because of the long delay in getting these dollars out the door, it's really important that the public has trust, that we are doing what we say that we are going to do with these dollars, and so I just want to make sure that my office can assist you in that process.

**Branam:** I appreciate that. Thank you.

**Rinehart:** With that, we are happy to take questions.

**Wheeler:** I have one other question, which is the following item, 33, with regard to the omf and the financing, the utilized funds from the water bureau, Washington park reservoir improvement towards the coep. Do you want us to read that and take joint testimony?

**Rinehart:** Process question, I guess?

**Wheeler:** Yes.

**McClymont:** Yes, they were under the same one and we put out one sign-up sheet.

**Wheeler:** Could you please read 33, as well?

**Item 33.**

**Wheeler:** Very good, and we have two panels of invited testimony. Thank you. Great, first panel is from metro, nate mccooy from the association of minority contractors, and bernice lopez dorcy from the latino built. Good morning and thank you for being here.

**Raahi Reddy:** Good morning, mayor wheeler and commissioners. Thank you for having me here today. My name is rahy ready, the director of diversity, equity and inclusion at metro. I am here to support the coep fund plan and the efforts from the city of Portland to ensure that our region has a diverse construction workforce. I want to also give a special appreciation to dr. Smith, who is a tremendous colleague and ally in our work at advancing the equity in the region, and she has been incredibly helpful, and in helping us on the construction career, and on the framework work, and to kimberly branham, through prosper Portland, has been a foundational partner for us along with the city to really build up the program of construction careers, of which you will hear from me again in an hour. I wanted to, you know, acknowledge that we really wanted to make sure that the City of Portland was an ally and a foundational partner as we built out the work around construction careers, and in 2017, we co-funded a study looking at the public sector construction, you know, landscape of what projects were coming up, and at that time, we had 81 public projects that were slated for green-lighted to go ahead with construction throughout the region, and that alone, just as 81 projects created a demand of 14,000 construction workers. What we also revealed in that study is the Portland region is facing an incredibly urgent labor shortage in the construction industry. It threatens -- that shortage was expected to worsen because we know one in six construction workers is nearing retirement. At the same time, women and people of color are under-represented in the industry. The study revealed startling information about the experience of workers entering into this sector and having so many challenges and not being able to stay in. We know that all of the apprentices have a completion rate through their first year of apprentice at 46%. For women and people of color, it's 10% lower. 38% and 36% respectively. The study highlighted numerous challenges for women and people of color entering and staying in

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the industry including the lack of awareness of construction careers, hospital job site culture and daily challenges are like the lack of access to Transportation and childcare. Currently, our community-based organizations, many of whom are here today, and we are so grateful for their time to constantly educate us, many of whom are the lifeline for these workers, providing recruitment, preparation, to enter the industry, and mentorship and ongoing access to resources to help them to stay in and stabilize their families. And they do so much more. However, due to the lack of consistent funding, these organizations continue to face the cycle of limited capacity and ability to be able to provide these resources to workers, so funding like the coep is critical, and these strategic investments will increase our ability to provide stable capacity for these organizations. I also encourage you, as you move forward with this program, to make sure that we are investing with the racial equity lense, which means that we disaggregate by race, and we look at the specific barriers for individual communities, and we really address those programmatic elements to the specifics of what these communities face. And we urge you to join us at metro and coordinate investments so we can do that together and to provide those investments, not only for the workforce, the organization, but for the community-based organizations that are really on the front line in these neighborhoods. I think that, you know, we have also as part of this process in our construction career's work, We have reached out to numerous of our allies and friends in our contracting associations so like pdbg, and we heard, what would it take to support your efforts to support the diverse workers in your firm? And we heard again that, that there is a commitment to diversify their workforce, especially amongst the co-bid contractors, but organizations like our public sector, and agencies like metro and the city must provide consistent funding to help support their ability to do that, and to provide not only consistent policies and practices, but the resources, and we support the element of this program that will support the minority contractors, as well. Again, I want to thank you for your commitment and your energy towards this goal, and I look forward to more partnership in the future.

**Wheeler:** Thank you, and I appreciate your testimony. Good morning. Commissioner hardesty.

**Hardesty:** Thank you, before you start, nate, you are doing a remarkable job at metro, and it is such a model of collaboration and really intentionality and I just want to publicly thank you for all of the incredible work that you have done to get us to this point.

**Reddy:** I appreciate it. Thank you.

**Wheeler:** Good morning.

**Nate McCoy:** Good morning. Mayor, commissioners, thanks for having me here today. For the record, my name is nate mccoy, the executive director Of the Oregon chapter of the national association of minority contractors. As we have said already, it takes collaboration to build a village and grow a village, and I think this is a great first step in the directions of creating and sustaining a program that can resource the community of contractors, and as well as diversify the workforce and the construction industries. What I wanted to really just kind of pause on and just to reflect on the actual term, community, opportunity, and enhancement program. I love the analogy and the frame, but I think that enhancement is not the right word. We need to be bold. We need to be ground-breaking and precedent setting, and enhancement doesn't really fit it, but I think that it's a start, and I think that as we have had this discussion today, the devil really is in the details. I think that we created both between c2p2 framework as well as the coep and a lot of the other acronyms that we just talked about at great starts. I want to remind everybody the ordinances was passed in 2017, but [inaudible] led this effort ten years ago. I could say that we sat down with our former mayor, charlie hales, when he was the mayor and talked about the need for a regional framework. Metro was a partner discussing this, odot, tri-met, and you know, the infrastructure as well as the building of buildings is key because this city is Growing, and

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certainly, we want to see these contractors and this workforce pipeline grow. What I wanted to acknowledge was something said earlier, you know, we want to make sure that like the Portland clean energy fund, that we don't allow folks to hijack the process, and for there to be dollars spent with agencies or government agencies that takes away from that the community who really is honestly doing the real work in partnership with the government agencies. So I appreciate some of the earlier comments, by you, commissioner Hardesty, that really gets at that concept, which we all want to work to go. I think that there is a lot of shared values between the different associations, and but it comes down to one thing that I think that NMAC tries to tackle front and center. We need to equip these contractors to the wave of the projects. It hurts my heart to see that with the co-bid system, we are seeing more white males and white women firms leapfrogging over a lot of the MBE firms that have been here for a long time, still not finding their way into the public works, and not to say that those categories of folks are not supported or should not be on projects, but when you have had companies for 20 years who never worked for the city, who found themselves as finding barriers, with lack of technical assistance, and new technologies and equipment and retrofits and all the concerns of the diesel environment like there was a lot happening that we need to make sure that if we are amplifying the equitable resource dollars, is that it needs to be a ratio that makes sense for both the workforce side as well as the technical assistance support side. I would hate to see the young youth, not see the minority contractors in the community because they have not found opportunities to build their capacity. Because those owners usually hire those workers when we talk about the retention at a higher rate than anybody in our industry, so I hope that as we spin these dollars, the performance and the management of the dollars at every point are, as you guys, leaders will weigh in to make sure that we are responsibly spending money, and that we are doing a better job of marketing these industries. We spend a lot of time with the schools. We are building some of these schools through the bonds. And you see the eyes opening of these kids, and they are like wow, I didn't know that that was a minority contractor building the project on MLK. But now issue somebody who I can touch and talk to, so I say all that to say that this is an absolutely great start. I hope that we honor the people who two years ago did actually put an RFP and a response to the dollars that did not sustain them or support them, so I am hoping that there is some equitable way to get dollars out now for those who spent the time, money, and rouse -- resources to propose a year and a half ago, so I don't know what that looks like right now. If not, then I just hope that we can, you know, get the dollars up and rolling and in a very streamlined and efficient way.

**Wheeler:** Thanks, Nate.

**Hardesty:** Thank you, Nate. I really appreciated your testimony. I think about like 30 plus years ago where James Posey and I were on that side of the table talking about this same topic. One of the big issue was around insurance. Has the insurance universe changed at all, and is it better or worse for minority contractors who are trying to do government projects.

**McCoy:** Can I answer that?

**Hardesty:** I want you to.

**McCoy:** I could say you could train a contractor all day long, but if they cannot bond a project and have that support from the insurance requirements from a legal risk factor, then they will never get there, and what I am proud of is we have one of the biggest bonding program agents in insurance on our board, as well as being a national organization, we started to fly some of these national RFPs with some long history in Oakland, California and some very diverse cities where they are now working with Metro, City of Portland through Lester, and as well as Port of Portland, and with Kimberly Sutton to say, what can we do to be an extension of providing the technical assistance, but also

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having these government agencies put their money where their mouth is to help sustain the People getting bonded because there is a lot of contractors out there that are still not bonded.

**Hardesty:** It's amazing to me. When I was doing the public facilitation contract, government contracts, we needed a million dollars of insurance. I thought what am I going to do -- I hope this new process gives us an opportunity to really look at what are the barriers to, actually, growing minority-owned construction businesses, and that we -- the city can help facilitate removing those barriers because we can keep putting -- we can put people through programs but if they cannot get the jobs they cannot build the business, so we will be right back here having the same conversation. I hope not -- 30 years from now, I will be too old to be having it then, but let's hope we fixed it by then.

**Wheeler:** Colleagues, and this is a really important line of questioning, and I appreciate it. In our unique form of government I also serve as the chief time-keeper for city council meetings. I just want to note that we have another panel, time for questions, and a number of people have signed up to testify, so I would like to keep this moving because we are not on the regular agenda yet.

**Berenice Lopez:** All right, I will be brief. Thank you, mayor wheeler and commissioners. My name is bernice lopez dorcy, and I am here representing my small design build general contracting firm in southwest Portland. Home energy life performance group. I am also here as latino build board member, founding member of latino build, a new organization. I am also a member of the community equity and inclusion committee. Latino build is an association for latino contractors in Oregon founded a year ago. Oregon is excited to be in the community -- in the community opportunity and enhancement program, and the potential that it has to make a difference in our community especially in the latino community. I applied for and I was accepted to serve in the committee. We had several meetings today to review the projects and hear from the city of Portland project managers as well as the contractors currently working on those projects. I believe that there is a lot of potential for the committee to help ensure accountability on behalf of the contractors, the city policies, and the program requirements, as well as to help them to come up with new and creative ways of attracting and retaining a diverse workforce and engaging co-bid firms, certified firms like mine. I am really, really excited to be here today to support this agreement between the city of Portland and the prosper Portland, and I will continue to volunteer my time to serve this committee and to make sure that we are all walking the talk. I am a general contractor. I have a lot of experience in serving on that committee. It makes me feel that I am serving my community, especially the latino community, and we have a lot of plans to creating programs that serve our community and specifically in the language barriers and the financial, technical assistant portion of it. So thank you for your time today.

**Wheeler:** We appreciate you being here, thank you all three of you. Good discussion. We have our second panel of invited testimony, and joe from poic, the Portland opportunities industrialization center. Gail castillo from the hispanic metropolitan chamber and Maurice from o'neal construction. Welcome. Thank you for being here.

**Maurice Romie:** Thank you, mayor wheeler and commissioners for having us here today. Maurice, with o'neal construction group, and Portland business development group, which is a small minority and women certified contracting organization that helps to advance equity and inclusion in our city. We are here to support this measure. We feel like you have two great leaders with work systems and prosper Portland to look at the services that they have originally currently do, and being able to utilize what they currently do to, actually, expand on making sure that women and minorities participate. For me this is deeply personal. I am one of those people that originally came from poverty, was able to get into a pre-apprenticeship program, was able to then turn into an apprenticeship program and

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journey out on my own company and employ over 80 people today. So by doing it correctly, we were able to create those pathways out of poverty. I feel like prosper can't be the backbone, with the city's support aligning services, I think the work systems has a track record to provide the services, so I look forward to your vote and look forward to the participation that the small piece that I can bring to actually help to forward this movement forward, and thank you again, and I will be brief because I know that you are short on time.

**Wheeler:** We appreciate it. Good morning, gail.

**Gale Castillo:** Good morning, mayor and members of the city council. As you know, my name is gail castillo, the executive director of the hispanic metropolitan chamber. Before I give my presentation, I just want to take a second and say and recognize the loss that we all have had in the passing away of commissioner nick Fish. He was truly a strong servant leader that we all will miss. I just wanted to acknowledge that. You may know or may not know the hispanic chamber was established, and like you, commissioner, we've been it said for 25 -- we've been at this for 25 years, and it has been a long, long road towards equity And inclusion of all our communities, so we've been part of that struggle. The chamber has served over 4,100 businesses over the years providing bilingual, technical services, and 52% of those that we serve are latinas, many that are head of households, so helping them establish or expand their business is critical to them and their children. Our mission is to support the economic advancement of latinos in Oregon and southwest Washington. Nationally and locally latino businesses are concentrated in two areas, one services, and construction related industries, so the discussion and the focus on construction is very, very critical. The proposed funding will help not only us, but other technical service providers to expand those services that we currently provide, and allow us to continue to build the capacity of those individuals. Even though we may start businesses, as you know, the building industry is becoming more complex, and the contracts are very, very large, so the contractors have to be able to, over the years, expand their capacities and take on more responsibility. And that's a learning curve, and it takes time. This is important. Just as a source of information, we have helped the construction contractors over the years obtain their licenses and their permits and their certification and helped them to access capital and helped them in their business plans, their marketing Plans, and helping them to develop their financial statements, etc helping them to identify general contractors, helping them to identify subcontractors. Helping them to identify sources of training and other resources that they need. In addition, we have also provided 2.5 million in scholarships that have helped future workers and future businesses enter the workforce. We have had a long working relationship with the prosper Portland, and for over 16 years, and we have worked with them since 2004. We also work with a variety of other public and private sector organizations to deliver our work. And we are currently part of prosper Portland's inclusive business network, which is a community of 15 nonprofits, organizations, and they, too, also specialize in culturally specific and culturally responsive business support. We support having this program implemented through prosper Portland. We feel that their experience with the community, their positive approach to the work, and their outcomes make this a good way to implement, so with that, I will say that we support the program, and we support it working with prosper Portland. Thank you.

**Wheeler:** Gail, thank you for being here today and on a completely separate issue, I have not forgotten the conversation that we had earlier, and I wanted to make a note of that since I was going To see you today.

**Joe McFerrin:** Good morning, mayor wheeler, commissioner hardesty, and commissioner eudaly. My name is joe mcfaren, I serve as the president and ceo of Portland oic and rosemary anderson schools. For the past 52 years, poic provided continuous employment, workforce training and job placement services for disenfranchise, unemployment, underemployed youth and young adults in the community. Most of the clients and



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customers that we serve are african-american. I am here today to express my support for an agreement that is being brought before the city council, which lays out the roles of the city of Portland, prosper Portland and work systems, and in implementing the pilot project, coep, or known in the community as the 1% funding. Poic operates a boley certified pre-apprenticeship freezing rain -- training program that helps african-americans and young adults of color to enter the construction trade. We are one of four boley certified programs who collaborate, help underrepresented populations prepare, for careers in construction trades. The coep goals are an ideal align almost with poic's mission, and so many of our public/private community-based organization partners. The pilot will deploy much needed resources to diversify the industry and help us to learn about how to best move Forward with the broader program. As you know, we are currently in the construction boom that we cannot take for granted. We need to act quickly to maximize the opportunity. As a workforce development program, our organization works closely with the work systems on a variety of workforce development programs, and including pre-apprenticeship training, and programs, and working with the youth and the young adults involved with the criminal justice system, and those who are affected by homelessness. Work systems has created a system of access for critical wrap-around services that increase success for higher barrier populations and in many cases make it possible to participate. I have a clear cut example of that. Our second quarter we had a young lady in our training program, she had a child, she was facing eviction. Obviously with the stress makes it difficult to fully engage in a training program, a 12-week training program, that is six to seven hours a day. Because of our relationship and partnership with the home for everyone effort that's a partnership between the city and the county we were able to access those services, remove that barrier and that young lady to this day is working in the construction field. That's just one example of why this work is so important. Work systems has the expertise and systems in place to implement this rapidly and successfully and also I would say work systems has a track record of leveraging other funds to enhance our efforts. I have as executive director and president of this organization been involved with work systems for more than 20 years, and I have seen a lot of positive things happen with respect to work force and folks that look like me. So because of time i'll close with this. We're one of the newest certified pre-apprenticeship programs. We have only been around just until two years but we have served 51 trainees, 42 graduated and they got paid as part of the training. All of our graduates pass a drug test. 39 of them placed in jobs. We have about a 40/60 split with respect to union versus nonunion apprenticeship on our apprenticeship track. Our most notable partners would be northwest college of construction, labors union, o'neill electric, j.e. Dunn construction, anderson, ibew and amac. I can appreciate too the questions around accountability for the outcomes for this particular project and I look forward to demonstrating with my partners that we can get folks who have not been exposed to this industry all the way through the pipeline and on to journey. So thank you.

**Wheeler:** Thank you. Commissioner hardesty? Very good. Thank you all very much. Appreciate it. Joe, gil, maurice, thank you for being here today. Any questions, colleagues, before we move to public testimony from staff or myself? Very good. How many people do we have signed up?

**McClymont:** We have 12 signed up.

**Wheeler:** Very good. If we could keep it at two minutes each I would appreciate it very much. First three, please.

**Charles Bridgecrane Johnson:** Good morning, commissioners, mayor. Thank you for bringing this awesome group to the table. What matters is how well we listen to them in the future and what can happen to remove any roadblocks for success with this program. I'm glad c2p2 is on the web. I forget what that means but we'll get it refreshed a few times. One things that's side bash significant to note, looks like this is an iga between the city and

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only what used to be pdc. Some of our intergovernmental agreements are with separately constitutionally empowered organizations. There's no reason for prosper Portland to fail because the entire leadership is appointed by city council. So it's a very close intergovernmental agreement. I hope that in addition to the other igas this may be dockable so that metro and trimet get fully involved in this conversation and broadening the opportunities that are available for people who have been excluded for so long. Great people. I'm just worried that because of the length of time that commissioner hardesty and others mentioned we have been working on this that some pieces aren't missing. White presenting gay dude up here, what can I say? When I worship my community has a responsibility in this. At one time vera katz sat in that seat. Part of the reason jo ann hardesty won is she had a very constructive conversation with dan saltzman. The seat where dan sat and the seat where vera sat, those seats need to be used to bring in the menache and schnitzer family and to talk and have face to face conversations. People like to deal with someone they have preexisting relationships with.

**Wheeler:** You are veering off topic there. But your time is now up. Thank you.

**Johnson:** Thank you.

**Maggie:** Thank your office for the coffee for me. I would like to talk about the wasps -- maggie, Portland homeless town hall. The last two that talked about the homelessness part of the equity, I didn't hear anyone talking about the homelessness part of equity until the last dude came up over here, and I would like to say if we're using city, state, county, federal money I would like to see a crew of ten homeless carts and have a crew manager and have every homeless --

**Hardesty:** Maggie, I have the privilege today of reminding you to speak on topic.

**Maggie:** Okay, this has to do with increasing the equity --

**Hardesty:** Is this about construction contracts?

**Maggie:** You can go to these construction sites with these little carts.

**Hardesty:** We're not going to have that conversation today. Do you support the proposal on the table? Yes or no.

**Maggie:** Increased equity? Always. Let's not leave the homeless people out of the equation and we are.

**Hardesty:** We're not. Thank you, maggie. I appreciate your testimony. Thank you very much. Honest, we're not. Call the next three.

**Leisl Wehmuller:** Good morning. Thanks for having us. I'm with the immigrant and refugee organization, irco. To start off with we would just like to on behalf of everyone mourn the loss of nick Fish, a great ally and supporter of irco's mission and values. Irco provides low income families with on-ramps to sustainability through skilled work force and job training including careers like construction that have family wage jobs. Irco has partnered with work systems on a variety of programs and currently has six work force development programs including summer works, a home for everyone, economic opportunity program which are serving homeless populations. [audio not understandable] has focused on growing industries in the region, ensuring their contractors have a network of support and oversight, technical assistance, data tracking and reporting and service delivery network, so we think that the coep is in a great position to utilize that network and those services that work systems has already provided including some industry specific programs that are already utilizing peer mentorships and industry mentorships which you spoke a little bit to on getting people in industry to the general level which you know can take four to five years if not more. The great thing about the program model that we are utilizing through the system -- the network that work systems has provided is that we are serving participants from one to three years and I think on a program scale that capacity could be grown to serve participants through the five-year goal of journeyman level. We also just appreciate that we have a unified reporting and tracking system that work

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systems has gathered a professional development network and resource networking called the align partner network which provides opportunities to grow and develop our direct service staff. So with that experience and system in place, the coep programming network would be a great addition to our variety of services specifically focusing on industries.

Thank you.

**Wheeler:** Thank you. Appreciate it. Good morning.

**Tim Finnegan:** Good morning. I'm tim finnegan, work force development director at southeast works representing the southeast works board of directors and management on behalf of the initiative. Since 1997 southeast works' mission is to strengthen economic health and well-being of our diverse Portland community by facilitating successful connections between job seekers and employers. We seek to disrupt poverty by working with and empowering individuals to reach their full potential through coaching, training, education and employment. We serve a diverse population including but not limited to people of color, women, youth, immigrants, lgbtq, individuals of prior justice involvement. In 2018-19 about 50% of the nearly 5500 individuals that registered through our center self-identified as low income individuals. The coep program manages with the work we already do and the populations we already serve by providing opportunities for women and people of color to gain entry into the construction industry we'll be able to make a positive impact on current and long term economic health of individuals, families, and communities. Since 2006 our organization has collaborated closely to deliver work force service through a variety of training programs serving a brood onto diverse population across the metro region. Manages over 40 different grant sources and incorporates them into a single system of grants, oversight and service delivery network. It's most effectively implemented in connection with the already established public framework. We have the expertise and systems in place to implement this rapidly and develop a successful new program and expand over time through traditional resources and partnerships. Southeast works supports this initiative.

**Wheeler:** Thank you.

**Surya Joshi:** Good morning, mayor, commissioners. I'm a program coordinator for the program at irco. I would like to go directly to commissioner hardesty's question about why cannot people get into journeyman status because I have the privilege to work with an individual who is getting into journeyman status soon because after the support of the program the irco has done and then it has come after also collaborating with irb network. We collaborated with the alliance to find a minority contractor or construction company to find him a job. But what entails during apprenticeship program is a participant has to go through a lot of ups and downs because the participants that we work with immigrants, refugees and people of color do not have asset for the layoff period when they have layoff when the construction work ends and they are laid off, they don't know how to apply for unemployment benefits and also unions are like incredibly administrative bodies as well so it's very hard to navigate the process so we work on the model so that a participant has a person to talk with to get help. We are always trained to align partner network that work systems have employed for professional development. I work with these participants and helped get into a position where he feels secure and it involved a lot of emotional support, a lot of times where he was crying. He has family members, didn't have insurance because income went up and there is no insurance so we had to talk with the contractor specifically for benefits. Regarding all of these circumstances, I guess this program coep is something that we will need in our community.

**Wheeler:** Thanks all three of you. Next three, please. Michael, would you start for us please?

**Michael Burch:** I was trying to go last.

**Wheeler:** I saw what was going on. [laughter]

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**Burch:** You saw the drag. So good morning. Mayor, commissioners, it's a pleasure to be here. I want to thank you for your support of the c2p2. I want to thank you in particular construction careers pathways program. The regional effort is important. We have been at this work rate said 20 some odd years. I have been in your offices for at least 15 years, you know, trying to support this effort. I'm really delighted that you're on board with it. I would like to say it's a huge step forward for the city, for prosper, for work systems, the community, businesses and contractors, minority contractors especially. I'm looking forward to coordinated effort with other agencies, construction career programs, and I'm really interested in the accountability piece which you pointed out earlier, thank you for that, commissioner. It's a critical move on your part to move the dial around diversity and equity and construction trades. We have 39% minority, 10% women, only 6% of that minority number is african-american. Continuity of opportunity is what's going to get them into the industry and support their ongoing participation in apprenticeship and journeying out. We recognize the problem with our industry and we have created programs to support minorities and women, single heads of households, not just women but men, so what I'm interested in is seeing this move forward with the money going out to the people that are supporting these folks in the community, and I'm really interested in seeing this, the city and prosper and other municipalities support the policies and not the politics. We need to move forward and this is a great step in the right direction. Thank you.

**Wheeler:** Thank you, sir.

**Kelly Cupcak:** Good morning. Mayor, commissioners, I'm Kelly Cupcak. I have the privilege to be executive director of Oregon tradeswomen. We recently turned 30, unfortunately I'm not anymore. We have been doing this work for a long time in terms of advocating for equity, diversity and inclusion. Thank you to your team, Mayor Wheeler, because it's hard work. It takes a lot to collaborate and coordinate, and I want to thank commissioners Eudaly and Hardesty for ensuring that there's been accountability along the way helping persevere together to this point. We support and appreciate the idea with Prosper, Kimberly's team, all the work they have done and certainly with Work Systems who brings a lot of expertise to the table and through their ability to leverage state funds and federal work force funds have really helped to help those of us who are certified pre-apprenticeship programs to collaborate and coordinate our efforts and see change in the work force. I just want to say quickly as well that Commissioner Hardesty your question around getting to journeyman status is critical because we work really hard and believe that it is not just about getting in, but it's about successfully completing and being able to not just have a job but a career. We serve a significant portion of the community that are low income and very low income. The women we serve. It really is an opportunity for public investment to help lead folks out of poverty and into prosperity. So thank you for your leadership. Thank you for this work. We look forward to Portland being a model. Thank you.

**Wheeler:** Thanks for all your help.

**Pat Daniels:** Good morning. Mayor Wheeler, commissioners. Good morning. I like to reiterate everything they have said and just moving forward I'm the executive director of Constructing Hope pre-apprenticeship training program. We have been constructing hope since 2009 and we target minority low income community. I'm Pat Daniels. But today I just wanted you to know the work that Constructing Hope is doing and what this process will do for us a lot of times we're a community based organizations, our funding comes from grants and contracts. We have to have a sustainable funding source. This process will allow us to leverage the funds that we have in working with Work Systems the work that we're doing with Work Systems as Constructing Hope is working with 100% low income. We target minorities. The minorities are those that are most missing from the trades is african-american men. Native american men and asian men. Everyone in our program is 100%

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low income. The work that we're doing requires additional funds in order for these people to move from apprenticeship to journeyman level. That's not funded through our grant cycles. Grants are one year at a time. We're running in this cage trying to fund this process and the demand is great. In order for us to do this work we have to, we must have a mechanism like c2p2 with a reasonable approach in order that we're not up and down in our funding. If we have consistent source of funding we can move this low income community, minority people from a level of apprenticeship to journeyman. I would like to let you know that since constructing hope has been in existence we have eight people that have become contractors and those are minority men. I do know this process works with the right amount of funding and support.

**Wheeler:** Excellent. Thank you. Appreciate that. Next three people, please.

**James Posey:** Thank you all, mayor, commissioners. I would just like to make a suggestion that I want to say I really agree with the program, the 1% program. But I want to make note that the arch program is 2%. 2%. We're talking about an economic piece to serve our community and the arch program is 2%. Fortunately I don't have to pay it because when you get 70-plus they exempt you from that, but we're talking 1%: What about the 99%? I just want to make that clear that as nate was saying it's a good start. I wish I had a dollar for every time I have heard that this is a good start. Decade after decade all the way back to bud clark and beyond. So I don't want us to get all amped up at 1% when really we have so much more to do. Then commissioner hardesty, I want to thank you for what you said about the journey versus apprenticeship because as I mentioned to our mayor several years back, what we are practicing is economic apartheid. Say that again. Economic apartheid. When we have these unions who decade after decade have less than 1% of people that look like me in it, it's economic apartheid. We can take a lesson from south africa and divest in those organizations that continue to do what they do and get away with it. I have much more to say, but I just want to say that really she talked about hispanics. Out of all those groups, blacks are at the very bottom of every one of these categories. We're the ones that brought this horse to the stable and we're the last one to ride the horse. [laughter] i'll let that go.

**Wheeler:** Thank you.

**Bahia Overton:** Thank you. Good morning. Mayor, commissioners, i'm bahia overton, newly appointed executive director of the black parent initiative.

**Wheeler:** Congratulations.

**Overton:** Thank you. We serve children and families, primarily african and african-american families, we support their financial, educational, social, spiritual well-being and success. Our career coach is working really, really hard to support our families and sustain their employment but I wanted to testify today to say I hope the program, the coep program, also thinks comprehensively what it takes to create sustainable in any of these areas. You need to think about historical serial displacement of our communities. We're all over the place. We're not concentrated anymore. Because of that we have housing and mental health issues that prevent you from engaging in a program like this and be sustained in it. When we think about equity we have to think about the fallout from all of the practices, historical practices that have put our communities where they are. We love the opportunity this is wonderful when you think about the culturally sustaining practices that we need to be sustained through this process so we can enjoy these construction careers but you can't do that if you have food insecurity, housing insecurity. The fact that you're consistently being displaced in this community makes it more difficult.

**Wheeler:** Thank you. Appreciate it.

**Dee White:** I'm dee white. I'm probably not going to make sense because I had no preparation on this. I just wanted to say that i'm in total support of all of y'all, mr. Posey, the equity, diversity and inclusion, the program 1% is not enough and you all have a lot of work

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to do and i'm really in favor of moving ahead now with this -- all these programs. My problem is that you're setting up another layer of bureaucracy to administer these funds and you're pulling it out of the water bureau where the funding is coming from, setting up a whole 'nother bureaucracy with Portland development commission involved to administer the funds, and I don't understand why you need to do that. Of course I do understand because you need to keep the city running, but Portland water bureau has an equity manager, procurement has an equity manager. Why can't you all administer this program via them? Because it's just ridiculous to put in another layer of bureaucracy, just taking money away from the programs that you all are trying to implement. Why isn't bnsf involved? I can tell you why. You're walking on shaky ground pulling water out of the -- money out of the water bureau and putting it in another bureaucracy. No wonder you don't flinch an eye when Washington park increased three times after your vote and the filtration plant. That's more money that you all can pull out to fund these programs. Meanwhile our water bills, all of us are paying the same amount for money for our water. Our water rates are going to go way up. It's a regressive thing. All of us, low income, all of us are paying the same amount.

**Wheeler:** Thank you. Does that complete testimony?

**McClymont:** Yes.

**Wheeler:** Although this is first reading a number of us want to make comments. Commissioner Fritz is on the line.

**Fritz:** Thank you, everybody, who came in today to testify. Thank you for the presentation of the staff who worked on this very diligently. I came into this hearing thinking I was going to vote no on this item. I'm distressed it has taken two years and we have changed what we said we were going to do. I'm humbled by the testimony I have heard today that people in the community are willing to give us yet another chance to try to get this right. So I think we I plan to vote yes next week.

**Wheeler:** Thank you, commissioner.

**Hardesty:** I agree with commissioner Fritz, and many of the speakers today. Mayor, it's been a long, long time getting to this point. I know that the intentions around this program are lofty and good and I believe that me and my colleagues on the council have a responsibility to make sure that we live up to the billing on this particular project. I have already volunteered my office to assist prosper Portland and develop the rfp. I want to be comfortable to look any community member in the eye and say that this program finally is doing what we intended it to do. So I look forward to the vote next week. God willing i'll be here and i'll be supporting moving forward with this effort. Appreciate the hard work that's gone into this. I know that there's still some uncertainty around continuous financing and so we will continue to have that conversation happen out in the public and in the public eye. For me, what I said earlier is i'm so tired of pre-apprenticeship programs that never get over the hump and if we don't figure it out this time then it's going to be a real missed opportunity. Thank you.

**Wheeler:** I would like to thank everybody who came today. We're not voting. Just sharing remarks if you have remarks --

**Eudaly:** I do have a few. Sorry about that, mayor. I will just briefly say that the city's utilization rates of win and minority contractors is something that became of great interest to me during my campaign. It's one of those things that is pretty hidden from public view and I was shocked to find out just how abysmally low the rates were. We talk a lot about equity at the city of Portland, and there's a lot more talk than action. So I see this program is really putting our money where our mouth is and recognizing how we invest public dollars can help or hurt communities and can have huge impacts. The ceip conversation was a very challenging conversation. I wasn't entirely satisfied with the outcome as everyone involved is painfully aware of. But I think that this program builds on the great

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work that was done by maui and this represents a meaningful commitment by the city support of Portland to building capacity, which is I think critical component often missing. You can't just open up opportunity when it's been denied for decades or forever without helping communities build their capacity. Ultimately diversify the construction trades work force. So i'm very pleased with it.

**Wheeler:** Thank you, commissioner. I want to thank everybody for their testimony. Colleagues, I want to make clear we all recognize the historical disparities exist in the construction industry and they have prevented equity in construction opportunities for disadvantaged minority owned women owned emerging small businesses and service disabled veteran owned enterprises as well as equity in the construction work force for women and people of color. We all agree that the city has a responsibility to ensure that public dollars spent benefit the community that the city serves by optimizing diverse community participation in contracting. I believe that the partnership between the city and prosper Portland to administer this program maximizes the opportunities to achieve the outcomes of the program with the funds that exist, and starts getting those funds out the door asap. The coep program was authorized in november of 2017 and while I agree that two years is too long to have kept the construction community and our business and work force development partners waiting, i'm glad that we're now moving forward to distribute the funds as promised. As you heard from some testimony there have been people in this room working on this issue for two decades. While I acknowledge that I slowed this program down, and I did it with intentionality, I did it because I believed we would get more funds out the door that are layered if we worked through our partnerships that already exist through prosper Portland as well as work force Oregon. So while I know people were frustrated that we slowed that process down, I have absolutely no regrets. I believe fundamentally it was the right thing to do. This partnership allows the city to leverage existing systems and programs that prosper has in place and we heard from kimberly branam about the inclusive business resource network amongst others. They help small firms grow capacity to provide work force and business development assistance and utilizes the collective expertise of several bureaus including omf, oehr, and prosper. I was really interested by some of the testimony that we heard this morning particularly mr. Posey. He said something about this being 1% versus 2% for arts. I want you to know I hear what you're saying. It's my fundamental belief and frankly my pledge to you and to everyone in this room that that 1% spent wisely and spent accountably as my colleagues are insisting it be spent will leverage people into the 99%. That's my goal. 1% is not sufficient. My vision for this city on an economic front has always been about shared economic prosperity. We are a very prosperous city today, if in fact by some measures we're the 10th wealthiest city in the united states but that is not being shared. This is one of the best opportunities we have using the public resources we have and large scale projects teed up today to actually go ahead more of our population into a position where they can generate intergenerational wealth for themselves and their families. It's important that we do that. So I just wanted to put out that there and thank my colleagues for listening intently and I will obviously support this as it comes back to us. So this is a first reading of a nonemergency ordinance. This moves to second reading. Thank you, everyone.

**Items 32 and 33.**

**Wheeler:** we will move to second reading. That will go to the regular agenda. We'll read item 46 next unless my colleagues need to take a two-minute break. We're going to move 46 forward. It's the same players and I don't want them to have to leave and come back. Read item 46, please.

**Item 46.**

**Wheeler:** The construction careers pathway project as we know from testimony otherwise known as c2p2, seeks collaboration among regional government agencies to achieve

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consistency in our construction equity programs, policies and contractual requirements. The city has been participating in a public owner work group convened by metro. It has developed a framework of policy recommendations to support career opportunities for women and people of color in the construction trades. With the resolution before you, the city would endorse the framework and commit to continuing to support this regional initiative. Lester Spitler, the city chief procurement officer, is here with his ready, metro's director of diversity, equity and inclusion, to present on the policy recommendations and compare those with existing city policies. Good morning. Thank you for being back again, Rahim.

**Raahi Reddy:** Good morning, Mayor and Commissioners. Glad to be back again so shortly. So we wanted to share some -- I will be sharing overview and highlights of the construction career pathways collaboration and then I will hand it over to Lester to continue with the specific for the city. The city I have to say again we want to thank the city of Portland and the omb office for their incredible support of not only imagining and kind of really developing the frame that you're going to see today but really being a partner from the very early on to make the case for the region. As I mentioned in my earlier testimony, the city of Portland has helped co-fund the market study that really made the case for why we need to collaborate across agencies. You have dedicated staff that worked with us for over a year really hammering out the details of this framework, so want to thank Molly Washington and Katherine Masser for their incredible work of being in the driver's seat on this with us. The city of Portland as we learned through the framework deliberations has actually been a leader in the region on raising the issues of work force inequities in the construction sector, and investing early on in infrastructure for tracking and reporting and being an early adopter of this idea of having goals on our construction projects. So we thank you for that early work and we look forward to leaping from there to a much more impactful opportunities in the region of the construction careers pathways framework aims to capture the opportunity of publicly funded projects to advance racial equity by creating career pathways for good construction careers for people of color and women. This work supports many equity goals as I learned in the earlier presentation, supports many of the equity goals that agencies are acting on and for metro, for us, the center of this work is our strategic plan to advance racial equity, diversity and inclusion and construction careers was a line item in the plan put on there from community who said we have an incredible opportunity in our hands and let's make the most of it. Construction career pathways project really offers a comprehensive strategy that number one increases career opportunities. As I mentioned for people of color and women, in the path to meeting the over all regional demand for skilled construction work force, it provides an opportunity for regional collaboration to leverage our collective efforts, establishes consistent recruitment, retention and training processes and funding and creates high road standards in the industry. So how did we get here? Metro and the city of Portland co-funded the initial construction work force market study that was coordinated by work systems but really with the collaboration of so many of the partners you heard from today in among stakeholders this report was published in 2017 and the recommendations from this report really led to the establishing of an initial public owner work group which started meeting in July of 2018. It really represented up here on the timeline, that was really the work force study established the foundation and then really the public owners got together to say what can we do with the learnings from this report? So for the past year this group has received significant input to develop a construction careers framework that we will share with you today. With the adoption of the framework what we're hoping to do is move from phase 1, 2 and 3, we're at phase 3 now with policy adoption then move into phase 4, which is really where the rubber hits the road for us. That is when we will work together with the agencies that have adopted this framework to coordinate our efforts and to make sure that we are



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holding ourselves and our projects accountable to the public. I want to say that as you have learned in the many years that you have been engaging in setting goals and working out policies that you cannot as public owners of public agencies we cannot do this alone. We cannot develop a framework in a silo. What we did at metro is really invest in learning from our community partners, minority contractors, our general contractors and our labor partners to really learn from their perspective on where they sit in the system of what will it take for us to be effective throughout the region. We work closely with the building trades and carpenters union, with the work force advocacy and community direct community based organizations, with namac, had some conversations with latino builds and along the way we have had a strategic partnership with work systems to make sure we leverage their ability to do market research and economic research as their task to do in our region. From that we will -- lester is going to share more specifics of the framework, but pivoting from the engagement and getting input we also wanted to bring this framework to you with some work and kind of like pledge of support from all the people that are going to deliver on these things so we're really excited to share in this slide. We have over 36 organizations that have supported, signed a pledge supporting the construction careers framework. We also are coming to you today with a formal adoption from metro, Multnomah county, prosper Portland, and we expect numerous other agencies to come online as well.

**Wheeler:** Thank you. Commissioner Hardesty.

**Hardesty:** What does the pledge of support imply?

**Reddy:** The pledge of support basically says we support the elements of the framework, and we support the ability, you know, of this regional collaboration to move forward with these elements of the framework that lester is going to share with you.

**Hardesty:** I just want to say there's an imbalance of power on this stakeholder pledges of support. So I just want to make sure that the people who have the power are actually putting resources in and that people who don't have the power will be benefiting from those resources that will be targeted in this manner.

**Reddy:** I agree with you. Thank you.

**Lester Spittle, Chief Procurement Officer, Management and Finance:** Good morning, mayor, commissioners. I'm lester spittle, the city's chief procurement officer. I just want to say that i'm humbled by the person next to me and I think we all truly appreciate her and her team's leadership with this initiative. Sabrina and tiffany are in the room as well as some others. I want to say i'm humbled and honored and privileged to be the one to present. There's a lot of people that have come before me that deserve a lot of credit. Rahi mentioned kathleen Washington they deserve a lot of credit for the work it's done to date. What i'm going to do over the next couple of slides is review the seven policy recommendations and the framework with existing city policy. Before I get into that when I use the term women in these slides I want to say that includes transgendered women and female identified persons. The policy recommendation one is to set clear goals. 20% of the total work hours in each trade need to be performed by state registered apprentices. That's a requirement today for our construction contracts that are over 200,000. The c2p2 framework proposes setting percentages for women and people of color. 14% for women, 25% for people of color are higher than the city's goals today. So there is a seven-year ramp-up period for which we intend to increase those goals over time to meet the seven-year period but I want to say today our goals are not quite at that level.

**Hardesty:** Why is it going to take seven years to ramp up?

**Reddy:** We are -- that was a negotiation with our public agencies looking at where we are today. Multnomah county on the courthouse project, tremendous partners and they have invested for example on the women goals are about 10%. So even agencies that are putting a lot of effort and program are not exactly at the 14%. So what we discussed was

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having a seven-year ramp-up period but reevaluating these goals at two years to see if we collectively invest if we can create the scale we need to see where we are. We have built in some wiggle room. Hopefully we'll get there sooner but we want to be realistic.

**Spitler:** Certainly with the city's coep program we hope to influence that and achieve those goals sooner. So this next policy recommendation, these two, the theme is creating demand. Creating demand for those women and the people of color in the construction work force. It recommends a 3-tiered approach for diversity goals and our current city policy also is 3-tiered. It differs slightly in the monetary thresholds. But it's not far off. These next two, the motivation is really to increase the accountability to track and review progress on goals, recommendation that the agencies acquire and implement a tracker. The city acquired and implemented those in 2017 so we're capturing that data, tracking it and recording on it.

**Reddy:** This is a recommendation that local agencies work together to develop and agree on a unified agreement that would apply across all agencies. We currently have the ceip, which applies to projects between 10 and 25 million and the cpa, community benefits agreement that applies to projects 25 million and above. We're participating in negotiations to develop that uniform regional agreement. So we're hoping to be able to continue to support that effort. The fifth recommendation is to implement work site anti-harassment and culture change strategies. The city has contractual requirements that require contractors to have anti-harassment and retention policies to recruit and retain people of color and women workers. Six collectively invest in work force supply. This is the motivation is to increase the supply. So we heard today about the coep, the city has already adopted policy to dedicate 1% of our construction projects for work force development and business technical assistance. The final policy recommendation is to continue to collaborate and sit port this effort and we're here to ask your authorization and support to do that. [audio not understandable]

**Hardesty:** Is the 1% set aside just for co-bid certified firms? Are they the only ones eligible for those dollars?

**Spitler:** No, I think the policy called for those firms to receive the business technical assistance. How those grants are awarded through prosper for the city's coep program will be influenced by the ceic, as well as the list of projects and the needs of those projects. Yes, currently the policy is specific to those co-bid certified firms.

**Hardesty:** So I guess that we should talk about whether or not we're limiting once again our opportunity to identify, support minority owned firms if we're limiting them to a very small pot of contractors. The outcomes that we're looking for will not be there.

**Spitler:** Okay. The recommendation to council today is to authorize us to sign the framework, continue to work with metro and the other public age seeings in the work group, it means the city would continue to support and collaborate but also be obligating ourselves to meet those increased work force goals over the seven-year ramp-up period. A few recommendations require continued collaboration to operationalize which we continue to help support and help out.

**Wheeler:** Any questions at this point? We have -- we have one invited panelist. We have metro councilor sam chase here this morning. Thank you for your patience.

**Sam Chase, Metro Councillor:** Thank you. Good morning. Mayor, commissioners, i'm sam chase with metro council. We want to come and emphasize our support at metro to continue this work, and the efforts that we have seen from our cities and our region and metro to date are not enough. We still have this incredible disparity in our economy where we have this booming construction economy yet our communities of color and women are left out of the construction trades. We are really past missing an opportunity, an economic opportunity as well. Our entire community benefits if we are able to create more jobs and a great supply of workers in our work force. That helps all of us with the construction costs,

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incredible increasing construction costs that is affecting our affordable housing and many other projects throughout our region. Now is the time to act. I think that even the questions i'm hearing here and the participation of the city of Portland in this work is I think helping build an even stronger program. It's really important that we are thinking regionally because we have the economy of Portland but we also have the entire region and when we can bring the region on board, that increases our economic opportunities to advance programs like this by threefold. It's important that we are modeling here how this program can work and working together and signing up altogether holding hands to do this work, and those other jurisdictions around the region that are not as advanced in doing this work that are still in some places at the starting line in terms of really addressing work force equity I think can be brought into the fold and it creates an opportunity for some of the smaller cities, king city or forest grove or other places where they don't have the capacity to do this work, and they should have the capacity to do it but they don't, and this provides an opportunity for them to advance that work. So I think it's so important here to have the city of Portland on board and for us to be collaborating and bringing in those other economies from around our region. So I really am just here to say that the entire metro council is strongly behind doing and continuing this work and continuing to improve this work, and addressing some of these -- the questions and challenges that we will continue to have to move forward with but I thank you for your participation and interest in this program.

**Wheeler:** Thank you. Appreciate it very much. Any questions? Very good. Thank you. Appreciate it. Public testimony.

**McClymont:** One person signed up.

**Wheeler:** Very good. Good morning.

**Diana Gutman:** Good morning, mayor, commissioners. I'm diana gutman. I go by she her hers pronounce, and I hear a lot of really good things about the construction careers pathway program. So over all I am in support of this, but I do have a few questions that I would like to be able to ask. My first question was I was curious about what the high road standard is. I want to know more about what they mean by high road standard, what is that standard. There wasn't much clarification. My next question is in regards to commissioner hardesty's question, and I thank you for asking about why it's been seven years. My follow-up question is has the reevaluation taken place -- they said every two years they would do a reevaluation. Has that actually happened and if so what were the findings, where is the data for that lastly the anti-harassment policy is a very, very important policy especially when working from different walks of background, different way of life. In order to really advocate for people's needs I was wondering what is in place with the anti-harassment policy, is there a mandate training that this program is offering to everyone who participates in the program? What steps are to be taken should someone come forward saying they experienced harassment, how is the policy going to be enforced. [audio not understandable]

**Wheeler:** Very good. Thank you.

**Hardesty:** Appreciate your questions.

**Wheeler:** I don't know if lester's staff wants to address some of those questions.

**Hardesty:** I would like to get somebody to try to answer.

**Wheeler:** First of all, lester, what is the high road standard? Could you give us more detail on that?

**Reddy:** I'll answer the high road standard. First of all those are excellent questions. We always love the opportunity to come back and talk more. In terms of high road standards and why I mentioned it, high road standards are really about not any job on construction is a good job. High road standards really refer to making sure that contractors are providing quality and good wages, health benefits for the employees, protections and safety training

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on the job, and in addition to that what we have learned from the market study making sure that they are doing what they can to ensure that workers from the supports that they need to stay on the job so additional assistance, especially for vulnerable workers who may not have the resources to have tool belts or be able to pay for child care. And to make sure that the workplace is a safe and welcoming one and to create those investments. High road standards lead to construction careers as opposed to just any job. And so we really see the framework as collectively supporting those kinds of standards.

**Hardesty:** If I may try to do that in layman's terms basically we're not underwriting flaggers and jobs that don't lead to living wage employment opportunities. Right? Is that accurate?

**Reddy:** Yeah. Collectively as part of the regional collaboration what we're interested in doing is making sure we're able to track and monitor what is happening to workers on these jobs and you can do a wage analysis, jobs analysis, and right now collectively as public agencies you may be able to do that on one single project but there's -- without coming together we can't do it collectively and see which contractors do tend to keep women and people of color on basically minimal flagger jobs forever. Really there's no way to track it over time, and that's what we're hoping to do is be able to bring more accountability to that.

**Hardesty:** I applaud the fact that we'll be doing this across governments. The more governments that are at the table having this conversation then we don't have contractors trying to game the system, right, thinking they are going to be easier at the city of Portland so i'll get a contract there versus going to metro. I want to really applaud the work that you've done. I know where we have met with Multnomah county and they talked about the health department building, the Gladys McCoy House department building and the new courthouse how intentional they were in getting the excellent outcomes that they got. Lester, at the city I continue to say that the way that we the city of Portland has actually gotten excellent outcomes has been when there's an oversight committee that meets monthly, checked the numbers, held contractors accountable for those outcomes. I don't know what the collaboration with metro, I understand that process but i'm still trying to find out how do we make sure that we're just not assuming a good will but we're actually holding people accountable in real time. It's probably more to the last conversation rather than this one. I know you'll be a part of that in some way, shape or form, but just always mindful that it's so easy to game the system that we have that without good communication and monthly accountability check-ins it doesn't change.

**Wheeler:** Very good. Any further questions? Please call the roll.

**McClymont:** I want to make sure commissioner Fritz can hear. There's a delay.

**Wheeler:** Commissioner Fritz, did you have any questions before I call the roll?

**Fritz:** No. Aye. **Hardesty:** Aye. **Eudaly:** Aye.

**Wheeler:** Aye. Resolution is adopted. Thank you everyone for your hard work. Next up, we have a time certain item. The appeal. Very good. It will be quick. Could you read item 34, please?

**Item 34.**

**Wheeler:** Folks, you'll remember this is the final vote on this item. I move that council deny the appeal, uphold the decision of the hearings officer with the amendment condition B1 as reflected in the decision and adopt the findings. Do I have a second?

**Eudaly:** Second.

**Wheeler:** I have a second from Commissioner Eudaly. Any further discussion? Call the roll.

**Fritz (via phone):** Aye. **Eudaly:** Aye.

**Wheeler:** Aye. The motion passes. Anything else legal counsel on this item? Legal counsel, is there anything else we need to do on that particular item?

**Lory Kraut, Senior Deputy City Attorney:** I'm sorry. No.

**Wheeler:** Item 39, please. Second reading.

**Item 39.**

**Wheeler:** This is a second reading. Colleagues, we have already heard a presentation and public testimony. Any further discussion? Please call the roll.

**Fritz:** I really love this program. Aye.

**Eudaly:** Aye.

**Wheeler:** Aye. Ordinance is adopted. Item 40 also a second reading.

**Item 40.**

Colleagues, I just want to note I had asked a number of questions during the first reading and I want to share just some of the brief answers. First of all I had asked a question about legal exposure to the city and I have been advised by risk management and legal that there's no increased risk exposure to the city. The haulers assume the risk and that the standard by which the side guards are installed meets all federal safety standards. Please call the roll.

**Fritz:** I think this is necessary and prudent. Aye.

**Eudaly:** Aye.

**Wheeler:** Aye. The ordinance is adopted. Next item, 41, also second reading. Any further discussion on this item? Please call the roll.

**Item 41.**

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

**Wheeler:** Aye. The ordinance is adopted. Next item. 43. I'm sorry, did we do 42?

**McClymont:** We haven't done 42 yet.

**Wheeler:** Item 42, second reading. Please read that.

**Item 42.**

**Wheeler:** Colleagues, this is also a second reading. Any further discussion on this item? Please call the roll.

**Fritz:** Mayor, this is why you need me at your right hand so I can point to things and say you haven't done that yet. [laughter] aye.

**Eudaly:** Aye.

**Wheeler:** Commissioner Fritz, you're 100% right and you are missed. We look forward to seeing you as early I hope as next week. I really appreciated the presentation we received on this. I learned a lot. I'm sure people in the public learned as well. Aye. The ordinance is adopted. Next item, 43

**Item 43.**

**Wheeler:** we've already read it and good morning. Now good afternoon.

**Kathleen Brenes -Morua:** Good afternoon. I'm kathleen brenes-morua, procurement manager for design and construction services here to recommend the authorization to enter into a contract with m.j. Hughes construction for the tryon creek at boone's ferry culvert replacement project. The authorizing ordinance was approved october 2, 2019 and the engineer's estimate was \$5,360,000. We issued an invitation to bid on october 14, 2019, and nonmandatory pre-bid conference was held. Eight attended. Seven primes, one subcontractor. Bids were due november 21, 2019 and four responsive bids were received. The responsive low bid is from m.j. Hughes construction in the amount of \$4,993,052. Approximately 7% under the engineer's estimate. The city's aspirational 20% subcontractor and supplier utilization goal applied. Hughes met the goal with the commitment to subcontract 20% to contractors certified for business inclusion and diversity identified in the report before you. Hughes will self-perform 75% of the work. M.j. Hughes construction is in full compliance with all city contracting requirements and I hereby recommend you authorize this contract.

**Wheeler:** Very good. Any further discussions on this item? This is a report. I'll take a motion.

**Eudaly:** I move the report.

**Hardesty:** Second.

**Wheeler:** Any further discussion? Call the roll.

**Fritz:** Aye. **Hardesty:** Aye. **Eudaly:** Aye.

**Wheeler:** Aye. Report is accepted. Thank you for the testimony. Item 44, please.

**Brenes-Morua:** Again for the record --

**Wheeler:** We need to read it first. Sorry.

**Item 44.**

**Brenes-Morua:** Again, kathleen brenes-morua, procurement manager. I'm here to recommend authorization to enter into a contract with landis & landis construction for the slough outfall project. It was approved september 18, 2019 and the engineer's estimate was \$1,760,000. We issued an invitation to bid on october 31, 2019, and a mandatory pre-bid conference was held. Nine prime contractors attended. Bids were due november 21 and five responsive bids were received. The responsive is from landis & landis construction in the amount of 2,036,001, approximately 16% over the engineer's estimate. The city's aspirational 20% subcontractor and supplier utilization goal applied. Landis & landis met this goal with the commitment to subcontract 27.8% to contractors certified with the certification office for business inclusion and diversity as identified in the report before you. Landis & landis will self-perform 59% of the work. It's in full compliance with all city contracting requirements and I hereby recommend you authorize this contract.

**Wheeler:** Any questions? I'll accept a motion.

**Hardesty:** So moved.

**Eudaly:** Second.

**Wheeler:** Any further discussion? Please call the roll.

**Fritz:** Thank you for your work. Aye.

**Hardesty:** Aye.

**Eudaly:** Thank you. Aye.

**Wheeler:** Aye. Report is accepted. Please skip to 49 and read that item, please.

**Item 49.**

**Wheeler:** Commissioner eudaly.

**Eudaly:** Thank you, mayor. I really hate to do this but in the interests of giving us a lunch break because I think this might take a longer conversation, i'm very inclined to bring it back next week. How do my colleagues feel about that? so do i. Okay, yeah. I'm really sorry, but --

**Wheeler:** Very good. I support it but I think what i'm hearing this makes a lot of sense. Without objection we will return it to commissioner eudaly's office.

**Eudaly:** I'm not feeling well -- we're going to carry it over to next week. I'm not feeling well and I have meetings until 8:00 tonight so I need to make sure I get a lunch break. Thank you.

**Hardesty:** We appreciate it. Thank you for your patience. told us you were going to go out for rfp, now you're asking for an extension.

**Wheeler:** Excellent. Thank you very much. 45, please.

**Item 45.**

**Wheeler:** The proposed legislation updates the debt management policy providing the framework for management of the city's debt financing activity. As part of the normal procedures the debt management policies periodically updated. The proposed policy update addresses regulatory changes and modifies some practices to be consistent with current market standards. The city's debt manager, matt gierach, is here to present on the updates to the policy and answer any questions. As I will remind everybody as the former state treasurer debt is sexy. Take it away: [laughter]

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**Matt Gierach, Portland Debt Manager:** Not much in terms of presentation. Just be here to answer any questions. There was an exhibit provided in the council resolution that provided a summary of any of the changes, most are just really updates to current market standards and also addressing the current regulatory environment. So if there are any questions I'm happy to answer them.

**Hardesty:** I actually don't have questions. I know. It was such a thorough report and I had a couple of questions that had answered. How weird is that? I know this: [laughter]

**Wheeler:** Thank you, Matt. As you know it's important that we do bring our policies into alignment with the financial best practices and what's going on in the debt market and you're staying on top of it. I truly understand how important it is and how much work goes into this. Thank you for that. Any further discussion? Is there public testimony on this item?

**McClymont:** Two people signed up.

**Wheeler:** I'm going to hold you to the particular resolution that is before us. It is a debt management principles update. Go for it.

**Charles Bridgecrane Johnson:** Good afternoon, Charles Bridge Crane Johnson. I have to dispute the entire premise of this that debt is sexy. Retiring debt is sexy. Getting ultralow interest rates is sexy. Great debt deals are sexy but many Americans are burdened with unsexy debt. [laughter] Earlier in your career, Mayor, we had great feedback from great debt deals when we retired some things. I'm confident there's more in the report. I look forward to you accepting the report and being on your toes that we only get the sexiest debt.

**Wheeler:** That's always been the goal. Thank you, sir. Maggie, good afternoon.

**Maggie:** I agree that having a AAA rating is really important because it allows you to borrow, so sensible debt management. There's times when you need to borrow money for an emergency but if you think about whether it's climate crisis, homeless emergency or if there was an earthquake or something where you needed to borrow money very badly, but with the homeless crisis you can stand up and say there's a homeless emergency and sit back down in your chair and let it accumulate for years. That's a social debt. That's one that gets more and more expensive as time goes on. So let's think of it in those terms, not just financial debt but social debt.

**Wheeler:** That's a good point. Maggie, now you've piqued my interest on this. I want to give you a couple of examples why I think this is superimportant and I'll be brief. But we had the great recession, and the federal government artificially established what were effectively zero percent interest rates on debt. At that time what people were seeing was a huge opportunity created by the federal government to issue debt for critically important long term public goods. In some jurisdictions the public good was the purchase of affordable housing, in other places they took the opportunity to address their backlog on capital deferred maintenance, the kind we're really struggling with right now in the parks bureau and other civic infrastructure including our utilities, and I have always felt that -- one other example, what was called the Oregon opportunity initiative to issue debt at effectively zero rates of interest at the state level, invest it in the stock market which had already crashed and really only one way to go, which was up, use that as a permanent growing endowment for student financial aid and job creation. I would argue we missed all of those opportunities. I still remember how badly we missed those opportunities and what we could have done had we been more thoughtful about the issuance of debt during that time period when the federal government was artificially squeezing rates. I always admire the fact that we have a really good debt management team here at the city of Portland and I know that their number one job is to be fiscally prudent and responsible and conservative to maintain that credit rating that Charles mentioned because we want those dollars to go as far as possible. But I also want them to look for the opportunities. I think there's such a thing as being too conservative with the use of the debt tool. So that's just my 2 cents on that.

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**Maggie:** Could I say one thing? Related to that, that is that it's wonderful with the blackburn and with the bouchon that you want to create jobs, but if you're creating jobs just to cycle people in and out of homelessness and to have a handful of supportive housing people on the top floor you have not spent the dollars well. I consider that fraud. Spend the dollars well in terms of if you're going to spend millions of dollars retrofitting the whole building then you make that whole building permanent supportive housing.

**Hardesty:** You know that's a county building.

**Maggie:** I didn't, no.

**Hardesty:** It's a county building. You're advocating with the wrong body. We want to help with that building but it is not our building. We will just be a community partner.

**Maggie:** But you know building a whole building --

**Wheeler:** I get your larger point.

**Maggie:** When you look at the debt picture from the 2012 treasurer election it would have been interesting if kameron could have won but if ever the state approves a salary of \$129,000 for the treasurer I hope you would consider doing a good job there again.

**Wheeler:** Call the roll. She may have had to leave the line. Let me read this text for one moment.

**Wheeler:** Commissioner, did you cast your vote for the resolution? We're taking a vote on the resolution. How do you vote?

**Fritz:** I'm going to vote aye because I can't hear properly.

**Wheeler:** That works. [laughter]

**Hardesty:** Very trusting, aren't you? Aye.

**Eudaly:** Aye.

**Wheeler:** Aye and I want to thank commissioner Fritz for just raising my salary. [laughter]

**Eudaly:** I was trying to think, what items do we want to bring?

**Wheeler:** Next item 47, second reading.

**Item 47.**

**Wheeler:** This is also a second reading. We had a presentation and taken public testimony. Call the roll.

**Fritz:** Aye. **Hardesty:** Aye. **Eudaly:** Aye.

**Wheeler:** Aye. Thank you. Last item, 48, please.

**Item 48.**

**Wheeler:** Commissioner hardesty.

**Hardesty:** Thank you, mayor. As you know we are excited about partnering with Multnomah county to conduct a study to determine how to move forward on our critical energy infrastructure hub activity, and we have staff here that will present the details. I would encourage due to the length of this this morning's session that brevity would be appreciated. I think we're all very knowledgeable about the necessity of this particular partnership and how it's going to help us as we start making policy decisions around the critical energy

**Jonna Papafthimiou, Manager Bureau of Emergency Services:** Thank you. Good morning. I'm jonna estee monsoon. I'm manager at the bureau of emergency management.

**Mike Phillips, Disaster Response Planner, Bureau of Emergency Services:** I'm mike phillips, disaster response planner for the bureau of emergency management. In the interests of time and as commissioner hardesty noted, I think we're familiar with massive risks in the critical infrastructure hub. In a catastrophic earthquake we would expect fire, spilled fuel that would have a terrible impact on people and the environment that could take decades to clean up. The purpose of the study is to ensure that the public did not bear the cost of what is a very predictable catastrophe. So estimate the effect like the gallons we may expect spilled it would put a dollar amount on the economic impacts like



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the cost to clean up and describe what of those are covered by existing insurance or federal programs and what is the gap we need to find another way to ensure that we're protected from paying for it. I think of note we were grateful for input from the county and from community groups in writing this scope of work, and our intent is when we have a draft to go back to the community, describe the expected impacts that we see in the draft, and to ask other adjacent jurisdictions, community members and formal government to government consultation with tribes for their input before we finalize the work. I'm going to let mike talk for a minute about the logistics.

**Mayor:** Just briefly, what the iga does is the still will be providing matching funds to Multnomah county. Multnomah county will publicly and competitively select a competent consult and the to do the work but the contract administration will be joint between emergency management and Multnomah county's bureau of sustainability. So there will be collaboration reviewing deliverables, also reviewing the final product.

**Hardesty:** Thank you, mayor. I just want to thank you and the rest of the city council for investing the \$50,000 to partner with Multnomah county. Clearly, none of us could do this on our own. We know that in a major disaster the walls and the structures that we operate in will come down because we will have to take care of our people. I also hope that out of this we get some advice about whether or not insuring that the critical energy infrastructure has their own fire suppression team as an example. Frankly my folks don't have the training or the equipment to put out a fire that would be caused by an industrial oil spill in the city of Portland. I'm hopeful that this will be very informative for us to help us put pieces in place that will protect our people and our property here in Portland. So thank you. Thank you both.

**Wheeler:** Very good. Yes. Any further questions? Public testimony?

**McClymont:** We had three people sign up. Some have left.

**Wheeler:** Diana is still here. Thank you. Come on up.

**Diana Gutman:** Good afternoon, mayor, commissioners. I'm diana. I go by she, her, hers pronouns. I think that this is something that is very beneficial for our city. Actually for Multnomah county. I'm very happy and proud to see this collaboration effort here today. I'm really thankful to our presenters for bringing all this information forward. I did have some questions. I was wondering how they are going to go about reaching out to the community and engaging the community on the updates that they were talking about. We never want natural disasters to happen. These unpredictable things are something that we plan for but we never hope for. Back when commissioner saltzman was on the council he actually was a big advocate for making sure the buildings in Portland were up to code, making sure we were ready for those natural disasters should it ever happen because when it does, our city is going to be entirely crippled and we are going to have to make snap-click decisions. To have a plan in place I think for one it's very wise, and so it's so exciting to see this coming forward. Then lastly, kind of piggybacks off commissioner hardesty with the infrastructure but will there be training that is going to be available for emergency response systems, will there be training provided to the general public when these updates are coming down so everyone can be on the same page and work together should the day ever come.

**Wheeler:** Thank you.

**Hardesty:** Let me just say yes. There will be -- the public will be informed as soon as the study has been done. The Portland bureau of emergency management actually is responsible for helping us develop our resiliency plan so as a city we're already involved in that process. The reality is that it will take all of us, right, and the good news is that Portlanders respond very effectively in emergencies. I saw it when katrina happened. I have seen it a couple of times with big protests. Please go to Portland bureau of

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emergency management and then you can get more information about staying in the loop as this process continues on.

**Gutman:** Thank you, commissioner.

**Wheeler:** There's always a good opportunity here to plug the neighborhood emergency response teams which are volunteer teams at the neighborhood level. It's run through the office of emergency management, and I think the best example that I saw and I know you were there as well, commissioner, when the water main blew up in northeast Portland, and the neighborhood emergency response folks were out there almost instantaneously directing traffic, encouraging people not to get in the water, and giving information on behalf of the city. That to me was a real up close and personal validation of that program. I know that it could be expanded to include this information once the study is completed.

**Gutman:** I think that's great. Thank you, mayor.

**Wheeler:** Any further discussion on this item? This is an emergency ordinance. Please call the roll.

**Fritz:** I appreciate the mayor finding the money for this in the fall bump and everybody's support. I'm glad that we are partnering with Multnomah county and doing this in a multi jurisdictional way. Aye.

**Hardesty:** Aye.

**Eudaly:** I'm happy to support this. I'm thrilled that we're moving forward on it. This has been an area of concern of mine for years. As I like to remind people that think they are going to be traveling on our river in the event of an earthquake, our river could be on fire if we don't deal with this. aye.

**Wheeler:** I vote aye. Keelan, we jumped around a bit but I don't think I missed anything. We're adjourned.

**Council recessed at 12:29 P.M.**

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**Closed Caption File of Portland City Council Meeting**

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

Key: \*\*\*\*\* means unidentified speaker.

**JANUARY 15, 2020                      2:00 PM**

**Wheeler:** This is the wednesday, january 15, 2020 afternoon session of the Portland city council. We have a special circumstance. Pursuant to pcc3.02.025 commissioner Fritz is participating by telephone. Failure to allow participation of the city council members by electronic communication would jeopardize the public interest, health and safety and welfare. Does anyone have any objection? I don't have any objection. Very good. Please call the roll. [roll call taken]

**Hardesty:** Here. **Fritz:** Here. **Eudaly:** Here. **Wheeler:** Here.

**Fritz:** I'll be watching every second on television and listening on the phone. I'm here.

**Wheeler:** Now we'll turn it over to the city attorney for the rules of order and decorum. I want to make note today we have the agenda indicated clearly, we have two minutes of testimony.

**Lauren King, Deputy City Attorney:** 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 so everyone can feel welcome, comfortable, respected and safe. To participate in 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 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're representing an organization please identify it. The presiding officer determines 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 name is done a red light goes on. If you are in the audience and would like to show support for something that is said, please feel free to do a thumbs up. If you want to express you do not support something, please feel free to do a thumbs down. Please remain seated 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. A warning will be given that further disruption may result in the person being ejected for the remainder of the meeting. 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. Please read time certain item number 50.

**Item 50.**

**Wheeler:** Very good. The residential infill project work session I want to announce that I own property in a residential zone. Properties in all residential zones could be impacted by the residential infill project. I have no plans and no intent to redevelop or change the use of my property however out of abundance of caution i'm disclosing this as a potential conflict of interest.

**Hardesty:** Thank you, mayor. As a renter within the residential infill project area, I also want to declare a potential conflict of interest. I don't own the building so I don't anticipate doing any changes to the building. So I just wanted to for the sake of full disclosure have that on the record. Thank you.

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**Wheeler:** Commissioner Fritz.

**Fritz:** I live in the city affected area. I'll let you know when I'm more impacted.

**Wheeler:** Very good. Commissioner Eudaly.

**Eudaly:** I don't believe I have any conflict of interest to declare. I'm a renter and I live in a building on the national historic registry, so --

**Wheeler:** Done. As our community continues to grow we face important questions about housing availability and affordability. Increasingly people especially those in less than median income, cannot afford to live in the city of Portland. These are more than questions about housing policy or market dynamics. They are questions about what kind of city we want to be. This council has said time and time again we want Portland to be affordable for people from all walks of life, families of every size at every income level. We believe safe, secure and affordable housing is a right. Together we have taken action. We passed the fair ordinance to help insure access to housing in the city. We passed relocation assistance to support renters when their housing is made unstable. We're funding almost 1500 new affordable homes through the housing bond. We have adopted creative code changes like better housing by design to allow more multifamily developments outside the central city and worked with partners at the state to expand renter protections and increasing funding for housing and services. Additionally, the state adopted house bill 2001 and senate bill 534 requiring cities to develop strategies to meet our goal 10 housing requirements. More housing. Our city and our state have a rich history of smart growth policies that have created an Oregon way of life instead of massive freeways and subdivisions that lead to endless sprawl. A bigger carbon footprint and longer commute times. We protected the world's richest soils and stunning natural areas through policies like our urban growth boundary. Today we zoom in a critical local strategy in the spirit of an Oregon way of life. The residential infill project increases and diversifies housing opportunities within and throughout the entire city. It reduces the overall risk of displacement for over 200 households currently experiencing housing instability each and every day. It also creates opportunities for less expensive housing and rightsized homes. Last month we held a work session focused on Portland's history of racist land use decisions and recommended draft to prepare for these public hearings today and tomorrow. After four years and multiple iterations of the proposal, thousands of comments and countless hours dedicated to research, analysis, drafting and updating the proposal, I'm very excited that the residential infill project is finally before the Portland city council. Turn it over to the bureau of planning and sustainability director Andrea Durbin and project manager Morgan Tracy. I want to explain the hearing process. We're holding two hearings, this afternoon and tomorrow evening. We have separate sign-up sheets for each hearing. If you're on today's list but don't have the opportunity to speak because of time constraints, I invite you to return tomorrow and sign up again and we'll do our best to give you time to speak. Although I will say based on the number of people who signed up so far I believe everyone who wants to speak today will have that opportunity. Given the community interest in this proposal, we're limiting testimony to two minutes. We want to hear from as many people as possible and will do our best to get through the entire list today. From there the timeline is up to us and I believe it should be flexible. I'm supportive of this so Portland can grow in an equitable, sustainable, thoughtful manner. I want to acknowledge the urgency in part because of state law and in part because of the many Portlanders who point out how many people are being displaced, how expensive it is to currently live in the city of Portland, and how we have to address climate change with every single tool that we have at our disposal. At the same time I recognize that we may need to strengthen the proposal. We need to get it right and that's where testimony comes in. I will continue to support this policy. I commit to continued collaboration with my colleagues to ensure that when this policy becomes before us for action it's going to be the best that it can possibly

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be. Director durbin, please take it away. Thank you for being here. Thanks for your hard work.

**Andrea Durbin, Director, Bureau of Planning and Sustainability:** Thank you, mayor. Good afternoon. I'm andrea durbin, director of bureau of planning and sustainability. Thank you for your engagement in this process. After four years of development and deliberation we're excited to be here to kick off the public testimony for residential infill. We recognize there are strong feelings about these proposed zoning changes, strong support and a desire to see the city go further and genuine concerns about potential impact on neighborhoods. As we continue the public conversation today I want to acknowledge we all want to see Portland be a place where everyone is welcome and we want a city where all can thrive for decades to come. Our city is growing and we're faced with new challenges from lack of housing options to traffic congestion and longer commute times. Our city is changing today and will continue to change. The question we face is how we prepare for these changes an expected growth while ensuring we're serving residents of all income levels and providing equitable access to new opportunities. Residential infill zoning are one strategy to plan for long term housing needs. We must ensure our neighborhoods are inclusive and we must provide more housing choices for current and future residents. We believe the infill project helps deliver these opportunities. I would like to thank everyone today who will come and testify on residential infill and tomorrow. Those that have provided written testimony and those who have served on advisory committees and provided us with the input these past four years. This helps us improve our policy recommendations and proposed draft before you is better because of that collective input. As we start the public testimony process I hope we can all be open to the belief that everyone engaged with this process is doing so because they want Portland to continue to be a great place to live. The goal for the next two days is to hear public input not to review potential amendments. We'll come back on january 29th for summation and review of the first amendment packages. After the public testimony we look forward to hearing from commissioners' offices on the additional amendment proposals you would like to consider and introduce for consideration in february. Before we open up the public testimony I will turn to my colleague who is lead on residential infill morgan tracy, he will give us a summary high level review of rip. Thank you.

**Morgan Tracy, Project Manager Bureau of Planning and Sustainability:** Thank you. Good afternoon. Good morning, depending. I'm morgan tracy with the bureau of planning and sustainability, project manager for the infill project. I would note the record is in the room and I would like to add these background materials to that record. I have a short overview of the key proposals of the project. These are summarized in the summary that folks grabbed on their way into the room. For those viewing at home this summary is also available on our website, noted on the slide above. For the second time quickly highlight several that have garnered the most attention and conversation. These first proposals relate to increasing housing options and choices. Proposal 1 includes expanding the types of housing allowed in single dwelling zones from just a house and adu to a house plus two adu, duplex, triplex or fourplex. The planning commission recommended these be available more broadly except in the following circumstances. Smaller lot sizes where it can be more difficult to meet the development standards. Natural resource areas, natural hazardous areas as well as sites that lack paved street frontages. The second establishes a new limit on building size proportionate to the size the lot through fars. On a typical 5,000 square foot lot rather than the 750 square foot building allowed today the proposal establishes a maximum size of 2500 square feet pictured in green. To encourage creation of additional units the size of the structure can increase with the second and third units. A house with adu or duplex [audio not understandable] bonus far or additional square footage is offered to incentivize converting existing houses or one unit within the structure

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as a regulated affordable unit at 80% mfi. To address the growing population of aging adults as well as mobility impairments one will be required to be visitable. Wider doorways, bathroom and living on the ground floor. Proposal 5 includes rezoning half the historically narrow lots from r5 to 2.5 that are located near existing transit corridors shown on this map in purple. These affect building and site design rules. 8 changes how building height is measured to more effectively regulate height limits and better address dormers. To provide greater flexibility for internal adu creation and facilitate garage conversions the requirement that the door not be on the same facade as the front door of the house will no longer apply. To encourage more basement adu creation the current 800 square foot size limit will not apply to basement adus in existing houses. Changes are also proposed for parking. Minimum parking mandates are [audio not understandable] any new parking will have to be accessed from the alley. Third, on lots without alley access parking will be restricted in front of the dwelling, the fourth, limitation on the amount of street facing garage ensures the first floor better relates to the public realm and is not dominated by garage doors. This final proposal includes measures to address development on narrow lots. Height limit 1.5 times the width of the building. And for lots that are 25 feet wide or less new houses will be required to be attached to provide for improved compatibility, better energy efficiency and larger backyards instead of unusable side yards. That concludes my presentation. I'll turn it back to the mayor to commence public testimony.

**Wheeler:** Any questions? Commissioner Hardesty. Very good. Commissioner Fritz, are you good?

**Fritz:** I'm good. Thank you.

**Wheeler:** Now we'll open the floor to public testimony. On the residential infill project recommended draft. I want to acknowledge there's many city advisory bodies that have worked on the residential infill project and I want to invite anyone if you are here representing one of the city advisory bodies could you come up at this time to give your presentation.

**Wheeler:** Thanks for being here. Name for the record. Two minutes.

**Kristen Meyer:** Good afternoon, before I start I do wish to extend my sympathy to you all for the loss of your colleague Nick Fish.

**Wheeler:** Thank you.

**Kristen Meyer:** I'm the chair of the Landmarks Commission, Kristen Minor. All single family neighborhoods across Portland whether historic or not should be able to add density. The residential infill project will allow for this to happen which is a huge step forward. We do seek form-based size limitations rather than unit based. By doing this we can actually get more density in neighborhoods with existing larger structures. We need to protect vulnerable neighborhoods, post war cottages or smaller houses. We urge caution in setting a one-size fits all unit count measurement which will allow structures at about three times the size of an average house. Once again the smallest and most affordable housing stock we have is the most vulnerable. This is an equity issue. We can find a better way, one that will lessen displacement by literally keeping folks in their home and developing more middle housing behind, within, below houses and in garages. We ask for your help in setting a modest demolition personality and for creating more incentives for developers to move toward adaptive reuse and additions and away from businesses usual demolish and rebuild. We need to better use what we already have. Thank you.

**Maya Foty:** We wrote our letter and we e-mailed to you. I was going to touch on some of the points in our letter regarding sustainability and affordability. Volume 1 of rip makes the case that some houses may be retained but many replaced. The phlc agrees but we need both carrots and sticks to push developers as well as homeowners. Not every house should be saved but many that get demolished could have been refurbished, added on to or moved to our sites. I'm going to read to you a 10-point letter that the AIA issued about

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reducing in body carbon. 40% of of the energy consumed in the u.s. In 2015 went directly or indirectly to operating buildings. When you add embodied carbon the energy and emissions that number is almost 50%. The two key points was number one reuse buildings instead of constructing new ones. Renovation and reuse projects typically save between 50 and 75% of the embodied carbon emissions compared to a new building. This is especially true if the foundations and structure are preserved since most resides there. It's hard for architects and builders to give up doing new. That's why they got into the business. Reuse material whenever possible. Salvage brick, metal, concrete or wood. They typically have lower embodied carbon footprint than new material. Finally the discussion also claims rip will reduce cost of housing is unclear how that would happen. New construction is almost always more expensive than purchasing or rehabilitating and adding to existing housing and new construction will likely not last as long as structures built in the 1940s and earlier.

**Wheeler:** Thanks for your volunteer efforts and all the work you put into this. Does that complete folks from our city commissions? Good. We'll move into testimony. It is tradition here that when we have lots of people signed up we call up people who have medical, work or family obligations and need to testify immediately. Is there anyone who meets those criteria? If you do, come see keelen. Otherwise thank you. Testifiers will be called in the order in which you signed up. Each will have two minutes to testify. We will of course continue to accept written testimony. Email form is always appreciated, until this friday, january 17, at 5:00 p.m. Please call up the first three. The microphones slide around, about six inches works the best. Go ahead, just leave the microphones on when you're done testifying. Would you like to start?

**Arlene Williams:** Thank you. He was ahead of me.

**Wheeler:** Doesn't matter.

**Williams:** Okay. My name is arlene williams. I live at 541 southeast henry street. I'm here to ask you to exclude my dead end block. I have a petition that supports that. Plenty of lots on the west side are excluded. There's magenta all over that map. Yes, landslides are a hazard, but so are dead end streets. People can get trapped by fire, gas explosion, toxic spill or police incident. The international fire code, Oregon state code, Multnomah county code and even Portland code has provisions for fire apparatus turn-arounds on dead end streets. My street does not have a turn-around. It ends in a seven foot fence I cannot climb. In 2016, the city council did not upzone my block to higher density in the comprehensive plan. Thank you, commissioner Fritz, for recognizing the safety issues. This time whatever section of the city public safety codes I cite seems to be discounted by planning as only applying to new development. I ask, aren't we talking about new development in this infill project? I have also been told that new infill construction will have interior sprinklers, so all is good. But don't people in older homes without sprinklers count? Shouldn't our safety matter? Here's the question for you as politicians to decide. Is it safe? We have a very dense street with two fourplexes, four duplexes, two adus and eight single family homes on one block. Putting more people on my block will make it harder to rescue everyone safely. Do you really want to increase the risk of someone not getting out alive? We have plenty of infill housing. It is enough. Dead end streets are dangerous. It's up to you. Do we matter?

**Wheeler:** Thank you. Appreciate it. Good afternoon.

**Mary Ann Schwab:** Good afternoon, mayor, commissioners. I'm mary ann schwab. I live in the sunnyside neighborhood. Here are the reasons I agree 100% with the unr. Opposition to the rip proposed plans to revise single dwelling residential designations and base zones by amending the comprehensive plan 2035, and zoning map and title 3.3. The reasons I was disappointed when dbs recommended rip which allows fourplexes nearly anywhere in the city which goes a long way more than the state bill requires. The mfi-30%

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is so low on the rip scale it's not listed. It's very confusing. I have 50% equal 70% for a family of four. The rentals regardless of your mfi are based on 30% of household gross income. Not surprising the Portland work force has been moving out of the inner city neighborhoods. Moving is difficult when primary age school children enter new schools. Especially difficult when middle and high school students are moving midterm. Without a doubt rip may not be aware of these unintended consequences. It's time -- [audio not understandable] start paying attention to the city, county and Multnomah, work towards lowering rents to those living on fixed incomes. Last year the state of Oregon legislature approved hb 2001, 2003 and should city council vote to approve rip I can't imagine what will become of my 1908 bungalow deconstructed and replaced with a fourplex. The sunnyside apartments have 146 units yet six vehicles are parked at my corner, often blocking my driveway. Mayor and commissioners, please think twice prior to rubber stamping rip solely based on those slippery investors here today and gone tomorrow. The most affordable is the one already standing. I plan to live in mine until they carry me out in a box. That's my gentrification. We should not be forced out of our houses. Thank you.

**Wheeler:** Thank you. Good afternoon.

**Terry Parker:** I'm terry parker, east Portland. Bps has been distributing misinformation. The enrolled version of 2001 requires cities to allow triplexes and quadplexes in areas, not on each lot. To immediately allow triplexes and quadplexes on every lot is reckless. Developers are interested in maximizing profits not solving the affordable housing problems. The larger structures are more likely to reduce setbacks, impair site lines and remove mature trees that store carbon. Allowing this density should be an experiment limited only to neighborhoods that want it. City-wide triplexes and quadplexes should only be allowed as middle step down housing along high volume corridors and downtown centers. Rip wrongly ignores the december 2016 city council amendments allowing front loading garages on city lots. In my block on a working class neighborhood street the average number of cars per household is 2.5. Households of color have the most vehicles. If the city expects people to transition to electric vehicles, adequate parking needs to be required. Narrow residential streets full of stored cars can easily give rise to mobility impaired access -- [audio not understandable] rezoning of properties that recognized narrow historic lots between 57th and 6 needs to be removed from rip. They are not in close proximity to a full range of services. Promotes the demolition of beautiful working class houses and some properties don't even have underlying lot lines. It encourages the demolition of starter homes. New construction will always cost more. Replacing single family homes with multiple families housing will increase the cost of all single family homes bypassing this contentious process. Presented rip city will become a more costly, torn apart city.

**Wheeler:** Thank you. Thanks all three of you. Good afternoon. Thanks for being here.

**Nikki Thompson:** Thank you. Good afternoon. I'm nicki thompson. I'm an attorney here in Portland. One of my practice areas is representing low income tenants in eviction court in Multnomah county. Given the competitive Portland market and lack of affordable housing many tenants have difficulty keeping up with high rent. Every month this puts a strain on low income renters as a significant portion of their income is put toward housing. Given this reality the vast majority of my cases in eviction court are for nonpayment of rent. In this case the tenant is typically served a 72 hour notice for failing to give rent then the process moves rapidly. Once a complaint is filed and the tenant goes to court often the landlord or the attorney is willing to work with the tenant setting up a payment plan. Unfortunately the circumstances that led to the tenant falling behind on their rent often have not changed. They frequently enter into the agreement to avoid being evicted but without the ability to pay the back rent or even future rents. Once defaulted with the landlord the tenant will have an eviction on their record. After working with numerous tenants I can say evictions



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are an emotionally devastating and traumatic event. They also create a nearly impossible barrier to housing which can lead to homelessness. How does this relate to the discussion around the residential infill project? Housing solutions are a continuum. By creating more available, diverse, affordable housing for middle income families and veterans it will shift the market to free up more available housing for renters like my clients. This will take the pressure off. Placing my clients at risk of eviction and the harm that comes with it. It's crucial we do whatever we can to help our fellow Portlanders avoid eviction and I believe adding housing options in residential neighborhoods will lessen the evictions of low income tenants. Thank you.

**Wheeler:** Thank you. Good afternoon.

**Haley Dallas:** Good afternoon. I'm haley dallas. I live on northeast 34th avenue, i'm a member of the sunrise movement and I would like to thank you for the opportunity to speak this evening, this afternoon, and support the residential infill project with the edits proposed by Portland neighbors welcome. My mother bought her first home at 26. She saved up for a down payment on a single family home in a residential neighborhood. I'm 24 and the idea of homeownership seems laughable. If we do not commit to dense affordable housing home prices will continue to skyrocket and i'm unsure if i'll ever own a home in the city. I'm one of the lucky ones. Portland's homelessness issues is one of the worst in the nation and every day I see people suffering in my neighborhood. I also listen to my friends and colleagues one paycheck away from homelessness. Affordable housing is a human right and life or death issue for many community members. This is solved with affordable homes. I'm also lucky I come from generations of homeownership and I recognize this is largely due to my whiteness. Prioritizing anti-displacement for communities of color is essential and a necessity in beginning to build equity for these historically marginalized populations. I'm worried about my future. Investing in single family carbon intensive infrastructure moves us further away from our emissions goals and closer to an inhospitable climate. According to the intergovernmental panel on climate change i'll be in my early 30s by the time our climate fate is sealed. Refusing to aggressively pursue sustainable infrastructure literally robs me of my future. I approve this but only with the amendments from Portland neighbors welcome.

**Taylor Smiley Wolfe:** Good afternoon. I'm taylor smiley wolf, policy director for home forward, here in strong support of the the residential infill project. I'm sure you'll hear from many community members in opposition who will testify that if it only allowed homes that were 100% affordable they would support it. As a representative of the largest affordable housing provider in the state I want to push back. We need subsidized middle housing but the key to creating subsidized homes is not banning middle priced homes, it's subsidy. Home forward data shows market rate middle housing let's our subsidies go further enabling us to serve more families. In 2019, 16% of all home forward voucher holders live in a duplex, triplex or quad. That is over 1100 families and 3610 people. Average rent by housing type we found that average rents were significantly lower for duplexes, triplexes and quads. While voucher holders pay a percentage of their income towards rent, this is important because it allows us to pay less for households served so we can serve more. For example the average rent of a duplex, triplex or quad was 22% less than single family home in 2019. We estimate that the difference between using those 1100 vouchers in a duplex, triplex or quad instead of a single family home is a savings equivalent to serving an additional 585 households per year. We support the proposal because people earning low incomes in Portland without access to affordable housing are at risk of displacement and the proposal is expected to reduce over all displacement by 28%. We understand the displacement risk analysis. [audio not understandable] we support the formation of a displacement task force to mitigate that risk in meaning. Partnership with community based

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and culturally specific organizations. Thank you for the opportunity to testify in support of the residential infill project today.

**Wheeler:** Thanks all three of you. Good afternoon.

**Maxwell Pratt:** I'm Maxwell Pratt, a real estate broker with Think Real Estate. I want to thank the commissioners and the mayor for the opportunity to make a simple request. Help me sell more homes to millennials. Many people are advocating for affordable housing for low income people. I support that. But I find myself on the front lines of the homeownership theater and for many in my generation it is a battlefield. The residential infill project will help a more diverse group of Portlanders afford the dream of homeownership by increasing our housing supply. If we don't make the most of this policy I'm afraid the housing crisis will consume more and more of our neighbors over the coming decades. I want to help you understand the people who will benefit from more housing options in Portland. Currently starter homes cost around \$350,000. Many people with good jobs, tradespeople, teachers, nurses, administrative staff are unable to purchase their first home without a down payment gift from their families. People who don't have access to this gift are out of luck. I urge you as you formulate this policy, open up the dream of homeownership to as many as possible by allowing for the widest variety of housing options in neighborhoods that are close in to the jobs, transportation, and amenities that people love about our city. We shouldn't be clinging to policies that reserve our neighborhoods for the wealthy. Instead we should embrace growth and increase opportunities for working people. We need residential infill to do what it's supposed to do, increase our housing supply. Let's do something as a community that we can be proud of by building homes for a new generation. Thank you.

**Wheeler:** Good afternoon.

**Sean Carpenter:** Good afternoon, Council, Mayor Wheeler. I'm Sean Carpenter. I'll give testimony on a thousand friends of Oregon and home for everyone. Welcome more refugees, people in search of a better -- even those like me who fled my hometown because I was afraid I'd become another hate crime statistic. I'm not afraid any more but unfortunately decades of poor housing policy means we can't provide for the current residents of Portland much less the expected 100,000 new households by 2035. Today however we have a chance to begin course correcting with RIP, something the average Portlander would be in favor of. My experience here is one of compassion, kindness and love for our neighbor. There is empirical evidence that it will help fight climate change and create more housing options and there's no empirical evidence to show it will markedly increase demolition, something that's already happening now anyway, destroy neighborhoods or result in only expensive luxury units. I urge you to vote yes. There are real people suffering, living paycheck to paycheck. The same people that can't testify today because they are working multiple jobs or taking care of children. Our housing crisis is so bad one policy could never solve every issue we face. It's a straw man to argue RIP shouldn't be passed because it's not a panacea. That's not how public policy works. Hopefully we'll pass RIP and work on additional plans and create additional solutions to end displacement permanently in Portland. You all want to help and I know this is a difficult decision, especially because of the sordid history surrounding housing, but we truly believe this is the right path. Thank you.

**Wheeler:** Thank you. Good afternoon.

**Nicole Johnson:** Good afternoon. Mayor, Council I'm Nicole Johnson and I'm the community engagement manager at 1,000 Friends of Oregon, appreciative that my work is supported and -- PDX Coalition. On behalf of the coalition we support the residential infill project's goal of diversifying and expanding homes in Portland's often exclusive single dwelling homes. We think this is a strong proposal. For this to be truly equitable it must include measures that support production of regulated affordable homes and provide

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stability for renters. My family moved to Oregon in 1997 and landed in an apartment in the heart of northeast Portland. Because of displacement pressures that caused several moves we rented a house and although it was near franklin high school it was far from our cultural ties and amenities. Despite developing roots and social ties after ten years we moved to the only affordable place, an apartment on the border of Portland and Gresham. Rip is important because it gives housing options to roots where it's affordable, close to amenities without the burden of rent displacement and racist exclusionary practices. We call on you to create new opportunities for black indigenous, people of color and low income Portlanders to live in a neighborhood of their choice including a choice to return to neighborhoods from which they have been displaced. For residential infill project to provide equitable housing opportunities and to comply with comprehensive plans of affordable housing anti-displacement pdx calls on city council to adopt a package which are detailed in a document that I'll share with you very soon. These amendments will achieve three goals. To provide robust consensus for affordable units in single building zones, to create dedicated source of subsidy for affordable infill housing and provide greater stability. Look forward to meeting with each of you in your offices in coming weeks to discuss more details. Thank you.

**Wheeler:** Thanks all three of you. Good afternoon.

**Diane Linn:** Good afternoon. Mayor, commissioners, I'm Diane Linn, executive director of Proud Ground, dedicated to creating permanent affordable homeownership opportunities for working families using the community land trust model. We're here to support residential infill, and we think that what you could do here is help us create more homeownership opportunities for families that we're working so hard to serve, especially those of color. I'll submit a much more detailed testimony with highlights today we all know you know the crisis. You're going to hear about it a lot from people who are here to testify, as a proud native Portlander, former county commissioner and county chair and former director of the office of neighborhood associations I have watched the city grow and change over many years. We're at a precipice that gives us a chance to make neighborhoods around this community more economically and culturally diverse. Proud Ground has about 545 families on our wait list. 71% are people of color. The average AMI is about 50% at \$38,000 a year. We know that homeownership provides stability for families and anchors children in community. Proud Ground's permanently affordable feature allows the community to sustain assets over time and prevents displacement in the future. We're here to support Portland neighbors welcome and anti-displacement pdx's positions that emphasize components that will allow us and our nonprofit partners to build more affordable units in Portland neighborhoods for those people that don't have that family gift of a down payment. We think that we have an opportunity to work with all of you and our partners to consider a six or eight-plex amendment that might provide us an opportunity to go even deeper into the affordability area that I think you'll hear so much about which is so very important. So six and eight units is a question I know but I think we're here to work with you to create a good amendment package to consider.

**Wheeler:** Thank you. Good afternoon.

**Tim Pitts:** Hi. I'm Tim Pitts. I lived in Portland for 18 years and am the owner of a real estate in northeast. I'm here to voice my support for the residential infill project. I live on northeast 8th Avenue on the edge of the Irvington neighborhood. My husband and I own a four bedroom house on a 5,000 square foot lot and most neighboring households have one or two people in them. This is why housing is so expensive in Portland and why traffic is so bad. Single family zoning is forcing Portland to sprawl outward. We need to put more people in close-in neighborhoods that can accommodate them and this is a big step in that direction. My work involves working with many people trying to buy a home and I can tell you we're still in a housing emergency. We need more housing and Rip is a smart way to

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add this density. It has incentives in my opinion will discourage demolishing and existing home by limiting the size of future homes as compared to current city code which seems to encourage demolition of homes to be replaced by huge homes. Rip would address that. We need more affordable housing and more ways for tenants to become homeowners. I strongly support incentives allowing more density for affordable housing and we need stronger anti-displacement measures and stronger tenant protections. If this policy is the best place to incorporate that I fully support it. Commissioner Hardesty you said something that really scared me when we first met, that you saw Portland turning into a playground for the rich. It scared me because I thought you were totally right and that's the same course that we're on and I think it's sad and scary to live in a city that is so rich and to see some people have so little. So with this vote I would urge you with every vote that you take don't worry about the homeowners who are going to be okay no matter what happens. Worry about the people who barely have housing or don't have housing at all.

**Stephen Judkins:** Hi. I'm Stephen Jenkins. I grew up in Portland, lucky enough to spend my childhood here. Buy a home in north Portland in 2012. Recently I had two young sons who are the happiest things that ever happened to me, but I read a story from California that really broke my heart about parents telling their kids they have to move to other states because they can't afford to live in the same neighborhoods they grew up in. I realized how blessed I am to live where I grew up. Since I bought my house in 2012 the assessed value has probably tripled according to real estate. I'm doing okay as a homeowner, great already. No one should listen to the problems I have. Listen to the problems my kids will have in 20 years. We should make sure that everyone in the city, everyone outside the city, every race, background, rich, poor has an opportunity to live here in the future. Given that, I do strongly support most of the parts of residential infill project. I think what I have learned recently from the problem spacing like very poor people, you know, I probably never faced, we need to make sure that additional incentives for affordable housing, six to eight units on a lot if some are affordable. Make sure existing supply for new middle class people is preserved. So I want to thank everyone that's doing the good work so far. I know residential infill project alone won't be the solution to all the problems. I don't think Portland can solve all the problems by itself but it's a good step forward. Very important that we build enough housing for the next generation of people. Thank you.

**Wheeler:** Appreciate it.

**Hardesty:** Before you leave I'm curious. There will be a lot of people talking about affordable housing but that term means different things to different people. Do you have an income level that you are referring to? I would encourage anyone else who uses that term to actually put a number to it because what's affordable for me may not be for you. Did you have a number in mind?

**Judkins:** So I think if you look at California, there are middle class people and poor people rent burdened but subsidized affordable housing it seems like 60% mfi, and lower, is something that's really important. People are really hurting in Portland right now.

**Hardesty:** Thank you for that. I'm very happy to know you know mfi, you're actually thinking about what the range is because you're absolutely right. People talk affordable but what we do isn't necessarily affordable for the people that you are talking about. So I thank you very much. Appreciate all of you.

**Judkins:** Thank you.

**Wheeler:** Would you like to start, please?

**Sean Green:** Sure. Thank you, Mayor Wheeler and members of council. I'm Sean Green. I'm vice chair of the northeast coalition of neighborhoods and co-chair of land use and transportation committee. My involvement in what became residential infill when I was chair of the Laurelhurst neighborhood association. Folks were concerned about the number of demolitions and scale of new construction and folks concerned by the lack of diverse

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housing options that contribute to housing goals. I was at a meeting when mayor hailes sought a grand bargain to address these concerns. I have since moved from my advocacy work to the northeast coalition of neighborhoods. Five years later I support this work and feel the spirit of proposal lives up to the original vision. Supports recommended draft to help fill the vision of the comprehensive plan by increasing the amount of affordable housing. We hope you consider the two following amendments to the recommended draft allow sixplexes in projects where at least three are affordable to residents earning 60% mfi. Protect existing affordable housing through implementation of the displacement action plan. I hear concerns from some worried about changes to their neighborhoods. I think if we are honest about the history of development in Portland this proposal is not likely to drastically change our neighborhoods. In 1991 Portland legalized duplexes on all corner lots. Less than five years later they have been developed into duplexes. The board urges you to allow for more diverse housing options in our neighborhoods. Thank you.

**Esme D. Miller:** Commissioners, I'm esme miller. I began to speak in support of this project and proposed deeper affordability option out of my personal experience as someone who stayed too long in a shared family household that ultimately proved unhealthy for my child. I stayed because I feared being thrown on the mercy of the Portland rental market and the choice I made when I left was to trade familial stress for financial stress. My experience reflects a larger reality. The city's ongoing housing crisis and failure to respond with bold and transformative action makes it hard for victims of intimate partner abuse, other abuse or anyone living in an unsafe or unhealthy household to strike out on their own. When we left it was the ability of the small square footage no parking apartment in the woodstock multifamily zone that allowed us to stay in the neighborhood at all. Imagine how much easier it would have been to make the right choice for my daughter had we had more units. My family gets around the city almost exclusively on transit and bike. If we are ultimately displaced to clackamas or tigard we will also be thrown into greater auto dependency. Conceding to the ongoing displacement of poor working class and middle income Portlanders will make it that much harder to achieve the dramatic reductions in carbon emissions that will be required to fend off the worst scenarios for climate change. In 15 or 20 years I would like to live in a world that my daughter might consider bringing children into. In the name of the grandchildren I hope to someday help raise I ask you to do the right thing and allow the city to build the kind of housing that will allow more of us to establish safe, healthy households.

**Joyce DeMonnin:** Hi, mayor, commissioners. Thank you for allowing me to testify. I'm with aarp-oregon. I'm communication director, born in Portland, went to grant high school. Live in Portland now. We are pleased to join the chorus of supporters for the residential infill project. Aarp is a nonprofit nonpartisan organization with 90,000 members in the city. People of all ages desire walkable mixed use neighborhoods with varied types of homes and access to amenities and transportation options, however neighborhoods fail to meet the needs that align with our changing demographics and economic realities. According to the census we expect 21% of Oregon's population to be 65 and older by 2030. High percentage of older Oregonians both renters and homeowners are housing cost burdened and this increases with age. Today an older adult looking to downsize faces a tough challenge to find an affordable home in his or her neighborhood or as a renter or homeowner. It's time to update city codes to enable expanding housing options that match the needs of citizens today. Smaller homes are in demand across Portland and residential infill project will allow Portland to meet this need and at the same time and visitability requirements and affordable incentives. We thank the city for all the thoughtful planning and urge you to support the project. Thank you for your leadership and commitment to making our region age friendly and livable for people of all ages.

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**Wheeler:** I want to thank you, Joyce, and Aarp. We have an age friendly city's advisor within the bureau of planning and sustainability. I'm sure one of the goals that are specifically stated in RIP is to make sure more units are accessible to people of all ages and all abilities.

**DeMonnin:** Thank you.

**Wheeler:** Next three, please. Good afternoon. Would you like to start?

**Tony Jordan:** Sure. Good to see you. Good afternoon. I'm Tony Jordan, founder of Portlanders for parking reform. I want to take a few moments to say if you read the testimony and tally up angry versus supportive people you'll get two numbers. If you read what people wrote a lot of support is for affordable housing, anti-displacement policy, for climate action, and for more trees. What's amazing is you'll find support across the board. But if you look at the solutions proposed and read the other things people say they want supporters of RIP are often proposing a cogent consistent serious plan for more housing, more affordable housing, and take serious climate action. Opponents of RIP would have you believe that this is a plot to raise property taxes and to destroy the property tax base. It is simultaneously produce luxury housing and hovels that might bring litter and crime to places like the apartments down the street. Oh, and the parking. The most glaring contradictions are about parking. Demands for affordable housing with two parking spaces per unit. Demand for tree preservation and required parking. Concern for traffic but please more parking. The streets are dangerous, we need more parking. There's not enough transit, where is my parking? The earth is burning but where will I park? We can't expect to have affordable housing, green spaces, more trees, safer streets and better transit if we keep building based on cars. We can't make progress on climate action unless we live near transit, shopping and areas of opportunity. A fair amount could be considered classist but mostly it's afraid of change and ill informed about what makes up the proposal. Unfortunately misinformation, conspiracy and fear drive a lot of decisions in recent years and I hope you can be brave enough to set Portland on a sustainable course so we have a fighting chance for a future. Please approve the proposals.

**Sara Wright:** Mayor, commissioners, thank you for the opportunity to testify and for the time and effort that you, your staff and bureau staff have put into this. I'm Sarah Wright, testifying on behalf of Oregon Environmental Council in support of more density in single dwelling zones. We have been engaged on land use the policy for half a century. The growing importance give this greater urgency. The residential infill project proposal is an opportunity to change city policy shaping residential redevelopment over time to be more energy efficient, more supportive of transit, biking and walking and more accessible for more people. I have other points but people have made them already so I just want to say Oregon Environmental Council encourages you to make the most of this opportunity. Please amend the proposal to implement the deeper affordability option and commit to renter protections. This is an opportunity to move toward a more equitable, sustainable future for the city we love. Strengthen and support it and implement it as soon as possible. Thank you for the opportunity.

**Wheeler:** Thank you for being here. Good afternoon.

**Julia Metz:** Good afternoon. I'm an affordable housing developer with Catholic Charities of Oregon. I'm also representing housing Portland Metro Policy Council consisting of a diverse set of organizations from across the metro area. From providers of multi-family affordable rentals to those that focus on affordable homeownership opportunities at precisely the scale the RIP will allow. We recognize providing housing opportunities across income and scale continuum is key to resolving our housing crisis. That is why with some additions and consideration in our letter we support the adoption of the residential infill project. While we across income levels due to economies of scale as proposed we see the most potential to serve households in the 60 to 80% AMI range. This is a vast improvement and correlates

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with existing homeownership subsidies. The types of developments allowed by the rip acts as a two for one by allowing someone ready to graduate into homeownership to do so, opening up regulated affordable rentals for low income households. We're excited affordable family sized homed built by habitat for humanity and pcri. We support considering taking this a step further with deeper affordability bonus as outlined in our letter. This would help serve more households with less subsidy and/or households at even lower income levels. Lastly we believe the rip is an anti-displacement tool. We caution city council against delaying adoption and wholesale removal of areas from the currently proposed plan. Not only would this have implications on displacement elsewhere it would also hinder the ability for affordable housing developers to develop regulated affordable housing in these areas. Instead we encourage you to consider ways to incentivize affordable housing development in these areas. Some examples are included in our letter as well as further points. Thank you.

**Wheeler:** Thank you.

**Hardesty:** Mayor, if I might, I have a question. Thank you for bringing some laughter to this chamber this afternoon. I thought we were all going to be stiff-faced for the whole time we're here. I greatly appreciate your sense of humor. I had a question for you. I think there's this misperception that rip is going to create affordable housing opportunities, and so I just want to check if that's because you said something about this would be 60 to 80% of mfi, and I don't believe that is so. What rip does is create another income level of housing. Rip will not provide affordable housing. No one is suggesting that rip is the solution to our housing crisis, it's just another level of housing affordability. So I just want to check myself. Am I wrong?

**Metz:** Maybe I could clarify. The point I was making was from regulated affordable housing developers. So we have many of our organizations that are very eager for rip to pass and develop at that level.

**Hardesty:** I don't want the assumption to be if we pass rip we're somehow building housing at 60 to 80% of mfi. One is not tied to the other, it's a continuum of housing.

**Metz:** Correct. It's all a piece of the puzzle.

**Hardesty:** I hear incentive, incentive. We're not about incentives today. We're about expanding the housing opportunity. I just want to be clear about that. I thought maybe I was in the wrong meeting. I kept hearing that. Thank you.

**Metz:** Thank you.

**Wheeler:** Thank you all three of you.

**Rosemarie Sweet:** I'm rosemary suite, I live in the cully neighborhood in northeast Portland. I'm chair of the Portland of 42nd avenue which is a neighborhood prosperity organization. I would like to talk about the importance synergy between more housing and a thriving business district. Our 42nd avenue helps to build relationships among community members so that we can support those entrepreneurs among us who dream of starting and growing businesses on 42nd avenue. The capital needed to start businesses. So as you know in the best of circumstances a local community serving business has anthill climb. If we're to succeed in creating walkable neighborhoods where people's needs are met without long auto trips out of the area then we must do all we can to ensure their success. One critical part of that is to welcome more residents into our neighborhoods thereby creating more patron supporters and possibly owners of other community based businesses. The residential infill project will allow more housing types and more housing to be built given the size restrictions being imposed on the new houses they are likely to be more affordable than houses being built now in cully on single lots. This will use land in cully more efficiently allowing residents to do internal conversions or add adus and all hopes are likely within walking distance of the two business districts in our neighborhood. Walkable, diverse, vibrant neighborhoods with thriving commercial districts don't happen

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by accident. They are the result of planning and of investment. Prosper Portland has invested in neighborhood prosperity programs in underserved communities. If coupled with the city's proposed zoning changes to increase housing we can make some real strides. Thank you.

**Wheeler:** Thank you. Good afternoon.

**David Sweet:** Good afternoon. Mayor, commissioners, I'm David Sweet. I represent the Cully Association of Neighbors. We love our neighborhood. We love the economic and ethnic diversity of Cully. We want a Cully where everyone is welcome, young and old, rich and poor, renter and homeowner, citizen and recent immigrant, lifelong resident and new arrival. We want anyone and everyone who wants to live in Cully to have an opportunity to do so. We are also involved in efforts to improve our streets, sidewalks, parks and commercial districts. We recognize that those improvements will make Cully more attractive to developers, investors and homebuyers driving up prices and causing displacement. That's our dilemma. But we are unable to choose between greater liveability for our residents on the one hand and preventing displacement of our most vulnerable neighbors on the other. We insist on both. That is why we enthusiastically endorse the residential infill project which is predicted to reduce the risk of displacement in Cully and city-wide. In fact, adopting these reforms will further eight of the 12 goals that we set down four years ago in our inclusive Cully policy which I have shared with Council in the past. It will encourage the development of smaller, lower cost homes rather than the large ones currently being built. It will create opportunities for older adults to downsize and stay in Cully. Greater density will support our Cully business districts. Better bus service. It will create opportunities for nonprofit developers to build affordable housing in Cully especially if you approve the deeper affordability bonus. Please help the Cully neighborhood in our efforts to prevent further displacement by adopting the rip without delay. Thank you.

**Wheeler:** Thank you. Since you mentioned it, Commissioner Hardesty asked a really good question. I think it warrants a clarification. There's no direct subsidy that this particular program puts forward but what it does do is provides the zoning overlay that lessens the requirement for a subsidy because the developers can actually spread it over more homes. So her question was really good one and I think it does warrant clarification. In the absence of rip the actual subsidy required to develop affordable housing at any level, whether 60, whether it's 30, goes up fairly dramatically. This actually reduces the subsidy required.

**Sweet:** It does, and the deeper affordability bonus that's being advocated would actually create opportunities for nonprofit developers and there are three working actively in the Cully neighborhood who could build housing in these six or eightplexes that are being proposed that would be permanently affordable.

**Wheeler:** Which gets me to my favorite word in the English language, which is leverage. Good afternoon.

**Brian Hoop:** Good afternoon, Mayor, Council members. I'm Brian Hoop, Director of Housing Oregon which Julia from Catholic Charities just spoke representing us and our policy council and submitted our testimony in support already. I wanted to speak to this issue that Commissioner Hardesty brought up. Implementing the residential infill project provides a great opportunity for member organizations to take to scale projects they have already begun to implement in the past few years. Portland Community Reinvestment Initiatives, Hacienda, Habitat, Portland Metro East and Proud Ground who Diann Lynn already spoke, and other member organizations have exciting existing efforts and are poised to expand developing more affordable housing with rip in place and specifically we believe the deeper affordability bonus being proposed provides a path forward to serving more households at lower incomes below that 60% area median income that I think Commissioner Hardesty is concerned about below 60% median income. Two examples, PCRI's pathway 1,000



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initiative, a program to mitigate and prevent involuntary displacement in inner northeast Portland has a great potential to ramp up and meeting their goals of creating 1,000 affordable homes for purchase taking advantage of the new opportunities that rip provides, hacienda is in the adu program. Matching them up with low income tenants providing them with regulated rent for 10 to 15 years. After that the accessory cottages revert back to control of the property owner. Other considerations to highlight that we have identified, one, we strongly support existing language that allows for lot divisions with attached houses in certain instances and encourage city council to work with staff to explore ways to expand these opportunities and elimination of parking requirements is key to providing the flexibility needed to develop infill sites efficiently and affordably.

**Wheeler:** Thanks all three of you. Appreciate it. Good afternoon.

**Holloway Huntley:** Good afternoon. Thank you to everyone for all of your work on this. My primary goal is to not beat that. I feel good. I'm under a page here. I'm holloway huntley testifying in favor of rip as is with no major amendments that would extend the timeline for adoption. Professionally i'm a residential general contractor working in close in Portland and a member of drac but i'm not here representing that committee today. Last year I bought two lots in st. John's. I was fortunate enough to do that. If rip passes my potential plan would be to build a triplex to condominiumize that triplex and sell them at what I would consider well below what a single family residence would sell for. Rip would allow for more approachable, not more affordable, and thank you for bringing that up, I think that's very important, we're all using that term way too loosely. But what I would consider to be more approachable homeownership opportunities to folks who are excluded from that now. There would be an economy of scale on the rip not seen under current code. My bottom line is the same under either version of the code but passing rip would give me the opportunity to be a more responsible developer giving back to my community. Thank you.

**Wheeler:** Thank you. Good afternoon.

**Ted Labbe:** Good afternoon. Council, mayor, i'm ted labby with the urban green space -- i'm here today to encourage you to urge you to move ahead with residential infill reform with the amendments suggested by Portland neighbors welcome. Encourage you to legalize fourplexes by right, adopt a deeper affordability amendment for six to eight units and embrace the anti-displacement pdx renter protections. I had the pleasure of watching the three hour work session in december and I want to thank commissioners hardesty, eudaly and Fritz for the hard questions you gave staff around displacement. I know you're chewing over those thoughts and I feel good to have you on the job.

**Hardesty:** Thank you. I was laughing because anyone who spent time watching three hours of public testimony is my new hero.

**Labbe:** The racest history around zoning I would encourage -- i'm using my time. Today I want to talk about trees. As a green space --

**Wheeler:** I want my equal time. You skipped over me. I want to remind people I funded that in the budget.

**Hardesty:** You did: [laughter]

**Wheeler:** Commissioner Fritz, did you want in on this? [laughter]

**Labbe:** A common sentiment developers have knocking down older affordable homes, I want to speak to that issue today. As a tree advocate i'm here to support rip. Rip is not a threat to trees. The reforms eliminate onsite parking minimums, reduce size of homes and do not expand footprints. They create more space for trees. Rip gives more flexibility for people who want to adapt existing residential building stock and incentivizes reuse over redevelopment. On site parking competes with space for trees and housing and adds to costs. On site parking limits where trees may be preserved a and planted in yards and street rights of way. Curb cuts displace trees. We know this from our urban forestry program work. Making access to urban tree cover is an environmental justice challenge

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creating more affordable units in single family residential zones creates more access to green space and does so quickly, rapidly. That as a green space advocate I encourage you to move ahead. Thank you.

**Wheeler:** Good afternoon.

**Maryellen Read:** I'm Mary Ellen Read speaking as a private resident of Collins View neighborhood. The Collins View neighborhood association board will submit written testimony. I propose that the city designate separate time lines for application of the rip policy in different areas due to infrastructure needs. Portland is diverse, people-wise and geography-wise. This is not news. Mandating one scheduled for the entire city does not level the playing field. Portland southwest is the far western frontier as far as city street maintenance goes. 81% of southwest streets are maintained by the city and 15.6% are maintained by adjacent property owners. It has the highest percentage of streets paved without curbs, 40.9%, and unpaved streets. 25.3% of the streets have sidewalks. This is less than half of the next lowest neighborhood coalition sidewalk coverage east Portland at 52%. Only 33.9% of the southwest arterial streets have sidewalks. Also the lowest arterial street sidewalk coverage of all the neighborhood coalitions. These are safety and equity stressors right now guaranteed to be more urgent and critical with the pressures of infill and density. Thank you for addressing equity for all people for all areas including equity for seniors, low income and attention to the existing challenging geography, topography and infrastructure failures. Thank you.

**Wheeler:** Thank you. Thanks all three of you. She's walking out in advance of your testimony. How does that make you feel?

**Mike Westling:** A new low for me, but there have been many before. Good afternoon, mayor, commissioner. I'm Mike Westling. I live in the Concordia neighborhood. Last time I was in this room to testify in support of fair access in renting ordinance. Today I'm here to encourage you to take another step to improve access to housing options by updating our code to allow for duplexes, triplexes and fourplexes in every residential neighborhood with additional units if they are affordable to those with lower incomes. I lived in nine duplexes, triplexes and fourplexes in my life. The first was the duplex my parents were renting when they brought me home from the hospital. At the time my mother was working as a bank teller and my father at a slaughter house to pay his way through college. Living in a duplex in a walkable neighborhood gave my family an economic opportunity that helps set us up for success. Since then I have lived in Madison, Ann Arbor, Michigan, in Washington D.C. Each time the availability of the housing type allowed me to live in a neighborhood I otherwise wouldn't have been able to afford. Now I look around at my neighborhood in northeast Portland I see space for more people to take advantage of the parks, playgrounds, grocery stores, small businesses, the university and brand new K-8 school all within walking distance of our home. The problem is that the only housing type allowed in my block is single family home and that's not affordable for most people. The newspaper just listed the median home price at over half a million dollars. My family couldn't afford to live where we do if we bought a home today. Proximity is important. The location of housing options is just as important as how much options are available. It's past time we open our residential neighborhoods to others. My wife and I have two sons ages two and four. We plan to live in our home the next 30 years and we welcome new neighbors living in single family homes and in adus, duplexes, triplexes and fourplexes. That's the kind of community I want to be part of for long term, one that accommodates people of all types.

**Hank Stowers:** Thank you, mayor, commissioners. I'm Hank Stowers. I'm here today on behalf of Sunrise PDX. We're a growing movement of young people that are worried about climate change and investing and creating a just, sustainable future. Today I would like to share a brief message about legacy. As I believe you know the history of this city has been marred by policies that champion racism. It will forever be remembered as one that shirked

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inclusivity and championed discrimination. While this council cannot alter the past you have before you the unique opportunity to alter the future. Legalizing sustainable housing density, adopting a compassionate affordability amendment and prioritizing renter protection will alter the future of this city. This is the opportunity afforded you today. You have the power to end a chapter in history. You have the power to begin a new chapter. Endings are critical and impactful. Homelessness ends with a home. Greenhouse gas emissions end when we admit our carbon footprint is a reflection of square footage and when the space is too great to commute. Oppression begins when an opportunity for prosperity is quelled by inaction and exclusion. Healing and regeneration begin when you honor and respect the pain that has been caused by our history. Flourishing begins when you have the empathy and compassion to provide your residents and your community with the opportunity to live affordably and close to one another. As such I support the most ambitious, empathetic and legacy defining version as recommended by neighbors welcome. Thank you for your time and thank you for acting with empathy in this critical moment.

**Wheeler:** Thank you.

**Robert Liberty:** Mr. Mayor, members of the community, I'm Robert Liberty. I was born here and lived here the last 38 years. I urge you to adopt a thoughtful, well crafted recommendation. I offer a special endorsement, one important caveat and one fact. Special endorsement is implementing rip will be a major contributor to contributing to greenhouse gas reduction goals. I have been working on reducing driving with state agencies and organizations in California for three years. The resources board made infill and redevelopment a key strategy for achieving those goals. Important caveat is adoption of the reforms must be accompanied by mediate and vigorous efforts to help people and neighborhoods most affected to help surf the gentrification wave instead of being washed away by it. I believe that city financial support, modest financial support incentives and information services combined with creative efforts by nonprofits, community groups and for-profit enterprises can enable residents to remain in their homes, acquire wealth while providing a range of new ownership and rental housing opportunities. There are many people and organizations ready and willing to help meet this challenge to find creative solutions. The fact. This is about accessory dwelling units. Commissioned a \$20,000 survey of residents and owners and a significant share -- I unfortunately didn't find my presentation, but a significant share are affordable for people at 60 to 80%. I think it does add to supply and modest incentives could expand that supply and make rents affordable. We have the opportunity to create economically, racially and ethnically diverse neighborhoods which will be good for the city and a model for the nation. Thank you.

**Wheeler:** Thank you. Appreciate it. Thanks all three of you.

**Iain Mackenzie:** My name is Iain Mackenzie. I offer my condolences to you all. I don't know how Commissioner Fish would have voted here but I know how often he commented on how he enjoyed land use hearing. He would have loved being here today and his presence is missed. I'm here to support the rip. It's 16 years since the first summer I lived in Portland and over ten years since I moved here permanently. The city has changed a lot, in some ways for the better, some for the worse. One change for the worse has been increasing cost of housing. I live in Sunnyside off Southeast Belmont. Last night I looked up the median listing in my neighborhood. It was \$770,000. That's only affordable to very high income households or those with inherited money. We know by legalizing triplexes and fourplexes we can create affordable housing to middle income people such as myself. They need to include features making it accessible to people with mobility limitations. While all that would be good we know that's not where the most urgent housing need is. If I came to you today with a proposal to buy an affordable house on residential land in Portland you would be horrified. But that's what we have done in our zoning code.

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Affordable housing providers don't build in neighborhoods like mine. Certainly not due to lack of demand. With a deeper affordable housing bonus by Portlanders welcome that would change. City council needs to adopt the rip with an amendment that mirrors what you just approved as part of better housing by design. Adopt residential infill budget with deeper affordability bonus won't solve the housing problems alone but it can make a huge difference. I thank city council for the work you've done on housing and all the work you still have planned. I urge you to vote yes.

**Erika Kennel:** Good afternoon. The infill program as it is supports home for middle income earners, teachers, firefighters, but we should be creating a program that also houses lower income earners like home health care aides and social workers. About 60% of white households own their home while only 30% of households of color own the home they live in. Habitat is serious about addressing this gap and unfortunately it's something that often gets lost in housing conversations. Over 75% of habitat homeowners are people of color. We're experts at helping families earning as low as 30,000 a year helping them to build and buy their first home. Portland neighbors welcome has been working with key developers including habitat ceo to understand how deeper affordability can be achieved with less subsidy so every dollar can go even further. I strongly encourage you to dig into these funding models and seek direction from anti-displacement pdx for actionable ways to avoid displacement. Rip could reach communities of color through a deeper affordable bonus amendment that allows affordable homeownership developers like habitat for humanity to explore six or eightplexes on these lots. To build permanently deeply affordable ownership condos. Who owns property in Portland matters. Ten years from now if we don't close this racial divide then we can talk equity all day long but in the end we will have failed.

**Wheeler:** Thank you. Good afternoon.

**Robin Harman:** I'm a citizen who came to the first infill meeting and then I went to the mall. A lot has changed since then. The original objectives have been tossed out and there's only one discussion and that's about affordability. By biggest issue is I think we're all trying to create the best quality of life for all of us. I do not believe that this proposal will do that. There's no mandate for affordability, commissioner hardesty, thank you for clarifying that. I'd like to give you a few suggestions. I know you don't like to hear complaints, but some suggestions. One, please honor the very well thought out comprehensive plan. Years went into the making of that. Please it's bad for people, it's bad for the environment. We used to be talking about trying to preserve green space. There's really no place for green space discussion. Of our most vulnerable residents before eench considering rest in peace.

**Joshua Baker:** Hopefully somewhere that's in a walkable carfree neighborhood. However, our city is on a trajectory where this is likely never to allow me to actually be able to achieve this goal. It's similar for so many other Portlanders as well. Without this code change and legalization of fourplexes, my hopes of owning a home continue to evaporate more. The chances of displacement rise even more for them as well. As the data has shown, if today's zoning remains in place, 20 years from now the average monthly rent for new homes in these zones would skyrocket to more than double it would be if the residential infill passes. Passing this is one step you can take for Portlanders like me and hundreds and thousands of others. Lastly, with over 77,000 Portlander households making less than 60% of the ami, I do strongly encourage you to support the deeper affordability bonuses that Portland neighborhoods welcome and other groups have been talking about.

**Wheeler:** Thank you. Very good, thank you.

**Eric Lindsay:** Good afternoon, members of council. My name is eric lindsay and I spoke in support of the project. I ask you to approve the anti-displacement measures that have been proposed by Portland neighbors welcome. I am, shudder sometimes a developer.

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And I think it is clear to me and other folks that I speak with that the current r.i.p. Draft proposal will lead to more middle class homes of around 1,000 square feet. I think that's great outcome in and of itself and I think a lot of market rate developers like myself are really excited to build homes like that, as opposed to building million dollar McMansions which I see -- well, I'm not going to say anything about that. What excites me on an individual level is the proposed, deeper affordability amendment. I'm currently sitting on an empty lot with a little bit of car storage. I have been eagerly awaiting the r.i.p. As I have long wanted to build a fourplex there. When I heard about the proposed deeper affordability bonus, I immediately started to do financial analysis to see if I could build a six-plex with three permanently affordable units at 80% mfi without the need for a subsidy. My analysis came out with a yes, I can do this. That means that I could make a modest profit and help to house six families, three in need of affordable units. For anybody who is wondering where that lot is, it's right next to my own home. I would be like, super jazzed to have six new neighbors living right next to me and my family, all sorts of new friends for my new daughter. I also just want to plug for the eight plex 60% mfi. I have spoken to affordable developers and I think it's an amazing opportunity going forward. Thank you so much for your time.

**Wheeler:** Thank you.

**Andre Baugh:** Good afternoon, mayor, council, my name is Andre Baugh. I am a former planning commissioner. I was a chair for I think three or four. My last vote was on r.i.p. I led the effort to the no. I represent the four no votes.

**Fritz:** Thanks for that, appreciate your help with that.

**Baugh:** But to unpack that, I was not all no against everything in here. The issue is r.i.p. Is not -- r.i.p. Is not about affordability. It really is not. The affordability got hijacked in this. If you look at it, everything is inexpensive but not affordable. You're still at market rate. Market rate is not affordable. There's nowhere in the comp plan, unless it's changed in the last nine months since I left that says affordable in the comp plan. Secondly, the displacement is about the American dream. You heard that there's 30% minorities that own homes in Portland. Those are the people when you look at the appendix b and look in the map, it's east Portland. You're talking about homeowners in east Portland that are low income minorities that are at risk of displacement. How -- what tools do we have if -- mayor, you talked about the tools for renters but for homeowners to see in their home. We've seen this movie before. North and northeast Portland. We're spending tens of millions of dollars trying to bring people back in. We're going to do this again to probably hundreds of thousands of people and put them at risk over a policy today? Let's get some tools in place. Let's get money in place. I proposed if I can go on a little bit --

**Wheeler:** I'm sorry. Two minutes each. Commissioner Fritz actually has a question for you.

**Fritz:** Thank you. Can you hear me okay?

**Wheeler:** Yes.

**Fritz:** We had an half an hour, at the work session saying we why we should do it. I would like Andre to have some more time to explain his concerns and the concerns of the other people of color and the commissioner from east Portland as to why there was such dissent and disagreement.

**Wheeler:** We have request without objection?

**Hardesty:** No objection.

**Wheeler:** Do it in another minute, Andre?

**Baugh:** The question is you're creating opportunity. That opportunity is wealth. R.i.p. Doesn't work without wealth working. The concern was there's no tools. My proposal at the commission was let's give these people at risk tools to take advantage of the opportunity. Otherwise, it's not an opportunity. It is just a sphere of displacement. And we didn't see the

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tools. We as a planning commission can't provide those tools. You know, you can deepen what they call affordability, but it really doesn't give a tool to have someone take advantage of an opportunity to build more housing. Essentially they sell their homes and they leave Portland. And there's nowhere -- when northeast Portland occurred, they moved to east Portland. Where do they go from here? And the concern from many of the commissioners that voted was no was where do they go?

**Wheeler:** Let me ask you a question and then I'll yield to commissioner Eudaly. As I understood the minority report -- first of all, I think people stipulate that the report demonstrated overall affordability would improve. Second of all, it stipulated the displacement overall would decrease. The concern was there was concentration of displacement, particularly in three areas.

**Baugh:** Yes.

**Wheeler:** As a result of that, it was requested of the council that we support funding specific anti-displacement strategy that would look at those three areas, target those three areas and fund solutions in those three areas to overcome, you know, that clear weakness in the overall strategy. It was my understanding that some of the minority opinion -- I mean, the smaller number of people who are voting, it was because they wanted that kind of a strategy in place. If we're successful in addressing the displacement in those three areas, would you still oppose r.i.p. On the whole?

**Baugh:** It depends on if the tools are in place, the money is in place in sufficient quantity to take care of the displacement. And I don't think this is a million dollar problem. I think this is a lot of money problem. So the proposal I had to give five years for council to get five years to get up to speed, get all the money in place. Get actual groups willing to do the work and get people educated before you implement. So give yourself some time to do that. Yes, our proposal was let's get tools in place before you implement in these areas that had a high risk of displacement. Now, staff was not supportive of that. I will tell you. But that was our proposal.

**Wheeler:** Commissioner Eudaly.

**Eudaly:** I want to thank you for your service and your testimony today. Just say that I share your concerns about the lack of anti-displacement measures being woven into r.i.p. It's something that I've been hammering on for the last three years. We are attempting to correct a racist history of social engineering through public planning and zoning codes. But without protecting the very people who those codes were meant to exclude, I am afraid of the potential impact. My office advanced directive on anti-displacement, which is I think being worked on. We're trying to advance a tenant opportunity to purchase which would help renters purchase their units if they go onto the market. And we've also been trying to work with the private market to develop a loan product that would actually be accessible to average income homeowners. Because in addition to being concerned about how this may impact communities of color and low income residents, I'm concerned about the fact that the benefits of r.i.p. -- the benefits of r.i.p. To individual homeowners. Because there are a lot of potential benefits to r.i.p. That everyone can realize whether they own homes or not. But the potential benefits for the individual homeowners can't be realized, like you said, unless they sell their home. Because the average income homeowner cannot finance the development of an adu. I know there's people in this room who are trying to solve that problem I'm trying to solve that problem. And I would just be really interested in the thoughts you have on additional measures

**Baugh:** I think trying to solve that problem, especially for single homeowners, especially when you look in the neighborhoods that we're talking about. These are working people. This is not a homeless crowd these are hardworking individuals. And trying to give them an opportunity to stay in their home, take advantage of the wealth opportunity, build adu. I'm not against adus, I'm just saying how do we get that money -- because they can't go to a

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bank. You know that. They're not walking into the u.s. Bank or, you know, first interstate or whatever and saying, hey, I need \$200,000 to build an adu. They're just trying to make the note, pay the car and do these things that are simple basics. So we need to give them tools to be able to access capital, access how to do it smartly and build that wealth for the future generations, which everybody else gets to do

**Eudaly:** It's the wealth building component that if we were able to deliver that, this would be a truly meaningful kind of beautiful remedy to those past harms. Because we know that we've robbed communities of color in particular of the opportunity to build wealth over generations. So I hear you and i'm not giving up.

**Baugh:** I appreciate that

**Eudaly:** I'm largely supportive of r.i.p. I'm a supporter of deeper affordability incentives or bonuses. I can't support r.i.p. Without a real commitment to these anti-displacement measures.

**Baugh:** I think that's the key is, -- I can't speak for all the people that voted no, but I would say the majority of them, if there were tools in place that had the ability to take advantage of the opportunity -- you know, some people may sell. That's your private business. If you have the opportunity and it's a real tool and the city does offer that or however you fashion it with private industry, then I think there would have been more ability to have a broader vote. There may still be one or two that vote no. Displacement is an ugly issue. It's about people and families and those type of things. But I think there is an opportunity to do more from that standpoint.

**Eudaly:** Thank you

**Wheeler:** Commissioner hardesty

**Hardesty:** I want to say to the public we're taking a little longer because of the position of the planning commission when they presented this proposal in front of us and their 5-4 vote. I don't want people to feel they're being disrespected because we're trying to keep people to two minutes per testimony. Because we went there, I want to remind folks that if we do nothing, if we do nothing we will continue to have mcmansions being built all over the city of Portland with no regulations. People of color will continue to be displaced. They will continue to have a hard time finding rental units. And so it is not -- so I just want to say if we do nothing, take the advice and wait five years, there won't be any conversation to be had. Quite frankly, all the development would have already taken place and people of color would no longer live in the city of Portland. And so I think that we're creating false choices for ourselves. I have talked to the community groups who want to be part of the anti-displacement committee. They have been very clear that they don't want us to rush putting that committee together. They want us to be thoughtful. They want us to make sure that we are representative with that committee. And so we can't do anti-displacement today, because quite frankly, if we were going to do it we would have done it when 10,000 african-american homeowners were displaced. So if we did nothing, if the city council said let's wait and see and talk to people and make sure we've got all the anti-displacement stuff in place, guess what? It wouldn't matter because there would be no opportunity at all. So I hope that we don't talk on the edges. What I believe is that we will pass r.i.p. The question is, what are we going to do to make sure that we are not displacing community members. I live in east Portland today and there are a lot of homes, empty nesters, big beautiful homes. One or two people live in it, right? We have an opportunity to do something better than that we've ever done before. I don't want to be fear based and not moving forward that's all I wanted to say. Thank you very much. I thought I had a question, apparently I didn't. I just wanted to say what I wanted to say.

**Baugh:** I'm not suggesting you do something, i'm suggesting you do something that's trying to preserve the people you're trying to give an opportunity to. And if just passing it as it and moving on and hoping is not a good strategy. And it's not a strategy. Thank you.

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**Wheeler:** Commissioner Fritz had a question or several possibly.

**Fritz:** I just want to know that Andre was a chair of the planning commission when we were doing the Portland plan, doing the comprehensive plan. He was very supportive with the entire planning commission of doing something like this. My question though is, the comprehensive plan says that we should do -- infill on incentives on corridors. So was there a discussion at the planning commission about the effect of doing infill everywhere without looking at how do people get transportation, how do they get to grocery stores, what type of issue of lack of sidewalks. Safety as well as about the climate crisis

**Baugh:** There was a discussion about sidewalks and some areas were excluded because of sidewalks, drainage and some other issues. You do see that. Around transportation, there was a discussion but the majority felt that the transportation -- because transportation investments were continuing to grow, that people would be within transportation districts that could still meet the transportation. I'm not fully supportive of that, but I think overall if you continue to make -- if the city continues to make heavy investments in transportation, especially around buses and some other places, yes, you're going to have that. I don't know it's a one to one tradeoff of building four units and having people walk two blocks, especially in east Portland where there's a lot of missing sidewalks. The investment of sidewalks was used as a counter to that argument, that the sidewalks were coming. If you built the fourplex that would work from that standpoint.

**Wheeler:** Very good, we're --

**Baugh:** Two seconds I want to thank commissioner Fritz and Fish for their ten years of support. It was perfect. I enjoyed my time on there. Thank you.

**Wheeler:** We appreciate your service, thank you, Andre. Next three, please.

**McClymont:** Susan King, Leslie Hammond, and Emily Kemper, followed by Larry Cross, Jonathan Greenwood, and Brandon Larrimore

**Wheeler:** Would you like to start?

**Emily Kemper:** My name is Emily Kemper, good afternoon and thank you for the opportunity to testify. I'm an alumnus of the estate code board for manufactured structures and a voting member of the south Portland land use committee but I'm here representing myself. In the times since the r.i.p. Was initially proposed we've had two mayors, and five of the hottest years in the recorded history of the planet. We've heard a lot of really great and valuable points here today and I've appreciated the discussion. The point that I'd like to make, though, is that housing policy is climate policy. And all though I believe our city is kind of behind on both, I think that we do have a good chance to change that with the r.i.p. Especially if we consider proposed amendments for affordable housing, I think the r.i.p. Will provide us with more opportunities to house more people affordably and in ways that will allow our city to grow more sustainably. If we have the courage to move forward with the r.i.p. We'll be acknowledging that there is work to be done to fix the racially motivated zoning established by previous generations. The r.i.p. Will give us a fighting chance at reducing our collective carbon footprint. I don't believe the r.i.p. Is perfect, I gather many people don't, but I do believe it's a substantial step in the right direction. I ask you to not let the perfect be the enemy of the good and please vote yes on the residential project

**Wheeler:** Thawnchts. Good afternoon

**Leslie Hammond:** Good afternoon, my name is Leslie Hammond and I'm the chair of the southwest neighborhood coalition, which is 17 neighborhoods strong and about 70,000 people. We're a participatory organization. I've listened to what people have said and I'm going to alter my comments and hope I don't run out of time and say what I want to say today. I would say what the southwest neighborhoods have looked at and would support are some of the amendments that the Portland coalition for historic resources has offered to you in the lengthy analysis of the current r.i.p. As well as the information and ideas from the east homeowners association. We would support those. We also support directing



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density within and around city centers and corridors where it's appropriate you have adequate reliable transport. We support density in single family neighborhoods where that development is tied to affordability, which is tied to a median family income, 60% or less. We'd like to take our share of the burden of increasing housing in our neighborhoods, but we want to make sure that what's done there is affordable for people and it's not a continuation of building houses that don't help with the affordability problem. We support development which respects and is consistent with neighborhood context. We suggest you delay passing the r.i.p. Until the lcdc develops the rules around house bill 2001 and 2003 so what you do is consistent with what the state is doing. We support delaying r.i.p. Especially until you get your anti-displacement ideas lined up so we don't see our neighbors leaving the neighborhood and not being able to return because new construction makes the prices higher instead of lower. We do not support middle housing, we don't support off street marking. In southwest Portland we don't have a transit system that can get us around the city we need to have you reconsider that. Lastly, thank you, we're here to help. If you want some advice or want people to help you, we'll happy to do that

**Wheeler:** Thank you. Good afternoon

**Susan King:** Good afternoon, mayor wheeler, members of the commission, my name is susan king. I'm a Portland native and a residence of southwest Portland. I'm here today to ask you to delay any further discussion, modification or decisions on the residential infill project until the impact of house bill 2001 and related statutes are known. I've been appointed as an alternate and I serve on the housing technical committee. We've had a couple of meetings and I can tell you the questions and the lack of clarity is pretty big on this. There's far more unknown than known. How this will affect the r.i.p., how these bills will affect the r.i.p. Is unknown at this time. I also would like to raise the issue that commissioner Fritz has raised a number of times, and that is it's unclear to me why the effort thought and resources put into the development of the 2035 comprehensive plan are being ignored for this new proposal. As others have said, the underlying tenet of this has not changed. The plan directs density around corridors and centers where there is adequate public transportation and the opportunity to reduce the use of car transit. That has not changed public transportation, as I said, is a major feature of the comprehensive plan. In my neighborhood there's insufficient public transportation to support it as an alternative to the use of cars for errands, jobs, and family support. And land inventory, according to the buildable plan inventory of 2015, Portland's existing zoning already provides a sufficient 20-year sufficient supply of land for all types of housing, including those now named middle housing. Despite opinion to the contrary, pro formas for many buildings reveal the new units allowed under the r.i.p. Will not necessarily meet affordability standards for the most price affected residents. I submitted longer written testimony online and I appreciate you reviewing that

**Wheeler:** We will, thank you. Next three, please

**McClymont:** Larry cross, jonathan greenwood, and brandon larramore.

**Wheeler:** Would you like to start, please?

**Larry Cross:** My name is larry cross, I own a small house in southeast Portland that i've made completely accessible. I bought is 16 years ago and has become an example for everyone of universal design, accessibility, sustainability, liveability and visitability. I see a city where all its citizens regardless of their age or level of ability can enjoy in any of the city's functions and interactions. I offer additional points of view including inclusion and diversity and accessibility. In a one-mile radius from my home, new houses have been built and unfortunately all of them have the one six inch step, concrete step. That step is not an example of equity and inclusion. Zoning can increase the number of housing units, but I also believe all units, not just some, should be barrier free. Let's see. Okay. I do not have

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any academic or professional background in city planning. However, I describe my credentials as ample and appropriate experience. In conclusion I believe an age friendly community focusing on all ages, including intergenerational interaction and all levels of ability with the lens of true equity and inclusion for everyone. I encourage the council to make an age friendly housing goal for the 2020 state legislature

**Jonathan Greenwood:** Hello council and mayor, i'm here as a member of Portland neighbors welcome. I'm testifying to express my support for the residential infill project. We're experiencing a housing shortage even with the status quo in our city. More people in the coming decades will come here and need options. Housing is a human right, however I know it's a lofty goal. I instead wish our city to aim to provide housing for those making minimum wage and those living on the paltry sum social security provides. The residential infill project will go a long way to making housing attainable for these populations a reality. I have read some of the online testimony for this measure. Some people claim we'll be sacrificing the character of neighborhoods. I believe the character of a neighborhood is its populace, not its buildings. Allowing denser neighborhoods will enrich our city in ways we can't even imagine at present. Heed my expression of support for the residential infill project, along with deep affordability amendments. Let's make this a century of housing the poor and disabled and people of color and enrich our city. Let's encourage everyone to live near transit and thrive in greener neighborhoods together. Density is not a bad word and housing all of the people that want to live here will require it. Thank you.

**Hardesty:** I'd love to ask you a question

**Greenwood:** Of course

**Hardesty:** You said you support r.i.p. With the proposed amendments. Those are amendments from community organizations. You did hear earlier me say that r.i.p. Has absolutely nothing to do with building housing that's affordable for people at 30, 40, 50, 60% of mfi. We're talking about middle housing so people who today would go out and want to buy a new house that \$500,000 doesn't scare them into running for the hills, right? If we're building two or three houses on that same lot and now all of a sudden rather than \$500,000, it's \$350,000, right, that's affordable for that vinyl thinks \$350,000 is okay. We have a middle income housing crisis. The only people that are doing well are people that can afford the high end mansion, right?

**Greenwood:** Well, the way I see it is that if we're providing that middle housing, it gives the opportunity for more housing to become available for everyone

**Hardesty:** Our hope is that as people move into the middle housing, then the housing they just moved out of becomes available for other people who are working or looking for housing, right? I get concerned when everybody comes up and says yes, we support this, this amendment. It's not an amendment we've considered yet. It's not one, quite frankly, this whole r.i.p. Does nothing to change the dynamics of affordability with the exception of home ownership units that won't be a half million dollars, right, it will be something less than that. I want to be clear about that.

**Greenwood:** I also support allowing up to eightplexes that would allow for better subsidy for housing

**Hardesty:** It's the term subsidy that makes me nervous. What I hear is we want the government to give people money to do something. I hear that term -- it's not like we have a whole bunch of money laying around waiting to be used, right? So I am concerned that people have a misperception about what r.i.p. Does and what the outcome of actually passing r.i.p. Will do.

**Greenwood:** I'm sorry

**Hardesty:** I want to be clear, it's not an affordable housing measure at any mfi level. All right.

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**Wheeler:** All right, so ladies and gentlemen, as the official commission form of government timekeeper, we're going to keep moving forward. Because it is now 4:00. I want to go a little over. I understand we're losing our attorney at 5:00.

**Wheeler:** Fabulous, okay, you're next? Thank you for being here. We appreciate it

**Brandon Marramore:** My name is brandon, I live at 901 southwest king avenue, i'm testifying in favor of the residential infill project. I support r.i.p. Because I do not see why duplexes, triplexes are illegal. These types of middle housing offer greater migration. It opens up exclusive neighborhoods. I can speak to this myself. Throughout college I am still able to live in irvington splitting rent in a duplex. My rent was over 1,000 dollars. I want more individuals and families to have the opportunity I had. I want parents to have the choice to live in neighborhoods where their children can walk safe streets to school. I want more artists being able to afford Portland and keeping it weird. I hear a lot from opponents of this plan that by allowing a four plex the city is destroying neighborhood character. Neighborhood's character comes from the folks living inside them. Having more neighborhoods means having much more character. I also hear lots of hand wringing about what this would do about the parking situation. When parking is lost, so is sprawl. The outrage over parking is disheartening. Some fights are finding more concern about asphalt than a family being displaced. I work with folks who are various states of crisis every day. The part of work that comes home with me is the near twice weekly phone calls from someone who is on the verge of homelessness and asking if we have any opening. If the residents' project prevents one such call it would be a massive success. I found it necessary to come before you today please vote in favor of the project and consider the deeper affordability options and renter protections advocated by anti-displacement

**Wheeler:** Thanks

**McClymont:** Brad baker, andre bratton, james peterson, dave johnston, dixie johnston and mary vogel.

**Brad Baker:** Welcome. I'm brad baker, i'm here -- going to read a letter the association wrote. Good morning, commissioner har desty, there's language I know based on your feedback, --

**Wheeler:** Hold back

**Hardesty:** Thanks for the warning

**Baker:** We're writing to ask you please adopt the project without further delay. We appreciate the efforts by the bureau of planning and sustainability to fulfill the vision of the 2035 comprehensive plan by increasing the amount of housing across the city. We should pass this soon as possible as an analysis has shown that r.i.p. Will reduce displacement relative to the status quo and specifically in elliott. It will provide more housing options. Eight plexes that are affordable at 60% ami and the anti-displacement measures. We should pass these amendments but we should also not hold up passing r.i.p. R.i.p. Is an anti-displacement measure. The discussions on this plan have already displaced Portlanders. Continued delays will allow for more displacement. Thank you

**Wheeler:** Thank you. Good afternoon

**James Peterson:** Good afternoon. My name is james peterson, i'm the land use chair in my neighborhood association. I just handed the staff 20 questions on r.i.p. And maybe you can examine and ask staff about. I gave them to the director yesterday afternoon. We were hoping to get a response at our meeting last night when she attended. Currently, we have - - we filed an objection on a middle housing policy for the 2035 comprehensive plan. As you probably know it's pending a ruling, it was last week at the court of appeals. If we're successful, it will be remanded back for hearings based on factual basis. If you look at the scenario report, the 2035 comprehensive plan is based on, it doesn't exist. It was never part of the growth. And when the comprehensive plan is acknowledged after our appeal is finalized, there's supposed to be a 20-year supply of housing of all types. That's state law.

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There's plenty of capacity of all housing types in the current comp plan. And it's based -- it was based upon using the land use goals. So if you instantly deregulate single family housing, their infrastructure just is not there if it was a complete buildout. And the -- it's going to get built based upon market forces. You don't know where these 12 plexes or eight plexes are going to go. All of a sudden you're going to have a major problem. I want to thank you for at least listening to me. Please ask the staff those questions. Read the questions, there's some very good information in there

**Wheeler:** Thank you for putting them in writing, that's helpful

**McClymont:** Next we have dave johnston, dixie johnston, and mary vogel, followed by maggie mcgahn, aaron brown, and henry cramer.

**Wheeler:** Would you like to start, please? Thank you.

**Mary Vogel:** I better take this off. Good afternoon, commissioners and mayor wheeler, i'm mary vogel. I worked pro bono for nearly five years now with the small developer alliance to help shape a missing middle housing policy in Portland that's part of a climate justice strategy. Climate justice and its subcategory housing justice are the top priority of my women business enterprise plan green and myself. And that's why i'm testifying for it today. I urge the city council to not delay any further, rather to pass the residential infill project as conveyed to you by the planning and sustainability commission now, then move quickly to rip these two. Portland was one of the first u.s. Cities to insist that 20 minute neighborhoods were an important part of any action plan on climate. As the sweets from cully explained, r.i.p. Will supply the needed population density to keep and expand the retail and other services needed and extend such 20 minute neighborhoods to other areas of town. When I first returned to Portland from my hometown of Washington, d.c. In 2007, I was recruited to be on a task force that would propose the nation's greenest green building act. That's because I had initiated the gold standard. I realized as the least dense city on the west coast there were more important measures Portland needed to take to become truly green and resilient. Most of the residential land occupied by single family homes making too few of our neighborhoods able to support the services that -- wow, i'm only -- oh, okay. Sorry. 20 year -- as a 20 year member of the congress of urbanism, I was thrilled with the small developer --

**Wheeler:** Thank you.

**Vogel:** That would help me to achieve -- help Portland to achieve more of its climate goals.

**Wheeler:** Thank you

**Vogel:** I'm basically talking about how the -- you know --

**Wheeler:** Thanks

**Vogel:** The whole act really started.

**Wheeler:** I'll look forward to reading it, thank you, mary.

**Vogel:** Portland's small developer alliance has submitted its written testimony and will be testifying tomorrow

**Wheeler:** Good, we'll look forward to that, excellent. Thank you very much.

**Vogel:** I'll be back for that

**Wheeler:** You bet, thank you for being here. We look forward to it. Good afternoon.

**Dixie Johnston:** Could I let my husband go first, please?

**Wheeler:** If you ask him i'm sure the only answer is yes, dear I do anything you ask

**Dave Johnston:** Good evening, mayor, i'm dave johnston, i'm the current land use chair of the collinsview neighborhood association. I've been board chair and land use chair for the past 25 years or thereabouts. And I want to agree with the commissioners who think this residential infill project needs more work and refinement before it's ready to go. Some of my reasoning with regard to that is, not all neighborhoods are alike in the city. Many of us in southwest -- I think other areas, too, were brought into the city under annexation from the county and the infrastructure was never brought up to date. Even though that's been

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50 or 60 years. We don't have streets up to city standards, nor do we have sidewalks or things people need within walking distance such as grocery stores. It's about two miles from where I live to the nearest grocery store of any significance being a Fred Meyer and they're not necessarily sidewalks all the way. Geographically, it's a difficult area to bring up to snuff because we have hills and valleys and streams and irregular street system. We do not have regular transit high frequency service. We have transit service that runs every 45 minutes or so and only on weekdays. It just is not a good situation to add a lot of people until those things are brought up to urban standards. I've submitted a previous e-mail and would suggest that before we accept r.i.p. We should look at the difference in the different areas. We should also look at the difference in the proposed code and what is advertised if we're going to do -- one of the things that I note in that is 33 .110 .265e talks about only allowing the additional density on paved streets. The code talks about only streets accepted for city maintenance. I suggest there's a difference. We should get them up to snuff first.

**Wheeler:** Is there any chance -- could we get a copy of that at some point?

**Johnston:** I submitted it but I'll give the clerk another copy

**Wheeler:** If you submitted it we'll get it. Terrific, thank you sir

**Dixie Johnston:** I'm Dixie Johnston, Mayor Wheeler and Commissioners, I'm going to piggy back on what Dave said but my testimony is a little bit different from what other people have said today. But I do think it needs to be said. Statute of fraud was mentioned, you know, land use case before city council a few years ago. The property owner involved was trying to develop or sell land that he had bought many years before. He's been trying through the city's processes to develop that property. But the steep, steep slopes, the lack of sewer facilities, the lack of water and other things, other infrastructures that are needed. The lack of road access has made it very difficult for him. He's now in contact with people living out of the state of Oregon who will have contacted us asking questions. They're considering buying the site, sight unseen. This is not unusual for developers who have lots of money. He is trying very hard to sell this property. My big question is, was he snookered into buying it to begin with? And we read the "Wall Street Journal" and anything else we can get our hands on to get other perspectives. One of the things we have found out, think of Bernie Madoff, had good intentions but he went too far, too fast and he could not stop. The idea of buying and selling property is like gambling. The competition is harsh. Workers in acquisitions are addicting. And I really feel like that this project is, indeed, developer oriented. It's making it difficult for the rest of us. It looks like it's not affordable. So, please, think about this. I do love Commissioners, the proposal of the anti-displacement action

**Wheeler:** Thank you. We'll take a look at it. You bet, thank you all three of you.

**Clymont:** The next three are Maggie McGahn, Aaron Brown and Henry Cramer, followed by Sean Edging, John Sandy, and Doug Clutts

**Maggie McGann:** My name is Maggie McGahn. I am here to urge you guys to support the r.i.p. Although I would like to see the amendments come forward to support deeper affordability. So I got involved because I was on the original committee four and a half years ago. When the project started I worked for Habitat for Humanity and was a member of this committee. At the time at Habitat what I saw what safe stable and affordable housing meant to families with whom I worked side by side, and I hoped that working with the r.i.p. I could help shape Portland in a way that would help bring this opportunity of stable housing to wider swaths of Portlanders. I was hoping that affordability would -- we would find incentives through the inception of this project. But it was also clear to me, as I struggled through this, I just share my struggle a little bit. Because I think it's clear the zoning changes are market forces I think it became clear as I learned this and that we've all learned that we just have tools. These are tools and all pieces of the puzzle to solve our housing crisis. And what we have is the opportunity to largely use a market based zoning

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tool to do that, and then hopefully supplement it with the incentives -- zoning incentives that help promote affordability. And so that's mostly where i've been coming from. I also wanted to share that since this has started, I just want to let you guys know, I have had a child, I have another on the way. I have changed jobs, changed careers. I have got a nursing degree and i'm excited to be a nurse midwife. I mentioned this because it's time to move on this. It's just time. I also want to let you know i'm here because housing is tied to health. And in my new career, housing is still super important to me. Because our health outcomes are directly related to our housing outcomes. I submitted written testimony that describes many of the impacts of housing on health

**Wheeler:** Thank you. Appreciate it. You've used your time very wisely. Good afternoon, henry

**Henry Kraemer:** Commissioners, I live in northeast Portland. I'm an organizer with Portland neighbors welcome but speaking only for myself today. I'm here to ask you to legalize up to four homes on every lot by right and to go further to allow up to eight homes if they're regulated affordable housing. As for why I think you should do this, i'd like to tell you about my dad, grandma and future kids. My dad's 70 years old this year. He's a recovering alcoholic and heroin addict. He swung a mhammer all his life and then addiction got him. After kicking the habit he spent years of his life experiencing homeless. Most of my adult life i've watched him struggle to keep a home. It would fall apart over and over. He found low income senior housing and he's been the stablist i've known for 20 years. I think people like my dad, he doesn't need a lot of space, just a warm safe home where he can read a book and play his guitar. We have affordable housing providers who want to provide homes like that let them do that. We can't lose sight of legalizing it. It was a tradition in my family, help the next generation get a home. I'm terrified that's going to end with me. I'm furious that other families don't get a chance to begin it. I bought my house in 2014. Every single family house in my neighborhood goes for a million dollars. The next generation will be locked out of homes everywhere. Four plexes could change that trajectory. They're the only homes shown to be affordable for families. If we legalize them there might be enough for my kids to afford it. I want people like my dad to be able to have a safe stable affordable housing in the city. I want my future kids to have safe economical housing. We need fourplexes by right. Inaction the infill projection and the adpdx suite of proposals, thank you so much

**Wheeler:** There are few people I know who can put such a narrative together in two minutes

**Hardesty:** Your grandfather, your father and future kids

**Wheeler:** I can't say my name in two minutes. Thank you. Good afternoon

**Aaron Brown:** Good afternoon, mayor wheeler, Portland city council. I agree with your comments, mayor wheeler. I think henry's testimony is great because it highlights this intergenerational issue of housing. If we're talking about breaking the bonds of what's broken in the 20th century and moving forward, I believe that passing a robust project with the deep affordability bonuses is exactly the sort of thing we need to be doing to move in that direction. I'm a renter in the st. Johns neighborhood. I'm here with Portland neighborhoods welcome. I want to talk about uncertainty. It's so wonderful it didn't snow this week, right? How much for all of us, I know for the bps staff and everyone else that was like we've got to get these hearings on. Can you imagine are rescheduling this meeting, all the work that the city staff has done. How exhausting it is to try and like reschedule major things in your life around the weather. Climate change is real. And we're seeing increasingly that cities have the responsibility of stepping up and acting on climate, right? Building dense walkable communities connected by frequent reliable transit seems to be the way that municipal leadership on this urgent issue of climate justice. And so to build what we want to see in the 21st century we have to be retiring the systems of inequity

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and planet destruction we've had in the 20th century. The model of single family homes is based on sexist racist models. We need to be moving towards a world where everyone has a home that fits their needs. We need to be building walkable neighborhoods where it's much easier for people to walk their kids to school as opposed to send their kids to a school in the backyard of a 1 \$.2 billion freeway expansion. We need to be addressing our climate -- travel congestion, air pollution, this is an anti-poverty initiative. This is an affordability initiative. I'm asking you to move forward and support the deep affordability --

**Wheeler:** Thank you very much, appreciate it. Thanks, all three of you

**McClymont:** Next three are sean edging, john sandsy and doug clutts, followed by cory poole and chris blackmore.

**Wheeler:** Okay, great. Then we'll stop there and see where we are with people. Why don't you go ahead and start for us

**John Sandie:** I'll start. Mayor wheeler, and commissioners my name is john sandy i'm a resident of northeast Portland. It's extremely disappointing and frustrating that the real estate market conditions have priced out many Portlanders from living in walkable neighborhoods. This one sized fits all residential proposal has flaws in its attempt to address these issues some of these have already been brought up. I'll try to get through them quickly. The shotgun application of missing middle housing is a misuse of the originator's concepts of having these type options as a transition between high answer lower zoning. As has been talked about before, had city can't pass a plan reflecting this understanding by supporting the use of middle -- missing middle housing options around neighborhood commercial areas. Just transit line proximity can not be the sole issue. Restaurants, grocery stores is a walkable neighborhood. The realm of application puts smaller more affordable existing housing stock straight in the cross hairs of developers. Therefore adds stress to the most vulnerable citizens and potential displacement. This has been talked about. I've got that it needs to be a deep concern of the city council, which it has been already voiced. Another point, the loss of potential equity building houses being replaced by mostly rental. That's an issue. One other thing and I guess i'm going to stand up and say i'm in support of some neighborhoods that are -- I consider Portland gems. I'm also in support of looking at increasing density within these neighborhoods but done right. Continuing to have developers design license is a travesty, and i'm just saying in summary, the emotional rush to fix the issue should not advocate thoughtful contemplation and guarded actions to offset un intended consequences

**Wheeler:** Good afternoon

**Doug Klotz:** I strongly support the residential infill project. This plan will help reverse the exclusionary zoning that's part of Portland's racist land use history. As a small start to rectify those wrongs and reduce displacement by 28%. It would eliminate oversized new houses and reduce one to one demolitions. It will allow market rate homes that can be sold for less than single houses. It can bring prices down. As far as the frequency -- the proximity to transit, it's one of the neighborhoods suggested no new units should be built more than 300 feet from transit. My nearest bus stop is 1800 feet away which I regularly walk to. I don't think keeping things that close to transit is necessary to make a walkable city. More efficient land use allows more people to live closer to jobs trans, et cetera. That includes all the areas i'm talking about. Passing the package does all those things. I also support the deeper affordability options that could make even -- r.i.p. More useful. It could be built with lower subsidies. I know there's that world. Nonprofits get money from various sources, and I guess the word for that would be subsidy and not necessarily all government. But the sixplex option could have -- three units at 80% and eightplex could have five of the eight plex units for sale as 60mfi. It's still not below 60 but it's better than what we're getting now. I think we should work on this and the anti-displacement measures

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that commissioner eudaly talked about. Right to purchase, revenue for supporting affordable housing and public funds for below market backyard housing

**Wheeler:** Thank you, good afternoon.

**Klotz:** Below market backyard housing, adus.

**Hardesty:** That's not on table yet

**Sean Edging:** Good afternoon, thank you for inviting me to testify. My name is sean edging, i'm a renter at 1850 northwest 57th avenue. I work as a land use planning member and i'm with a Portland based nonprofit. I made the mistake of writing out my testimony, yeah, I had to throw that away. So i'll be talking to something a little bit different today. Hoa supports the residential infill project and they support a lot of the amendments that have been proposed by anti- displacement pdx and Portland neighbors welcome. I understand you guys have a concern to get things right with the residential infill project. But I also would like to point out that inaction has consequences as you pointed out. Year after year, housing prices have been increasing by substantial amounts in large part due to artificial restriction on supply imposed by exclusive single family zoning. That needs to change and it needs to change soon. I'm not trying to argue that r.i.p. Is perfect nor that you shouldn't absolutely keep pursuing affordability and displacement measures. Or at least I would ask you to consider that delaying r.i.p. Or inaction on r.i.p. Has consequences for Portlanders

**Wheeler:** Thank you very much. Appreciate your testimony, all three of you. Next three, please.

**McClymont:** Cory poole, and chris blackmore, followed by neil haler, diana goodman

**Jim Labbe:** Thank you, a lot of great discussion today. A lot of great testimony I support. I'm here to support the residential infill project. And to speak to the issue of how to fix trees and the natural resource policies. My brother stole my thunder on this

**Hardesty:** Are you related?

**Jim Labbe:** My older brother. If you can do anything about older brothers being verbose. Let's do that. So I served in the city wide tree project stakeholder committee about a decade cooing to put together the title 11 tree code. Served in the oversight committee in 2015 that reviewed its first year of implementation. Urban forest policy committee and I spent 14 years working on a lot of tree issues. I'm here to dispel the notion anything in the infill project is a meaningful threat to trees or the city's goals for a forest canopy. There's a number of reasons for that. It's not a one size fits all project. You're exempting steep slopes and flood plains it does increase the maximum walk coverage. It reduces the mass, you're making more space for tree canopy. But probably the most important thing that makes the his policy a positive for trees and equitability of those benefits across the city is removing the off street parking requirements. Every time you -- most times you have a off street parking you're removing a place to plant a tree. So i'll -- could say I have 22 seconds. So that's huge. That's something we looked at. The title of the oversight committee, it's come up. The impact of a parking on trees is under appreciated. This proposal will make -- be a major step forward for trees, particularly street trees in the city of Portland

**Wheeler:** Thank you, appreciate it. Good afternoon.

**Kris Blackmore:** Good afternoon mayor, my name is chris blackmore. I have a personal story. My husband and I are both artists. I'm a student, he's an adjunct college professor. A few years ago we were forced into a decision, become increasingly rent burdened or follow the lead of several of our peers and leave Portland for a city that's more hospitable to artists. The city began allowing tiny house rvs. We live on a tiny house in my friend's backyard in inner northeast. I'm sure to most reasonable adults in this room it feels too small. We feel fortunate to afford a little house we can call our own. Friends, family, art openings, events, performances in our respective college campuses are within biking and transit distance of us while that's all great now, getting this house was stresful and a huge



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amount of work. It wasn't easy. It wasn't a bit -- it was a huge accomplishment. It was a huge experience and took a year of planning and involved coordinating dozens of people to make it happen. It shouldn't be that hard the tiny house lifestyle will never be for everyone. Since we started the project it's become obvious that there's an urgent demand for this type of housing in Portland that isn't being met. We received dozens of messages from friends asking us how to do it. I urge you to adopt the residential infill project for deeper affordability and anti-displacement. I have benefited from these recent measures and I want more people to have opportunities like I have. We need more opportunities for people who don't mind sacrificing square footage. We need density so artists don't have to choose between creating and living in the city that we love thank you

**Wheeler:** Thank you. Appreciate it. And now the counterpoint

**Corey Poole:** Hardly. Hardly. Thank you, mayor, commissioners, my name is cory poole. So often I hear about the need to stop demolishing Portland, that we need to preserve neighborhood character. From my home in inner southeast Portland I can tell you that much of the Portland I love has already been demolished. The homes are still there but many of the artist students and minorities are forced to live in other cities. It's easier to make neighborhoods ada friendly. It makes me sad to hear so many of my neighborhoods are concerned with free parking space in the street than having a new home for somebody. Rather than fighting to preserve parking we should fighting to free our city from car dependency and r.i.p. Will help address this. The r.i.p. Will go a long way to creating higher density, less expensive housingb, this will help keep Portlanders in their neighborhoods creating new opportunities and new home ownership opportunities. As a Portlander who finished a two-year project on my own house which involved me spending 20 hours in the Portland bureau development services to get a standard permit, I can say that a great deal could be done to stream line the permitting and inspection process. I would never attempt to do another building project on my own under the current system. I'm sure many others who could build a home for themselves or others are currently dissuaded from any such attempt. Vote to support r.i.p. Now

**Hardesty:** Thank you

**McClymont:** Floyd jones and keith schulz.

**Wheeler:** Where are we in the count? 25 left.

**Hardesty:** We're not going to finish this

**Wheeler:** Would you like to start?

**Neil Heller:** Absolutely. Mayor, commissioners, my name is neil heller I work with communities to align policy with desired outcomes. I'm here to talk about the infill project and my support. Low density, it's low choice and low inclusion. This is not by accident, but it's designed and applied to be so intentionally. But this is our opportunity now to undo a classiest and racist structure that's been in place for over 50 years. And so I encourage you to support the recommendations afforded to you by the planning and sustainability commission, including those of Portland neighbors welcome. I like the recommendations of Portland neighbors welcome because they're influenced by a broad coalition of groups. Anti-displacement folks, affordable housing providers, tree canopy advocates influencing those recommendations but overall in the infill project what's being proposed is nothing new in Portland. Some of our most treasured neighborhoods have a variety of house sizes, styles, household income levels this is a proposal to correct course towards an inclusive testimony with livable density. What I mean by livable density, it supports our local businesses and houses the employees who work there at these businesses. It's a livable density that supports ridership. It's the variety of housing options. It allows for our aging mother in an adu. But so truly neighborhood character is nothing without the neighborhood characters themselves. I think the project as opposed goes a long way for our working class folks, providing houses options as wells 90% to 100% median income. One item I

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think would help improve the infill project is the deeper affordability amendment. This financial modeling on that has shown that that can stretch our public subsidy dollars further

**Wheeler:** Thanks. You bet, appreciate it, thank you. Diana?

**Diana Gutman:** Good afternoon mayor and commissioners my name is diana gutman, I go by she/her pronouns. I'm here today for this public testimony regarding affordable housing in Portland. We are in a housing crisis. And that word should be taken seriously, crisis. There are so many people here that are trying to stay in the city, we've heard from previous testimony of people who have to make tough decisions and are willing to downsize their life and find the joy in what they have in making it work. I think that's a testament to all the things that the city of Portland offers everyone. Affordable housing is a human right. Everyone should be able to have shelter and we as a city need to help the people who do not have shelter who are trying to find a place to stay. And help them so that they can continue to stay in the city of Portland. I think that this promises a lot to the people who are here in Portland, and so I encourage you to vote aye on this matter. One of the things that I would say that we could possibly do to take it a step further is to not be afraid of the density at all. But actually even designate select units for transitional housing. Because even in earlier testimony on this specific subject we heard of people who are survivors of violence who were too afraid to leave their home. This is something we should be able to offer. We have so many community partners that are advocates for survivors of violence and abuse one of the biggest problems when trying to leave an abusive relationship is not having a place to go. I think that to serve the city of Portland we need to serve everyone with what they're needs are and meet them exactly where they're at

**Wheeler:** Thank you, appreciate it. Good afternoon

**Al Ellis:** Good afternoon. My name is al ellis, I serve as board member and news letter editor for the beaumont neighborhood association. I'm one of the founders of united neighborhoods of reform. It was formed several years ago to what preservation organizations characterize as a demolition epidemic. Over 40 neighborhood associates endorsed the infill development resolution calling for conservation of viable homes from the bull dozer and mitigation of health hazards associated with demolitions. Commissioner Fish, whose family experienced fallout from a demolition next to their residence was adamant and is voicing concerns on this issue. Yesterday the demolition subcommittee wrapped up its work regarding dbs inspection procedure and those recommendations should be coming your way for consideration in the next few weeks. However, the proposed policy of building plexes in the so-called missing middle residential neighborhoods is a recipe for increased demolitions of homes. Why? Because vacant lots are few and far between in these neighborhoods and the only way to make room is via the bull dozer. Unr is not opposed to building of plexes per se, but doing so by exacerbating an already critically short supply of entry level homes is counterproductive. On behalf of unr and thousands of concerned residents around the city, I urge the council to adopt an infill development policy that does not incentivize demolition existing homes which are in high demand by first time buyers, many of whom are grown up children. Thank you

**Wheeler:** Thank you. Thanks all three of you. Why don't we take a stop here and let's see where we are. Because we are potentially losing legal counsel or potentially losing our quorum.

**Eudaly:** They're going to swap out. I just wanted to say.

**Wheeler:** Commissioner eudaly.

**Eudaly:** Thank you, mayor. I have to head over to the metro transportation measure task force meeting, which is not optional for me as a task force member. So I apologize for the interruption and that I am not going to be able to hear the rest of the testimony.

**Fritz:** I am here. Out of sight, out of mind.

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**Eudaly:** Someone said we were losing quorum. I thought that meant you had dropped off the line. Great. The show will go on. I will leave. I just want to quickly thank everyone who came to testify today. I have been taking a bunch of notes. And making note of a variety of community concerns. I want to share my concerns really quickly. And these have been my concerns for the last three years. Will r.i.p. Generate the number of new units we need in the city? Will r.i.p. Generate the type of units we need from the private market? Which are units that are affordable to those earning 60 to 100% of mfi as well as increase the development of accessible units. We can't compel the private market to build below 60% of mfi. That will come from public housing and affordable housing developers. Will r.i.p. Result in an increase in demolitions which could lead to less affordable homes? Will r.i.p. Benefit low, moderate, and average income homeowners? And will r.i.p. Create reasonable well-managed density? I want to be clear that I am largely supportive of this policy. I do not want to slow down the process. I think that we, I do support the deep affordability amendment. And I think that we can, with some meaningful commitments to developing these anti-displacement measures in a certain period of time, I would feel comfortable moving forward. And I just want to end by responding to some of the comments I heard about density. As someone who said, density supports thriving business districts. We had a land use appeal from southeast Portland that wanted us to compel a developer to require a grocery store to move in to a commercial property that had asked for some zoning change. Their neighborhood simply doesn't have the density to support a grocery store anymore. And preventing residential infill will ensure that they will never have the density to get a grocery store. Density drives expansion of public transportation. So if we decide right now we are not going to deliver -- we are not going to bring r.i.p. To areas that are outside of a certain distance from a frequent service bus line, again, we are guaranteeing that we will never see a frequent service bus line in that neighborhood that's not dense enough to justify an expansion. Density helps create walkable neighborhoods. And density is a wreck question sit for sustainability that should lead to people being less reliant on cars. I certainly sympathize about the stresses around parking we are nowhere near in the nation regarding parking as someone suggested earlier. And we are no longer living on a planet where we can afford to have two cars per household and the vast majority of people living in our city depending on single occupancy vehicles. This is one of many pieces of the puzzle to ensuring that we can move forward toward a sustainable future. I will leave it at that. And I am off to my thrilling transportation task force. Thank you.

**Hardesty:** Thank you.

**Wheeler:** Thank you.

**Hardesty:** Mayor, is it your desire to continue taking testimony?

**Wheeler:** I would personally like to you if, commissioner Fritz, how are you doing?

**Fritz:** I am fine.

**Wheeler:** I would like to go ahead and continue. People are here. There's no guarantee people can come back tomorrow. And if people need to leave and just want to come to the microphone, say their name, say i'm for it or i'm against it and leave, that's also fine, too. You don't have to talk for the whole time. That's correct.

**Wheeler:** My suspicion is we already lost some people. Good afternoon. Thanks for being here.

**Keith Scholz:** Looks like out of all these i'm the only one left.

**Wheeler:** I guess they thought you could speak for them.

**Hardesty:** Hold down the fort.

**Scholz:** Haven't seen you for a while.

**Hardesty:** I know.

**Scholz:** Yeah. I've been kind of had my life kind of turned around a little bit about a year ago.

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**Wheeler:** All right.

**Scholz:** I'm Keith, Mayor Wheeler and City Commissioner. I am Keith Schultz.

**Hardesty:** And Commissioner Fritz is on the phone.

**Scholz:** Ok. Forgot about that.

**Fritz:** They're always forgetting me.

**Scholz:** You were one of the first people I met about 10 years ago with my volunteer work.

**Fritz:** I remember that.

**Scholz:** I am Keith Schultz. I am homeless right now, senior, and long-time advocate for housing and transportation. I am here to testify in support of the residential infill project with the inclusion of needed anti-displacement measures. I know you guys, a lot of people have discussed that. Ok. Simply increasing housing supply does not protect or provide more stability for renters in the face of displacement and unaffordability. In their existing neighborhoods. 20 years ago, I was priced out of Portland and moved to Gresham. After being a Portland resident for over 25 years. At the time, moving to Gresham was the only affordable option I had. But as of the last decade, I have been facing the same issues that led me to move out of Portland in the first place. What happens in one area -- affects everyone in the Portland metro region. It doesn't affect everyone immediately but in the long run, it will. I am a renter. I have been a renter for all my life. And in order for the residential infill project to be effective, as addressing the core issues that affect low-income people and renters, it must make sure that developers receive benefits to build regulated affordable units. It must also make sure that tenants have a right to stay in their neighborhoods and are able to rent or buy a unit in their redeveloped dwelling. I lived in Portland for 46 years. For almost half of those years I suffered housing instability for that -- for this reason. I support the residential infill project with the proposed amendments, proposed by the Adpdx Coalition.

**Wheeler:** Thank you. We appreciate your being here and appreciate your testimony. Thanks, Diane.

**Wheeler:** Good afternoon. You want to go ahead and start for us?

**Prakash Joshi:** Yes, I will. Thank you for allowing us the opportunity to present ourselves. I represent the Collins View Neighborhood Association. And I am the transportation chair for the association. I work with Pbot. I have for 18 years as the chair.

**Wheeler:** Thank you.

**Joshi:** And I worked very closely with Pbot. And some of my observations today will be based on my observations of the city and the Pbot and so forth. I will try not to be redundant. My testimony has been turned in. And that is what our point of view is. And several of our board members wanted to come today. And we decided not to use your time or the time so I am going to be very concise and do this as concisely as possible. Our issues are, one of the things I must say to you is that when the R.I.P. Project was unveiling, and it came -- most of our maybes, if not -- members, if not all of them said, what took so long? There's another underlying that we put this in our neighborhood, how it fits in. And we found disparities, remember, immense. We also found that it seemed like the Bureau of Development did not consider some of the things maybe the way we read it. Maybe they did. But we weren't sure of that. And so today I would like them to address some of the things that we would like to talk about is that our topography is different, it's not dependent on Portland. Our traffic comes from Lake Oswego. It's a flow-through traffic. It's intensifying every day. It comes from the two major schools, the law schools and Lewis and Clark College. And then we have a third school there put in from Dunthorpe that is run in our neighborhood and our kids can't go to school there but the traffic from Dunthorpe comes through that school. We are traffic-challenged immensely. There's cars all over the place. How do we reduce cars? We can't -- in the present plan, because we are up and down. And to walk to anywhere, you would need a car. And when you see a bicyclist in our area,

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recreational bicyclists they're not commuter bicyclists. It's a challenge. No matter what we do we can't time the hills. That's the wig point. We need some consideration that will give us an understanding of how this density will not increase cars in our area. It will. Just about everybody that moves in there has a car. And we can't afford any more cars. We would like to reduce that and there's nothing in the plan that addresses that.

**Wheeler:** Very good.

**Joshi:** Thank you very much.

**Wheeler:** Thank you. If I could digress for 15 seconds, I just want to put a frame on this that I actually haven't heard today, which is let's remember, this is not a plan that gets implemented tomorrow and built out tomorrow.

**Joshi:** Glad to hear that.

**Wheeler:** This is a vision for how the city is going to look for decades to come. And municipal of this won't come to fruition for a long, long time. And so there is time for the infrastructure and the transit system, and other needs to catch up with the overlay that we're creating here in our zoning. And there's also plenty of time for some of the incentive structures people have talked about. It's easy to get hung up in, what are we doing right here, today, but this is really a longer term vision. I just don't want people to lose sight of that.

**Joshi:** We are totally with you.

**Wheeler:** Thank you, sir. Good afternoon.

**Margaret Davis:** I am Margaret Davis and I am a long time volunteer neighborhood activist who has worked with four different neighborhood associations. Like many Portlanders, I have seen hundreds of modest, mostly modest, affordable homes taken to the landfill and replaced with market rate units, wasting old growth materials and mature tree canopy in the process. Not to mention spreading hazardous material such as lead and asbestos to the environment and anyone within 300 feet. I encourage here to use their eyes more than their ears. We shouldn't entertain the demolition blitz contemplated even encouraged by r.i.p. Without first fixings ineffective controls. Recent news stories and meetings with bds officials have shown as few as 20% of demolitions are supervised to control the release of hazmat which can cause permanent brain damage in children. What about the thousands of households exposed in the other 80% of cases I and other activist have warned you for years about this. And when this hazmat control measure came to council you opened it with open arms. Lip service isn't serving people and I suggest you put teeth behind it. Then there's a demolition delay. That's pretty much the only tool neighborhood activists have to slow demolitions of affordable homes. That, too, has a laughable record. For instance, I was a land use chair. Filed an appeal for a modest home in our neighborhood slated for demolition. We spent hours doing the preys and we can it right except we found city staff helped the tear down developer, renaissance homes, do an end run around the regulations and neighborhood. Now in place of that modest old growth home are unaffordable units. I submitted the ombudsman's investigation to you. I have been a developer. I built two units and I built them on vacant land. It can be done. You will hear a lot of the affordable housing term and the related housing crisis and probably by the developer-backed groups such as thousand friends of Oregon, Portland for everyone, maybe even neighbors warranted. And I just want to point out that there's big money under our bungalows and we ought to fix the demolition stuff before we even contemplate r.i.p. Thank you.

**Wheeler:** Both hands. Thank you.

**Wheeler:** Keep reading. Keep reading until we fill some seats.

**Hardesty:** If she called your name, come forward, please.

**Wheeler:** Make sure you introduce yourself. Keep going until we get another person in the chair.

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**Wheeler:** Yell "bingo" if your name gets called. We have three. Ok. Why don't you go ahead and start.

**John Carter:** Hi. My name is John Carter. Thank you for having me here today.

**Wheeler:** Thanks, John.

**Carter:** I think the thing about it is the exclusionary zoning of single family is something that was built in bad faith across the country for racist and classist reasons, where we are stuck with the consequences today. We don't have to remain stuck. And I support the zoning code changing. I only support residential infill project if it includes inherent affordability measures. But also I think it doesn't -- it's a half measure in the sense if we want to create complete neighborhoods, we have to think about them in the complete sense. And that includes commercial affordability as well. And giving people the opportunity to own and operate businesses out of their homes or small structures. I don't know if y'all have ever been to the Taylor Court Grocery. It's in Montavilla on Southeast 80th. It's a unique property. It's a little grocery store attached to a home. There used to be 800 places like that that exist existed in Portland before exclusionary zoning took place. And I think in that sense, you had a place where people could walk, get a couple groceries and didn't have to like go to a big centralized supermarket market. That makes a huge difference. I think we need to think about, right now all the construction that is happening in Portland is built from materials that are inherently not affordable. I think we need in the mix consider alternate material structures like yurts. For example, organize state parks, they have yurts all over the course. And if those are perfectly habitable. They have shared resources like kitchens and showers and bathrooms. And it cost, you could build, I haven't build a good yurt for \$10,000. If I could put that in my backyard that is something that could be inherently affordable from day one. I think just like thinking about like the material costs of developers using are they affordable, or do we keep subsidizing this stuff to make it affordable I think is a question that we all just need to ask. Thank you.

**Wheeler:** Very good. Thank you. Good afternoon.

**Randy Sebastian:** Hello. Mayor Wheeler, Councilor Hardesty and Commissioner Fritz, I am Randy Sebastian. Renaissance Homes. And local guy. Born on 92nd and Foster. I have been building homes in Portland since 1984. My first house was portable. It was \$34,000. It was on Holgate. The permit was \$800. A permit now is \$60,000. I got a permit in 1984 and went to the Portland Building and I got my permit in one day. Now it's months. A permit for a condo is \$35,000. People talk about affordability. The most expensive part of a house, three times the amount of the most second expensive is the permit. I mean, I am a product of this system. I have been building homes for 35 years. And I'm the number one home builder in the city. And I just, I will figure out how to build here still. I do like a lot of the conversation that's been going on. I am excited about R.I.P. I think it will be good for affordability. I do think that there is a flaw and that's in the ratio. The term McMansion has been around. And I agree. In my opinion as a builder, [inaudible] those are larger than what people typically in the city. They don't want them this big. This is showing 2500 feet. It isn't 2500 feet but it includes the garage. Any time footages are mentioned, garages are excluded. So my big hope is that the 2500 feet excluded the garage so we can build a four-bedroom home that families can stay in the city and not have to move to the burbs. I appreciate everybody's work on this. I am excited about it but I really think the floor area ratio needs to bump up to allow that extra fourth bedroom governor grade.

**Wheeler:** Appreciate it. Good afternoon.

**Amy Wilson:** Good afternoon. Amy Wilson. I am the chair of the King Neighborhood Association and secretary of the NACN. And I -- I am reading my notes. This is going to be a mess so I will see if I can just follow it. I don't want to repeat the really good things that have been said. We like to create policies with very good intentions. But we have this magical thinking that everything is going to work out like we hope without accounting for

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howl these intentions can be evaded with the hammer hits the nail and hope is not a plan. I hope, I hope, I believe, I believe, and what you have to do is look at the fine print. You also have to look at what the intentions are of these policies. And living in king neighborhood right now, I can tell you that the reality on the ground for me is that when you rely, forgive me, on developers to be incentivized, the results are only bigger buildings. And my area they're being devoted to airbnb instead of housing and the smaller homes being demolished that even at 2500 square feet are almost always double or more the cost. It doesn't result in better affordability. We hope. But what I see on the ground every time I see this, it is not the case. And so we do have just incredible displacement in the king neighborhood. Historical, you know, people that are kind of allowed to live there or pushed in there in the beginning managed to hang on, managed to not get displaced somehow and we keep implementing policies that are only going --

**Hardesty:** Move people into inner northeast?

**Wilson:** A lot of things that Andrew was talking about.

**Hardesty:** Andre is talking, that horse has already left the barn. If you think about, I am curious as to -- because the only areas I think that are going to be greatly impacted do not include king neighborhood. It was being impacted, we didn't do anything. So I'm just curious as to why you think this is going to have such a big impact.

**Wilson:** It already has. Any time you allow the small homes that we all sort of desperately want and that are affordable when developers will come, and outbid families because they know they will split them up but the results are never affordable. The renters in our neighborhood are displaced. And then there's pressure as he was saying, people that could have built capital and built wealth, they can't pass it on to their kids. Can I have a few more?

**Hardesty:** I was just trying to like cut to the chase about why this is going to have an impact on king. But go ahead.

**Wilson:** It's what we are seeing. It's what we see every time. If we saw affordable houses, we would be all for it and we do not do it and I don't see any guardrails put in place to make sure that that happens. And I know you have got three areas you are more interested in but I am telling you we see it now, too.

**Hardesty:** Not that we are not interested.

**Wilson:** Oh, I'm sorry if I said that then forgive me. I'm sorry. But, yes. Please. So I really, really argue, take the, what we are talking about displacement and gentrification, please hear that. What Andre said was really important and we feel it, too. If you don't do that first, same thing will keep happening.

**Wheeler:** Can I also, that's good testimony and I appreciate it. But let me just again put this thought out there that we have to think longer term. If you take a small house and that small house, let's say it's a \$300,000 house. I realize that would be very affordable at any price point in the city of Portland. A \$300,000 house. And that \$300,000 house is replaced by a duplex. And the duplex has two units that are \$350,000 each. A lot of people would say, there, see, there you go. You've destroyed the affordability. But the reality is that \$350,000 house, the \$300,000 house could be demolished and a larger house as some have described as a McMansion could be \$700,000 and still hold the same number of people. Now we have two --

**Fritz:** But they're not rentals.

**Wheeler:** Indeed that could be the case, Commissioner Fritz. I'm just saying, part of the problem here is we look at this at the instant it happens. We're not thinking longer term about what this means for infill and the diversity of housing options and a diversity of affordability option. I would just encourage people, as we pull this apart and start looking at potential problems in it, let's also consider over the long-term what it means in terms of diversity of options, affordability, and infill. That's all I'm saying.

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**Wilson:** Well, I would say just one more thing because it was part I didn't get to. I'm sorry. I love the parts about this that stop the McMansions. And I love the parts that allow adus. If you take that house and put adus in the back, win-win for everybody. She was mentioning to too. The home homeowners can stay, accrues wealth, pass it to future generations at the same time we are getting the density and lower opportunities. I'm just mostly considered that I don't see that. The developer --

**Wheeler:** That's fair. And as people have said, there's no perfection here. We're not going to find perfection.

**Wilson:** You can do that.

**Wheeler:** Well, we'll see.

**Fritz:** Get the historical perspective of 75 years ago. What we directed the south to do how do you take the houses and subsidize them internally so you are not creating new houses, so you are not displacing people. That you are allowing homeowners to stay in place, two or three units in that big house. That's supposed to be encouraging the tear down of single family homes to build duplexes. It could be unoccupied.

**Hardesty:** Can I take a moment and ask the developer? I would love to put you right on the spot since you are here.

**Sebastian:** Sure.

**Hardesty:** I appreciate your testimony. And let me tell you that when I was running for office, I heard that over and over and over again. The exorbitant cost for permitting in the city of Portland is pretty outrageous. And it was homeowners, builders, schools, no matter who I talked to. So I wish I could say I was surprised at what you said about permitting but I am not. I have become insulated to that. But as a developer, could you tell me whether or not it's attractive to you as a developer, pi put your developer what the. I won't hold you to this. Put your developer hat on and say, if I had this big house, four bedroom, I am an empty nester. Right? And I live in a neighborhood that isn't, doesn't have the best public transit but it's going to get there at some point, right? I come to you as a developer and say, I have this big beautiful home, I am an empty nester, how many families you think could get in here? How can we get people in? It is that worth your time and energy and what would you determine if it was worthwhile?

**Sebastian:** Well, it's possible. There are some huge homes that have a lot of footage. I mean, we own the Grimm house. We own that. And so there are large, big old, grand homes. A lot of it's in the Alphabet district for office buildings. It is possible. Certainly. You just have to make sure that -- a lot of times it works best in really great neighborhoods, obviously. Because people will give up some footage or something to be where they want to be. But it's possible. A lot of the homes, the larger ones have high ceilings and they have some room. So we could -- it's possible.

**Hardesty:** Not to mention, they have a culture about them, right? Because we built these homes back in the '20s and '30s and they have built-in fireplaces. And I think what we are hearing from people is that's the kind of stuff they don't want to lose, right? When we just start tearing stuff down. Thank you so much for that. I appreciate you being gracious and allowing me to just put you on the spot.

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

**Hardesty:** Thank you.

**Wheeler:** Let me try it this way. Who here would like to testify? Who has not yet testified? Is there anybody here who would like to testify? Come on up. Come on up, please introduce yourself. Come on up. Please introduce yourself. Anybody else? Last chance. No, you can't go again. [laughter] unless you want to give me workout tips or something. Thanks, Randy. All right.

**Akasha Lawrence Spence:** I'll go first. A -- I am speaking today as a private citizen. And as a member of business for a better Portland. I wasn't going to speak after all because I



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felt a lot I want to say has already been said. The fact that we have a comprehensive plan in the city, we have a climate action plan, we have things that we know, metrics we want to meet. And densitization helps us meet those metrics. Giving neighborhoods the ability to accommodate more people of different income types, of different ethnicities, different backgrounds, in Portland we like to say that we are very progressive city. Right? And we like to have that be our national stamp. And if that is true, then we have to have our values, our actions match our values. And densifying is doing that work. It is allowing more and more people to live in close proximity to public transit, to well-funded public schools, to vibrant business districts. There's no reason that we should be preserving historic neighborhoods in the name of historic city. There's no reason we should be saying, oh, because it's old, and because it says something about our history, means it's good. What that history denotes is a racist, segregationist exclusionary history and we don't want to promote that and say that's a part of our legacy that we want to maintain. We should be ashamed that we still maintain single family districts that is inaccessible to the majority of Portlanders. Like commissioner Hardesty has pointed out, we have seen thousands of Portlanders move to the east county where children can't walk to school because they don't have sidewalks, right? Where they don't have access to great food sources. They can't find the things that make living in a neighborhood a neighborhood. And that is an attack on community. And so we need to have our actions match our values. We need to push forward because it will be too late.

**Wheeler:** Thank you. Glad you did testify.

**Hardesty:** Yes.

**Wheeler:** You get the last word today. Look at that.

**Spence:** That's a lot of pressure.

**Hardesty:** Yes: And everybody is younger than us.

**Wheeler:** That's the whole room. Right? [laughter]

**Sam Galvan:** Good afternoon. Mayor, commissioners, my name is sam. I am a student at Portland state pursuing undergrad in urban feels. I am passionate about them. And I am using that passion to pursue expertise. And I am in favor of the residential infill project. A lot of my sentiments around it have been spoken to very eloquently by others in this room this afternoon. And with regard to the history of our city, and to the reputation that we have and we seek to promote, a lot of people have spoken about the negative history here. The problematic racist, device sis, exclusionary history here. And it's important to keep that in mind as we move forward. It is also important to keep in mind our successes and what we've done well. And Portland has this reputation as an environmentally progressive and sustainable city. And it's important that we don't just hang, you know, hang our hat on that and just coast. We need to continue to pursue that, to cultivate that. And promoting this kind of density, this mix of income of housing types, of uses, in order to pursue a more environmentally sustainable, socially sustainable, economically sustainable path moving forward, I think is essential in maintaining that reputation. Thank you.

**Wheeler:** Well said. Thank you. And so that concludes our testimony. Before I continue this, I want to ask my colleagues if they have any closing comments. Commissioner Fritz, I will start with you. If you had anything else you wanted to add for the good of the order. Commissioner Fritz?

**Fritz:** O. I'm sorry. No. I think the time is late and I will just wait to hear the rest of the testimony.

**Wheeler:** Fair enough. And thank you for joining us by phone. Commissioner Hardesty?

**Hardesty:** I just wanted brief briefly, I want to thank folks who showed up today to testify. I want to reiterate that this is not an affordable housing conversation that we're having when we are talking about r.i.p. What we are really talking about is planning for housing at different income levels in every neighborhood. Your income should not determine your zip

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code and today in the city of Portland it absolutely does. And we cannot continue to build on racist policies that clearly were not created to give opportunity to everyone. We are planning for the future. So we are talking 20, 30-plus years out. People talk today about their kids and their grandkids that aren't born yet. Those are the people that we are making these changes for. So I want to be really clear this is not an affordable housing measure. So if people want to talk about how do we increase the stock of affordable housing, let's talk about that but let's not get it confused with r.i.p. The other thing I felt really good about today was that people came to this conversation from a lot of different venues. But I think what I hear consistently people know we have a housing crisis. People know we have to do better. And we also know that we're not building any more land. So we've got to actually work with the land that we have. I look forward to tomorrow evening's long process. Because we make good decisions when we do good processes that engage the public. I also want to remind people who think that we're rushing this through to the finish line, five years is not a rush, right? We've been working on this project for a long, long, long, long time. Let's just not pretend all of a sudden we're lush are rushing it through. This has been a really thoughtful process. I want to appreciate the staff. Quite frankly I don't know how they get up every morning again working on this stuff because they've been working on it for a long, long time. I want you to know how much I appreciate the heart and soul and spirit that went into this. I would be remiss if I did not encourage people to read the report that the bureau of sustainability, bureau of planning and sustainability put together around housing policy, discrimination in Portland. It is a must-read. And please don't talk to me about protecting people of color. If you don't know the racist history of Portland's housing past. So thank you all and look forward to tomorrow evening.

**Wheeler:** Great. I also just want to express my support for the residential infill program. I'm proud to bring this ordinance forward on behalf of the bureau of planning and sustainability. And I appreciate everyone being here to testify and express their opinions and suggest ways that this on the other hand could be strengthened. Today we clearly heard the urgency to move forward. And I believe we also have to seriously consider what commissioner Hardesty just suggested about the consequences of inaction. I think that's a very important point. The longer we wait, the more this city remains exclusive. We also heard the urgency related to this issue because of climate change. Something you have seen this council prioritize time and time again. I look forward to collaborating with my colleagues, with the urgency, the sense of urgency at the forefront of our conversations. I also want to acknowledge that I stand on the shoulders of many, many people who have worked on this policy in some form or another, not only for five years, but even for a much, much longer period than that. Former mayors, former city commissioners, former staffers, former people in the community. And I feel very privileged to be the mayor at this particular point in history that I can help push this across the finish line. And I want to be crystal clear. I am determined to do exactly that. So this agenda item is continued to tomorrow, January 16th, at 5:00 p.m. Here again in council chambers. Written testimony will be accepted in will Friday, January 17th at 5:00 p.m. Thank you all for being here. We are adjourned.

**Council recessed at 5:24 p.m.**

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**Key: \*\*\*\*\* means unidentified speaker.**

**JANUARY 16, 2020 5:00 P.M.**

**Wheeler:** We have a long evening ahead of us. Today is thursday, january 16, 2020. This is the afternoon session of the Portland city council. Please call the roll. [roll call taken]

**Hardesty:** Here. **Eudaly:** Here. **Fritz:** Here. **Wheeler:** Here.

**Wheeler:** we'll now turn it over to legal council for the rules of order and decorum. Good evening.

**Karen Moynahan, Chief Deputy City Attorney:** Welcome to Portland city council. The city council represents all Portlanders and meets to do the city's business. The presiding officer preserves order and decorum so everyone can feel welcome, comfortable, respected and safe. You may sign up in advance for communications to briefly speak about any subject. You may also sign up for public testimony on resolutions or first readings of ordinances. Your testimony should address the matter being considered at the time. When testifying please state your name for the record. Your address is not necessary. Please disclose if you're a lobbyist. If you represent an organization please identify it. Individuals generally have two 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 would like to show support for something said feel free to do thumbs up. If you want to express you do not support something, feel free to do thumbs down. Please remain seated unless entering or exiting. If you are filming the proceedings please do not disrupt the meeting or use bright lights. Disruptive conduct such as shouting or interrupting testimony or council deliberations will not be allowed. A warning will be given that further disruption may result in the person being ejected for the remainder of the meeting. A person who fails to leave is subject to arrest for trespass. Thank you for helping your fellow Portlanders feel comfortable, welcome, respected and safe.

**Wheeler:** Does anyone have any objection to commissioner Fritz participating by phone? I don't see any objection. Time certain, 50, please.

**Item 50.**

**Wheeler:** Even though this is a continuation I have been informed we need to declare any possible conflicts. So before we begin the residential infill project session I announce I own property in a residential zone, properties can be impacted by the residential infill project. I have no plans and no intent to redevelop or change the use of my property, however out of abundance of caution i'm disclosing this as a potential conflict of interest. Commissioner hardesty?

**Hardesty:** Thank you, mayor. I'm a renter. Hopefully will be impacted because we'll have lots of new housing options and I don't believe I have a conflict but just to be on the safe side I will declare a potential conflict of interest.

**Eudaly:** I have no conflict of interest.

**Fritz:** the city attorney has determined that we are all conflicted in one way or another because -- so we still get to vote on things if our votes are required to make a decision.

**Wheeler:** Thank you. This evening we continue the city council hearing on the residential infill project. Yesterday we heard a brief presentation from the bureau of planning and sustainability and segues into extensive public testimony tonight. We have the staff here to answer questions that may arise but they will not present to council again because we want to give as much time as possible for public testimony. Given the significant

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community interest in this proposal we're limiting public testimony to two minutes. It's really hard to stay under two minutes so think really hard about what your key points are. We want to hear from as many people as possible and we'll do our best to get through the entire list today. From there the timeline is up to us and I believe it should be flexible. I have every intention of bringing the residential infill project over the finish line. We have heard a resounding message of urgency not only from the state legislature but also from people who live in Portland. We have heard so many reasons why we must support the residential infill project. People are being displaced, it's too expensive to live in Portland because of fewer housing options and how this land use decision is taking action to address climate change and to help achieve our urban tree canopy goals. I'm going to continue to support this policy but I also commit to continued collaboration with my colleagues to ensure that when this policy comes before us for action it's the best that it can possibly be. Before we begin I don't know if any of my colleagues have anything to say. Very good. We'll open the floor for public testimony on the recommended draft. I want to call up people who have medical, work or family obligations and need to testify immediately. Then we have a handful of people I understand who signed up yesterday but did not get to testify. It's a relatively small number, then we'll get to the list in the order in which you signed up. Everyone will have two minutes to testify. If you'd rather we will also accept written testimony until this Friday, January 17, at 5:00 p.m. So with that could you call up the first testifiers.

**Gordon Howard:** Thank you, Mayor. Commissioners. I'm Gordon Howard. I work for the Oregon Department of Land Conservation and Development. Our director submitted a letter to Director Durbin in support of the project which he should have received. We as a department commend the city staff and decision makers for development of the residential infill project. It's a thoughtfully developed package of code amendments and zone changes to improve housing affordability and equitable access to housing. Our department is currently working on implementing House Bill 2001 sending exclusive single family zoning in most of Oregon cities passed by the 2019 legislature. Portland's deadline for complying with this is June 20, 2022. DLCD is currently working on a model code with statewide rulemaking advisory committee and working on minimum standards for cities that develop their own code. However we encourage you to move forward and adopt the residential infill project county delay. It's almost fully compliant with House Bill 2001 standards and will require only minor adjustments to come into full compliance. DLCD is impressed with your staff's excellent understanding of the bill and commits to working with the city on necessary adjustments going forward. In fact residential infill project provides a model for us to help develop model code standards for other cities in Oregon and we appreciate the work that the city has done, your staff and your commission have done on this. Portland and Oregon's housing crisis needs solutions sooner rather than later. Portland would be a leader in the state and nation and we urge you therefore to adopt the project. Thank you.

**Wheeler:** Thank you. Good afternoon.

**Katie Larsell:** Hello. How are you all doing, commissioners?

**Wheeler:** Great. Thank you.

**Larsell:** I also have some testimony from Daisy Quinonez, on the planning and sustainability commission. She voted against it so I think you would be interested in that. I'm hoping you can give me just a little bit more time.

**Wheeler:** I cannot, but if you give it to Keylen she will make sure we get it. Do your testimony.

**Larsell:** I better get going.

**Wheeler:** Let's start her off fresh. Submit the other testimony at the end then we can read it.

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**Larsell:** All right. Okay. Terrific. I'm here today because i'm a member of the east Portland action plan and i'm also on the planning and sustainability commission. Additionally I am a community minister working out of east rose unitarian universalist fellowship. My faith informs the projects I work on and the directions I move as a member of epap, and a commissioner on the planning and sustainability commission. I was one of four commissioners including daisy who voted against the rip plan. I want to make it clear why I voted against it. My fellow epap members were all over the place on whether they supported it or not. It is a plan that evokes strong emotions but there were two things we agreed on. One, the plan started out without east Portland in it. So when it got when the plan broadened out to include east Portland it felt as if it was done without a lot of thought on how it would impact east Portland. That was one. Two, the biggest reason was for voting against it was there was no mention of programs or efforts to mitigate its impact. It was going to be done in as an act of faith, liberal libertarian act of faith. Most of the impact of this plan will be in east Portland, and the east Portland action plan sent you a letter saying anything that impacts east Portland as much as this will and should have mitigation programs. I am not against this plan. My objection is all about mitigation for east Portland. Epap has been asking for jobs, youth housing, training, plan to replace the east Portland action plan for some time. The timing for a strong in-depth plan for east Portland is now. A good plan could include a lot of mitigation programs for east Portland.

**Wheeler:** We have had a request to extend because you're part of the committee and we extended that courtesy yesterday. If you want to take an extra two minutes without objection we'll grant that.

**Larsell:** Thank you. I'm trying to keep it short. Epap wants you to help low income homeowners take advantage of rip and help them redevelop their property so that they would grow their net worth. One of the programs that could be run under a larger, big look at east Portland would be something to help east Portland homeowners actually take advantage of rip to grow wealth for low income homeowners. I'm really pushing that as a program, just one of the things that could be done to make sure that this -- that rip comes in and gets used in a way that is less disruptive than it could be.

**Wheeler:** Very good. Katie, I would like to take the time offline to hear more about the concerns that were expressed and some of the strategies that you would propose.

**Larsell:** I would love to talk to you about it.

**Wheeler:** I look forward to that. Thank you both. Commissioner hardesty?

**Hardesty:** Thank you both. My question is have you been part of the anti-displacement coalition? **Larsell:** East Portland action plan is a member of that. I haven't spent a lot of time going to meetings or watching what they are involved in.

**Hardesty:** You have other things on your plate.

**Larsell:** My focus is who lives there now and a lot of people that own property in east Portland are low income. Being able to help them --

**Hardesty:** I asked that question only because what I wanted to do was say that there's a coordinated effort to ensure that we are not displacing people including people in east Portland, and the anti-displacement coalition is really leading that effort. We'll be funding it, we will have a committee, but we won't stop this to do that. We have to do both.

**Larsell:** That's really terrific. I guess when I think about east Portland I think about it thriving, not just having people not be displaced. I actually would like to see them thrive.

**Hardesty:** I would love that too but I would like to think of us government not helping individual homeowners redevelop their property. I think we have to be more creative than assuming government has this unending pot of money to do it. We should talk about developing foundations, working with cdcss as a partnership. We don't have money to actually help individual homeowners turn their home into a six-plex. That's why developers make all the money they make. They can do that. We don't have those dollars. I don't want

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to set any expectations that this city council is going to be walking individual homeowners through a redevelopment process because that's not going to happen.

**Wheeler:** Thank you.

**Eudaly:** Katie, i'm not -- you didn't go into specifics so i'm not going to assume what you were thinking of, but I just don't think anyone is expecting the government to help individual homeowners redevelop their properties, but we have been looking --

**Larsell:** Not in terms of financing, no.

**Eudaly:** The fact is there currently is no loan product on the market that average Portland homeowners can access let alone lower income homeowners to take advantage of the benefits of rip. So I do think we have a responsibility as a government entity who is going to be delivering these benefits to property owners to ensure that the most people can benefit as possible. So I just want to let you know that i'm working on that problem for three years and i'm very committed to it and I think that we're close.

**Larsell:** Thank you. We have been talking with your staff. It's going to be -- I think you'll hear more about it and you'll be excited. I'll connect with your staff.

**Wheeler:** Thank you. I look forward to that. Thank you both.

**McClymont:** Mayor, we have a couple of presenters with children who would like to come up.

**Wheeler:** Absolutely. I don't think anyone here will object. Particularly people who have had little kids. He's well behaved. Good afternoon.

**McClymont:** These are not the folks that have the children.

**Maureen Anderson:** Thanks for letting us come up early.

**Wheeler:** No problem. Would you like to start?

**Barney:** Hi.

**Wheeler:** Hi.

**Eudaly:** What's your name?

**Barney:** He's barney. He's three.

**Wheeler:** You're learning well.

**Maureen Anderson:** So good evening. My name is maureen anderson. I live in north tabor and i'm a nurse at ohsu. The last time we sat here was four years ago at the residential infill project's first council hearing. I was here to talk about our backyard house, an adu. It gave us a chance for a place to live. out of Portland or into the streets. In the four years of deliberation and debate that followed it has gotten far more thoughtful and effective and our lives have changed too. Barney is in preschool. He jumps, tells jokes and has a best friend. Almost every day starts with one of them running across the deck to see the other, most days end with one of them being carried sadly home. Isn't he your best friend?

**Barney:** Yeah. I go see him every morning.

**Anderson:** The proximity of the family is a blessing in our lives. Sharing a baby-sitter has saved thousands of dollars. Sharing rides to school is shaving hundreds of hours. When we forgot to plan dinner his mom often has something on the stove. It has helped us live close to transit and our jobs which has helped adults own two cars. It's not right for every family. Lifting the city ban on duplexes, triplexes and fourplexes will not only allow more housing it will give Portlanders the options we had. It will boost foot traffic to local retailers and I hope address the crisis of community and isolation that too many feel. Both our families are lucky. Other families should have the same benefits we have. I urge council to look for ways to fund affordable adus but not to hold up this important reform for homes of all kinds while more people are priced out of homes. Thank you.

**Wheeler:** Thank you. Good afternoon.

**Liz Getty:** Hi. I'm liz getty. I'm here on behalf of the small developers alliance and also on behalf of myself as a local realtor. I work for Portlandia properties. Yeah. I have lived here

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now for 13 years. I have practiced real estate for seven, eight and a half years. Depending how you look at it, with kids, in Oregon. I want this to pass now. I was also here four years ago when the adu backyard issues were going on, the first time I testified. I'm still as nervous now but I want to say that the delays have already been felt by my clients on both the buying and selling side. I myself have felt it as a realtor. I specialize in multi housing. My clients are word of mouth. I think that, yes, this needs to go through but it's also we do need to have much for it to work there needs to be a depth of understanding that we all need to register. I recognize that we do need financing. I just think that this might be not right place for it. We have been working on this for a long time. I don't want to see any more displacement. The numbers prove if we continue to displace this we will continue to see displacement. What I would like to see is a continued no off market sales. I would continue to ask you to report people, continue to make efforts to see displacement changed. I myself have tried to keep people in neighborhoods, so let's stop reporting things and help people out. More importantly when I say that I think it's really important that we do this with the agents so that as we're our business we continue to recognize when something is being exposed wrong, when it is actually being sold improperly. That's the way we will continue to get our funds to the right people.

**Wheeler:** Thank you. Appreciate it.

**Anderson:** Thank you.

**Wheeler:** See you later, barney. Good seeing you. Thank you for your patience.

**Dan Berkman:** Thank you. I'm daniel burkeman, cully resident. Small business owner, property owner. Thank you for considering raising the number of housing units allowed on lots. A number of years back my wife nancy had designed and we had built an adu for her parents. After their deaths we looked to rent to a refugee family and the family we found were from Portland's high rents. The residents of normandy apartments were blindsided by the sale of their apartment and subsequent 100% plus increase in their rents. If they had had a tenant opportunity to purchase they could have stayed in their homes, their schools, their community and in Portland. One of those families did find a home in our adu, and it's been a wonderful experience for us. While we could rent it for twice what we're doing now, we are more than covering our costs, and we tried to purchase a nearby cully neighborhood property to develop more low-income housing but development costs were prohibitive. If the plan being considered is adapted, if incentives for building affordable housing is included, we will develop more affordable housing on our lot. And i'm not talking about financing and loans, i'm talking about development costs. Our tenant works as a house painter and sheetrocker, which is a good paying occupation, but not enough for a family to afford Portland housing costs, and I hope that the city council will adopt -- is that my time?

**Wheeler:** Yes. Thank you. Appreciate it. Good evening.

**Nancy Hiss:** Hi. I'm nancy hiss. I'm an architect and educator and I have lived in the cully neighborhood for 28 years. I'm here today in support of the proposal as well as the anti-displacement amendments. This is where my husband and I live. This is the adu, accessible, that we built for my parents so we could take care of them. My parents funded this. Their funding was the only way this could have happened. So soon after their deaths is when the normandy apartments were bought by someone who significantly increased the rents and the 17 families living there did not have the opportunity or the ability to counteroffer. They couldn't afford the rent increases, they were scrambling. So they were able to contact us and an amazing family moved in who wanted to stay in the neighborhood they knew and liked so their kids could stay in their schools and they could keep their plot in the community garden. I say amazing because the experience has affirmed my understanding that really getting to know people allows us to break down barriers, eliminate stereotypes and simply connect with people as human beings.

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Economic diversity is enriching to all of us. We can offer this at a reduced rate only because we're not carrying a mortgage. Are we idealistic? Yes. Are we realistic? Yes. This is a huge financial risk. Our immediate goal is to renovate this so we can age in place here which opens up this for potential rental. Which we would like to do with incentives and subsidies which would greatly help us open it up to rent to people who have few choices. This is not about neighborhoods. This is about neighbors shaping our city one plot at a time, neighbors creating relationships and strengthening communities.

**Wheeler:** Thank you. Appreciate it.

**Eudaly:** I want to acknowledge that I have gotten to see this incredible home on an adu tour that remains my dream scenario, and you are the perfect example of why this loan product is so important to me. I think there are so many Portlanders like you who given the ability to develop housing would want to contribute to solving our crisis, and as you really aptly explained, even as an architect and business owner without the help from your family you would not have, and probably the ability to design your own adu.

**Hiss:** That helped.

**Eudaly:** Little bit. You wouldn't have been able to do that and there's the potential for thousands of affordable adus across the city with a little bit of assistance from us. So thank you for -- I didn't know you were coming. I'm happy to see you. I'll have to go on another tour.

**Deborah Taylor:** Thank you for remembering.

**Eudaly:** It's hard to forget.

**Taylor:** Our neighbor will be hopefully testifying later.

**Wheeler:** Thank you both for being here.

**Wheeler:** Good afternoon. Would you like to start, please?

**Deborah Taylor:** Thank you for this opportunity today. This testimony is in favor of using the residential infill project to make sure that affordable housing becomes more available to Portland residents like me. I recently stable housing after getting help from the urban league and the community alliance of tenants. We need to make sure that vulnerable survivors of domestic violence like me -- like myself are able to find housing that is affordable for them. I feel that using the residential infill project can be a start to creating truly affordable housing using the program like tenant opportunities to purchase and first right of refusal. As a lifelong Portland resident, I ask you to help with the low income -- oh, goodness. To help with the lower income renters find a better way of living than just surviving. Please support using the residential infill project as a way to help low income tenants stay in their house. Thank you for your time.

**Wheeler:** Thanks for being here. We appreciate it. Good evening.

**Matchu Williams:** Good evening. I'm chair to the mt. Scott-arleta neighborhood association. I want to thank you for your attention to this matter and thank groups like anti-displacement pdx, habitat, proud ground, sunrise youth and Portland neighbors welcome among many others. Mt. Scott-arleta neighborhood association is here on record in support for rip and anti-displacement amendments. Ours is a working class neighborhood located adjacent to 82nd avenue one of the few places in Portland where families earning \$60,000 might still have access to homeownership. Ours is a neighborhood where we value diversity and inclusion so our board on whose behalf i'm speaking has voted to publicly join the chorus in supporting rip with the understanding this is not the end, about all, but beginning of a conversation. We also understand that this is not forcing growth but making it legal by right so that as our city grows that growth can be inclusive, housing options diverse with increased choices and attainable for existing and future neighbors. The centers that we love should not be just for those that can afford a \$700,000 median home price. Allowing fourplexes by right makes it possible to divide property costs, fourplexes are the only market rate home under discussion to bring housing costs close to



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100% mfi. Deep affordability bonuses are also revenue neutral strategy to eventually increase the supply of housing for low income households and continue to welcome people into the neighborhood. Portland has pledged to become a carbon neutral city by 2050 with transportation we need more people walking and to reduce vehicle miles traveled. Right now our current policy forces people to live at the extent of the city. We need to change that and work towards carbon neutrality with urgency.

**Sarah Iannarone:** I'm going to pick up where I left off. I'm the land use chair. At the edge of our neighborhoods foster road and 82nd is a hot spot on the heat island map, places in the city that experience hotter than average temperatures and heat waves. The additional tree canopy made possible by eliminating minimum parking requirements will help meet our goals. Help reduce emissions via residential infill. It's going to be helpful in terms of mitigating the urban heat island effect. As a neighborhood we identified that even though we're one of the places identified as at risk of displacement we're willing to take that risk and these are our requests in accord answer. We need to pass this zoning change as quickly as possible to ensure that building of this missing middle housing begins. We should not be removing neighborhoods at risk from this zoning change freezing out any affordable housing possibilities from entering these neighborhoods at risk in perpetuity. We also support continued investments in anti-displacement at the top of every city policy agenda regarding the area or infrastructure investment. That said at this time we encourage you to implement the deep affordability bonuses for six and eight unit projects. They are revenue neutral and do not require the implementation of rip.

**Wheeler:** Thank you.

**Eudaly:** First, a number of people talked about parking in relation to trees. I just want to take a moment to clarify. You're talking about off-street parking.

**Iannarone:** Yes.

**Eudaly:** No one has said it so I just imagine people might be wondering how that impacts trees but we're talking about no driveways and garages required. Great. I have a phone call. Sorry, everybody. No. Then my other question is I really appreciate your testimony. I largely agree with you although I am really nervous about not having anti-displacement measures ready to go run alongside rip because your neighborhood is one of those neighborhoods like I think there's three that were shown to possibly suffer anti-displacement impacts, would you want or support a delay on any kind of delay on rip on your neighborhood until those measures are developed and implemented?

**Iannarone:** The way that we voted I don't know if you want to take this, he's the chair of the land

**Eudaly:** You're the one that said it.

**Williams:** We voted in support and we want it passed with urgency. We fully support anti-displacement.

**Iannarone:** We want it to happen in tandem. We have been doing such a nice job, we trust our community partners to hold you accountable and we hope you'll fully fund that as well.

**Wheeler:** Thank you. Commissioner Hardesty.

**Hardesty:** Mayor, I just wanted to remind people that rip in and of itself will not create affordable housing. Right? I want to be very clear about that because people keep saying pass rip and we'll protect affordable housing. What rip will do is give another housing option at the mid level. Right? Which we hope means that the housing that currently exists that's naturally affordable because it's older housing will be maintained and upgraded and so that people have housing choices. I just don't want anybody to leave this building thinking when we pass rip we have fixed our housing affordability issue. Because we will not have done that. But we'll be on the path to correcting racist housing policy that has been in place in this city for a long, long time. So I just want to be clear about that. Thank you.

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**Iannarone:** We see this as one tiny first step.

**Wheeler:** Thank all three of you. We appreciate it.

**Hardesty:** Thank you.

**Wheeler:** Are you reading the list of people who were here yesterday and who have specifically indicated they are here tonight to testify? Okay. Thank you. Would you like to start?

**Alison Lucas:** Sure. I'm alison lucas. I have lived in north and northeast Portland the last six years and southeast Portland before that. I support the residential infill project for a variety of reasons including that it's a step toward housing affordability and inclusiveness. I'll talk today about why I think it's supporting the bikeability and sustainability that is so important to Portland. My husband, kids and I are bike commuters. We love biking because it's healthy, environmentally friendly, fun and builds community. Smaller, flexible middle housing keeps people from getting displaced from living near their workplaces and schools and that makes biking more accessible to everybody and combats the long car commutes and the air pollution and fast-moving high speed car corridors that go with it which are dangerous for cyclists and pedestrians. Also, this lower middle housing will support more vibrant neighborhoods with more community which gives us more places to walk and bike to, the grocery store, pet storks are all those things. As our city grows we need to focus on infill or we'll become a sprawling suburbia eroding into our prized forested spaces and with crazy car traffic every day. I think this project is a great step toward a more walkable, bikeable city.

**Leslie Carlson:** Good afternoon. I'm leslie carlson. I'm a business owner in Portland. I co-own a firm called brink communications. I'm also a resident of the richmond neighborhood raising three kids. When I started my journey I didn't think that zoning code was going to have an impact or was going to be something I was going to have to think about but as somebody who hires young people, couple years out of college, these are talented, educated, diverse young people, my staff are getting pushed to the fringes of the city and they are not able as the rest of us do to live in the neighborhoods where they work. I strongly believe that more options, middle options would give them the opportunity to live in these neighborhoods. These are young people most cities want. They are going to help build the commit and the community of the future. So as a business owner I would love to see this passed. The other thing that zoning code could help us do is as a b-corp we are trying to reduce our carbon emissions and one way is by providing transit passes for our employees, bike share memberships, providing payments to them if they can walk or bike or carpool. That becomes very difficult for us to do if they live too far away. So we are really trying to do our best to support the community and I urge you to pass the residential infill program.

**Ashley Henry:** I apologize for walking in late. I was actually outside and was told that I would be notified when my name was called but I wasn't. I didn't mean to seem disrespectful. My name is ashley henry. I'm the executive director of a group called business for a better Portland. We represent over 400 members over 350 of them are small to medium size companies and as leslie just spoke we support the residential infill policy for many reasons but i'm here to talk about how the ban on missing middle housing is directly affecting our members and specifically employers like leslie. As she mentioned, middle income professionals with traditionally good jobs can't even afford to buy houses in most of Portland's neighborhoods anymore and young professionals who don't have the financial advantages of previous generations can't often afford to live in Portland. As a result employers are having a harder time attracting the diverse talent that they need to run their businesses. I just want to give you insight into how educational this process has been for our membership. We have been studying this not as just staff and not just the board but actually having member work groups about residential infill for over two years so this is

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something we haven't come to lightly. It's something we have been carefully considering. These are signs of a truly distorted economy and we need to take steps today to bring things back into balance. Now, of course we recognize that ending exclusionary zoning will not solve the affordable crisis overnight but is fundamental to increasing the supply of housing throughout the city. I know that you all have reasons for coming to these decisions and we all love Portland for different reasons, but we must accept that things are in fact changing. It's a delusion to think that it can stay the same. We can't expect for it to be a perfect Portland either. I wanted to also point out that my opportunity to work on these issues is afforded in part because I live in a home that is illegal under current zoning. I'm able to have income opportunities thanks to that. Thank you.

**Wheeler:** Thanks all three of you. Next three, please.

**Ben Schonberger:** Commissioners, I'm Ben Schulenberger, a board member at a nonprofit called Housing Land Advocates, an organization that advocates for thoughtful land use planning that supports affordable housing so speaking in that role today. Our board enthusiastically supports rip and we encourage passage. There's a lot to be done to solve our affordability crisis and this is a very important step. I was here yesterday and listened to a lot of testimony. Want to point out a few specific ways I think rip actually does promote affordable housing. Some of them are second order effects but still really important effects. The first of which was talked about is there's a cost to inaction. Do nothing prices will continue to rise inexorably, more McMansions, displacement will continue leading to what I think of as the Palo Altoization where modest bungalows sell for \$1 million and average rents in those 1300 square foot houses are three to \$4,000 a month. I would like to point back to testimony Home Forward that ran the data and pointed out that even lowering the average rate of market rate units helps and their subsidy stretches further other when they have to spend less per unit because average rents in plexes are less than detached single family homes. Finally affordable housing developers have testified as part of this process that say Habitat for Humanity or Catholic Charities that say if this passes I'm going to build more units of affordable housing where I would not otherwise be able to and that results in permanently affordable units so in that respect if it had not passed it would not be available. Portland should stand for inclusion and this is a really important way to achieve that goal.

**Wheeler:** Thank you, appreciate it.

**Linda Nettekovan:** Good afternoon. Mayor, city council, I'm Linda Nettekovan. I live in the Abernathy neighborhood which has just about every kind of middle housing that you can imagine already in place there. I'm a fan of that. Despite the optimism surrounding the rip and its many positive features I still have questions and I'm trying to push the conversation forward so we don't forget about these things as we try to implement, perhaps. Time doesn't permit me to share them all but you have a written version. My questions involve the city and the community's ability to influence and perhaps course correct if necessary as the rip effort plays out over time and that requires performance measures. Traditionally both BPS and Forest Industry, who are key players, have been severely under resourced when it comes to tracking and monitoring their own planned efforts and let alone being able to recognize and respond to unanticipated consequences so I'm concerned that we're not able to really monitor what's happening and be able to change if we need to as we go forward. My concerns are not about middle housing but how to better mitigate the negative impacts infill sometimes generates, demolition, displacement, bad design, growing economic segregation and environmental tradeoffs. Couple of my sample questions, do we have resources to collect data on who is displaced and where are they going. Can we collect information on which of our anti-displacement efforts work the best. Trees, parking requirements perhaps allow more tree planting but are we tracking what we're cutting down and replacing with. I have other suggestions in hard copy.

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**Wheeler:** Thank you for providing the written testimony. We appreciate it. We will read it. Good afternoon.

**Nolan Leihart:** I'm nolan leinhart. I want to express my appreciation to council, staff and the extraordinarily broad range of the community organizations and participants. I'm here in support of that policy. I grew up on northeast Portland on irvington and sabin school districts. I feel extremely lucky to have grown up in those neighborhoods at a time when they were economically and ethnically diverse. Unfortunately as desirability increased affordability and diversity have plummeted. This has happened despite very little infill housing being added so it's been frustrating to hear some characterize rip as a threat to neighborhood character. In reality the physical neighborhood didn't change but the social fabric has changed forever. Almost none of my classmates and friends can afford to live in our old neighborhood because there are so few housing opportunities that don't require buying an expensive single family house. Legalizing fourplexes by right will lower the bar for entry significantly. Fourplexes are the only market rate homes under discussion that are affordable to families at current median incomes. Rents would be about \$600 lower a month lower than triplexes would be and more Portlanders would benefit from adopting the cheaper affordability to allow up to eight units. A woman who spoke noted this is about neighbors, not neighborhoods. The residential infill project will increase the range of neighbors who can afford to live in the desirable, walkable amenity rich parts of our city. Thank you.

**Wheeler:** Thank you. Appreciate it. Next three, please. Good afternoon. Would you like to start, please.

**Madeline Kovacs:** I would love to. Good afternoon, i'm madeleine kovacs. I'm honored to testify for Portland neighbors welcome today. The grass root group advocates to make sure all Portlanders can find and keep stable housing they can afford. One of my favorite writers once said, the best way to predict your future is to create it. Right now we are creating the future of Portland, and dictating the future of Portlanders. We are determining which kinds of homes we will allow to be built and determining who may or may not be able to live there. After four years of working with visions let's begin with the project now does well. We can now say with confidence the rip will create fourplex homes that can be wheelchair accessible and less than a quarter of the price of many McMansions being built now. The project prioritizes and incentivizes more affordable housing. We can say that we are planning our neighborhoods to have base level densities that can actually support frequent transit service but it's important to be accurate about what it doesn't do. By and large this is not a very low-income housing solution. That's okay but it's important to remember we need to take pressure off home availability and prices across the board. Second this is the beginning of our collective action to repeal exclusionary zoning and secure equal and fair access to housing, not the end. The project begins to repeal the economic inequality of single family zones but we're not done. When we leave today I challenge all the housing advocates turning out for middle housing to take equally enthusiastic action on the recommendations proposed by anti-displacement pdx and continue to turn out for better renter protections. I know which of the future Portland I want to live in. Do you?

**Wheeler:** Thank you. Appreciate it. Good afternoon.

**Yesika Arevalo:** Good afternoon. Mayor, members of Portland city council i'm jessica, i'm a resident of east Portland and a staff member and homeowner through proud ground. When I moved to Portland 11 years ago I was fleeing from a domestic violence situation. It was putting the lives of my children and myself in danger. With a baby in my arms I arrived at a homeless shelter provided by human solutions and I got my life back in order to the point six years ago I was presented with the opportunity to be able to purchase a home through a community land trust. Thanks to the affordable housing payment I have been

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able to provide a safe, secure and stable home for my children and began to save for future repairs as well as their college education. I'm here today because I would like other families such as myself to have this opportunity my family did. This testimony addresses the residential infill project proposal and its potential impacts on my neighborhood as well as families of color. I stand in support of this proposal to build more affordable units of all kinds and look forward to the council's consideration of the amendments that will help deepen the affordability, ensure the city will use equity lens to create a housing supply policy that will support the stability of our communities that are racially, ethnically and language diverse population. I would like to recommend that before rip is in effect especially in east Portland that the council also considers implementing support for eligible homeowners by offering outreach and education to low income homeowners about the overlay provisions and opportunities and risks as well as provide technical assistance to low income homeowners on how to build additional units on their property and how to manage potential rentals and maybe increase the financial assistance programs.

**Wheeler:** Excellent ideas. Thank you.

**Vivian Satterfield:** Good afternoon, mayor, commissioners. I'm vivian satterfield. I work for better day. I'm also a home forward commissioner although i'm not here in that capacity. A prior testifier did well represent our position. Always I carry with me a deep passion for housing affordability and stability. That's the lens which I use to craft my testimony. Commissioner hardesty, I appreciate the comments you've made thus far in this process especially around affordability. We need a diversity of housing tools and regulatory tools to undo the legacy and history we have had here not just in the city of Portland but it truly is a statewide issue. We're starting very much behind and are working our way through and we have to be very specific around what tools will deliver what sort of outcomes. So I just want to appreciate your comments on that. I also had that frustration we're working on inclusionary zoning. Folks are like, you're not delivering a certain threshold of units. It wasn't designed that way. It was about quality and location. It gets glossed over a lot in the hubbub. I'm here in support of the rip proposal as currently designed. Want to appreciate all the immense amount of work by advocacy, staff and the community alike. Especially in order to transform the housing proposal into something that's truly equitable I highly recommend those proposals as outlined by adpdx I looked into. Want to uplift tenant right to purchase policy as something that's especially interesting and would really be transformative, especially in the cully neighborhood where I currently work. Thank you for your work and consideration.

**Wheeler:** Thanks all three of you. Good afternoon. Timbers fans first.

**Anna Kemper:** I'm first? Great. Good evening. I'm ana kemper, a member of sunrise pdx. I'm also a third generation Portlander and currently living in hillsdale. I'm here tonight alongside numerous housing and environment justice advocates to urge support of the residential infill project with the deeper affordability option. Climate policy is housing policy. At the very heart of the climate crisis is urban density, housing affordability and economic justice. The residential infill project is a small but critical step in that right direction. With the fate of our climate and our future generations of Portlanders hanging in the balance commissioners have a moral imperative to future generations to act in favor of the rip with the deeper affordability option. The science is in. Climate change is real, a real and pending threat, and we must take action at every level to mitigate the impacts. The bottom line, attached homes are less carbon intensive. By creating walkable, affordable and dense neighborhoods we're reducing carbon emissions and creating opportunities for more folks to live in Portland. On top of this transportation policy and housing policy are also closely interconnected. The residential infill project provides an opportunity to make our investments in frequent and reliable transportation more cost effective. It leads to less traffic without the need to widen a single freeway. Furthermore residents are oftentimes

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also members of front line communities that bear the largest consequences of climate change and displacement and are already being pushed out of our cities. Based on exclusive racist paradigms of urban planning that must be retired. Sunrise pdx is hopeful you'll support the rip as you have stated with the draft recommendations by Portland neighbors welcome. Housing and climate are inextricably linked. Thank you.

**Wheeler:** We appreciate sunrise's advocacy on this. Thanks. Good afternoon.

**Ben Carr:** Good evening. I'm ben carr, an architect at brett schultz architect. The rip is a compelling, positive sign of growth in the city. As an architect in a small firm that's worked on affordable housing I strongly encourage council to approve the draft acoped by deeper affordability options for smaller scale and below market developers allowing Portland to gain much needed housing in the neighborhoods that need it most by creating opportunity for small are sites, smaller developers and alternative models of housing. As a resident of kerns I have seen thoughtful and thoughtless development in the last several years as response to market demand. The current status quo is creating large scale development projects that prioritize the bottom line above everything else. Please take this opportunity to allow more fourplex, sixplex and eightplex units in low density zones. It will be beneficial to residents of the new housing units as well as the people whose livelihoods are involved in creation of housing. More neighbors will improve the neighborhoods of Portland. The rip will help us all make this a better place to live. Thank you.

**Wheeler:** Thank you. Appreciate it. Good afternoon. Would you like it start?

**Leon Porter:** Okay. Hi. I'm leon porter. I live in sullivan's gulch which adds to the neighborhood's liveability for me and other people in the building. I support rip in its current form and I also support the proposed deeper affordability amendment to allow regulated affordable six and eightplexes. Without the deeper affordability amendment it won't directly increase the supply of affordable units but still help make more inexpensive housing available. Several economic studies have found that adding more housing including market rate housing does help to reduce over all displacement even in the immediate neighborhood. When there's more middle income housing, middle income buyers don't compete as much for older inexpensive units so they remain more naturally affordable. Now, adding two new market rate units only reduces displacement as one regular affordable unit but adding two doesn't use up city housing funds and because property taxes are much higher on new market rate construction adds to city revenues which should make it possible to increase the city's housing project. Potentially providing the funds to build more subsidized affordable housing that we urgently need. All this would work better if you pass the deeper affordability amendment with that the subsidy required to make an eightplex affordable at 60% median family income would be under \$54,000 per unit. That means passing the amendment would let the city's affordable housing dollars go a lot farther and actually produce affordable housing in wealthier, high opportunity neighborhoods. Thanks.

**Wheeler:** Thank you. Good evening.

**Charlie Burr:** Hello. I'm charlie burheuer in support of the rip. Thanks for the opportunity to testify and thank you for all your work getting us here. I support this because of its potential to stabilize home costs but also to help meet our city's climate goals. The more we can have greater amount of housing close to transit and the more we can control the size -- the overall energy use of houses so we have houses that sip energy as opposed to guzzle. It's also good climate policy. I'm strongly in support of it. For the past 20 years I have lived in the king neighborhood. I love the king neighborhood. I will be there forever. I grew up in the car culture of memphis, tennessee, and barely a day goes by that i'm not deeply grateful for the opportunity to live there. I'll be there for a long time. In my block we have musicians, teachers, we have new residents, we have long term residents. It's a pretty eclectic, economically diverse, racially diverse group of folks, but that's changing for all the

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reasons everyone is acutely aware of and the status quo is not working for anyone. Having single family zoning in my neighborhood doesn't really make any sense. One of the strengths of the king neighborhood is its eclectic housing mix and that is a mix that was done in spite of current zoning, not because of it. My house started its life as a neighborhood store back in the volga german days, then a church, then a duplex, and now it's my home. I hope to be able to -- one thing very quickly, this will meet an urgent need. I also think it will be an overall plus and will foster good design. The more eclectic mix of housing cottages the better for vibrant neighborhoods. Thank you.

**Wheeler:** Thank you both. Would you like to start?

**Rebecca Small:** Good afternoon. Mayor wheeler, commissioners, i'm rebecca small. I live in the kenton neighborhood of north Portland. Thank you for hearing my testimony. I'm here only in my capacity as a private citizen and i'm here to encourage you to pass the rip as soon as possible. As well you know the city didn't build many new homes during the great recession but we welcomed thousands of new residents. This set us up for a game of housing musical chairs resulting in many people losing their place at our city's table. Growth requires change and our housing supply has not kept pace with that change. Our current single family zoning structure was in place in a time we're eager to move beyond, a time we were trying to dictate who could live where based on the color of their skin, maybe or maybe not using income as a proxy for that discrimination but it was to keep people out. If you believe that neighbors new and old deserve an opportunity to share in the good things that our city has to offer it's time to make more room at the table. We're ready to change and it's time for our leadership to usher in that change. Our city and region have passed bonds to help address the shortages and regulated housing and you have the ability to address shortages in market rate housing options too. Both are critical. If we don't -- we're going to need more of the former. We have a lot of work to do on a lot of fronts if we are to achieve diverse neighborhoods. Part of that is to create housing stock and we need small and middle housing types to be legal in every neighborhood in our city. We're overdue. I'm ready for our housing to catch up to our households. I want to keep my existing neighbors. I'm ready to welcome new ones and I hope you are too.

**Wheeler:** Thank you. Appreciate it. Good afternoon.

**Jesse Maran:** Thank you. I'm jesse marin speaking as coleader of the 350 pdx transportation justice team. We support the residential infill project as an important step in mitigating the scale of climate change and reducing its disproportionately racist and classist impacts. Increasing housing density contributes to the urban economies of scale that reduce greenhouse gas emissions, having a positive impact on energy use and encouraging walking, biking and transit use needed to reduce use of autos. Reducing the distance people need to travel for affordable housing options improves access to our limited transit network and opportunities. Increasing neighborhood density in conjunction with functional and just transit network is associated with decrease in vehicle use and corresponding decline in emissions. We believe that the rip project is a long-term strategy in the climate fight with the potential to create more homes in our neighborhoods, reducing the future displacement that will accelerate with increasing migration and allow Portlanders to generate wealth and resilient communities. It is an improvement over today's exclusionary zoning and a symbol of rectifying the injustices of the past. With the addition of deeper affordability option and city-wide renter protections we support prompt implementation. Thank you.

**Wheeler:** Thank you.

**Susan Lindsay:** Mayor wheeler, commissioners, I oppose the proposed rip for the following reasons. Much of the affluent historically ultraexclusive old money bastions are specifically excluded from the plan. The single family residential areas with very large homes, large lots and have the lowest crime stats, highest income and best public school

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test scores were not included because of various concerns of challenge to increased density on hills and that they weren't good transit area so therefore persons with lesser means wouldn't want to live there. Well, it is true that there isn't very good transit now because the mostly wealthy residents drive everywhere. Transit frequency can be increased and it's not that hard. The other reason given excluding these beautiful, desirable, close-in neighborhoods is protection of natural resources. 5,000 square foot property granted full protection from infill is only five square feet of the entire property fall in a designated natural resource overlay. Let me understand this. The mature nature sustaining front and back trees of Portland's east side which stand to be gutted by this proposal along with the presently smaller and more affordable houses don't matter as much? How can this continuation of preference, deference and protection of the wealthy in their west hills estates be allowed and codified while citizens of the flatlands raising legitimate concerns about demolitions of older homes and likely increase not decrease costs to new residents of these replacement structures be castigated? This plan is deeply flawed and noninclusive, specifically protects the wealthiest, most influential and perpetuates the historic inequities of Portland and I urge you not to support it in its present form.

**Fritz:** Thank you very much. I know I do have some concerns about the program in various parts of the city. Thank you for remembering that i'm here. I know that it's easy to be forgotten when not on the dias so thank you for remembering.

**Wheeler:** Thank you. Appreciate it.

**Jacob Sweet:** Good afternoon, mayor, commissioners. I'm jacob sweet. I was born and raised in Portland. I'm a third year law student and currently living in my mother's basement in beaverton as I commute here. I moved back to Portland in 2014 after weathering the financial crisis by teaching english in latin america. In 2014 I started out in my mother's basement as well and found a way to get a job with hacienda cdc as a foreclosure councilor. I worked there two years, helped about 73 people save their homes from foreclosure and all the while I had found housing in Portland near my job that was a basement room in a three bedroom house, an illegal room with a wooden staircase, sort of a death trap. That's why I was able to do the good work. After that I decided, well, working in nonprofits probably won't allow me to actually live in the city, maybe I should get a law degree so I went on to law school. I'm in my third year. I have done great stuff over that time. I found myself in the middle of 120 asylum seekers in federal detention center and assisted with the effort of getting all of those men released and paroled. All the while living in my mother's basement outside of the city. Takes me an hour and 15 minutes to get in. I put in about 12 hour days while i'm here then an hour and 15 minutes to get back. With that i'm here to speak in support of the rip. Someone like me actually I think could benefit most because as commissioner hardesty said this is the midlevel middle housing plan. That's really what I need. Not even to speak of all the communities that I have served here, boy, they are in a worse position, right? I'm here because i'm hoping to live in the city and do good work here. Thank you.

**Wheeler:** Thank you. Appreciate it very much. Good evening.

**Nick Bari:** Good evening. Thanks for the opportunity. I'm nick bray, a member and organizer with sunrise Portland. I'm here to speak in support of the residential infill project and the amendments recommended by Portland neighbors welcome. I want to emphasize it's no mistake there are a lot of climate organizers showing up to a meeting discussing housing policy. These two crises, climate and housing, are really inseparable and we want to highlight that. Single family housing just to state the basics is a huge contributor to co2 emissions, far more carbon intensive, uses more energy per occupant, makes public transit less effective. These are are just a few examples. I actually live in a unique multifamily building. It's a war code home which means it was a large home in a wealthier



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neighborhood split into smaller units during world war ii as part of an effort to house a huge influx of migrant workers that were in the war industries. That is to say there's a precedent in the city for densifying the housing stock in single family housing zones. But the stuff would be illegal today. I can only afford to live where I do because the city got creative in a crisis and most of the time they turned war code homes back into single family houses. Here we are again. This time we have the existential problem of climate change to deal with at the same time. We know that densifying single family house zones increases affordability and allows us to house more people. It will create more walkable, more tightly knit neighborhoods. The rip especially Portland neighbors welcome represents an opportunity to make a huge step in the right direction regarding the housing and climate crisis. We have done this before. We need to do that again. Please move forward with it. Housing policy is climate policy. We'll be watching.

**Wheeler:** Good evening.

**Rick Johnson:** Good evening, mayor wheeler, commissioners. I'm rick johnson. I live in the buckman neighborhood, very close in. I come before you in opposition of the rip for the following reasons. One, quality of life. A lot of the the inner city renters are transient and single. This lack of stake in the neighborhood leads to loss of community and ultimately to loss of schools. Somehow we need to incorporate more units that people can buy so they have a stake in the neighborhoods. Number two, while you can increase the density, what have you done for the infrastructure? Lack of parks in inner southeast is apparent with just the building that has already taken place. When we tried to get amanda Fritz to look at buying a one-acre parcel we were turned down, a promised community center has never been built and homeless camps are everywhere. A lot of homeless have mental illness and won't be helped by the rip. Thirdly, rip is a noninclusive. Major portions of the west hills are left out. Is this what income inequality looks like, those with the gold make the rules? We need the west hills included in the first draft. Thirdly density removes a lot of the tree canopy. Pdx is already the fourth hottest urban center in the west. We need new laws to require everyone to plant street trees. For these reasons I oppose rip as presented as ill-conceived and flawed and shouldn't be approved.

**Wheeler:** Thank you. Next three, please.

**Wheeler:** Good afternoon. Would you like to start?

**Rob Hemphill:** Sure. Commissioners, thank you for the opportunity to testify. I'm rob hemphill testifying in support of the rip. I have lived in Portland for five years as a renter. I have lived in two shared houses and recently moved into a studio. Housing affordability has always been a challenge for me and I say that as someone who has been fully employed. The point is we had an absentee landlord but it was one of the few options I could afford. Rip provides new housing choices. I would love to live in a duplex, triplex or even an eightplex. In advocating I develop a deeper interest in planning and am a student at Portland state. In my studies it's become clear increased housing choices improve affordability but if we don't pass rip strict land use regulations lead to racial and economic segregation. My involvement in fighting for housing for all won't end if rip passes but it's a step forward. Thank you.

**Wheeler:** Thank you.

**Tom Karwaki:** Mayor ted wheeler, commissioner hardesty, commissioner Fritz. I'm tom carlocky representing the university park neighborhood association. Let me tell you the story of a neighborhood. University park. 140 years ago it started. 130 years ago plotted and developed specifically to support and build on educational institution which is now the university of Portland. We miss nick Fish and his support for the university. It was built on family and on education so the neighborhood association generally supports rip as it's currently done. We particularly support the alleys, driveways, elevation. We ask that tdm, transportation demand management plans, be used for fourplexes and above. That's

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something that wasn't part of it but we ask for that at the planning commission, we didn't get it. We ask again. We're concerned about visitability and handicapped and concerns between the two building codes between better housing by design and this. To make sure they are the same. Two, we're concerned that the comp plan which was thoroughly done was concentrating on corridors. Rip as it's currently done is r2 density, something that's real important. We took a long time figuring out where r1 and r2 was going to be. Rip is equal, everyone is r2 and above. Deep affordability to r1 adds maximum level in both places. Can the infrastructure meet the command, budget impacts and three university park was one of the neighborhoods that is most impacted by the displacement. This goes back to what I started out with. We have five generations, we have people who have lived there 90-some years and this is a big concern over the mitigation. We would like to be part of any discussion dealing with mitigation tools and we hope some tools will be involved.

**Wheeler:** I want to appreciate your position in terms of trying to get to yes on this. That's thoughtful. Thank you. Good afternoon.

**Coya Crespín:** Hi. My name is coya crespín. Me and my children live in st. John's in north Portland. I'm the community organizer for community alliance of tenants. I work closely with Portland's most vulnerable renters. We are inundated with calls from low income renters facing evictions because the rent is just too high. Low income middle income hard working families are barely scraping by and unable to meet basic needs for their families due to the cost of rent. The passing of senate bill 608 while an important step in the right direction doesn't go far enough to stop displacement and houselessness. The current allowance of 5% rent increases plus inflation which brings it to around 10% which is still far too high. The residential infill project is the perfect opportunity to start to relieve some of the immense pressure that lays on the heads and hearts of Portland's low income tenants. We have to act now. Housing bureau reports for the fourth year in a row average rents and home prices in most neighborhoods are currently unattainable for indigenous people, people of color, immigrants and refugees and seniors. There are no neighborhoods affordable to black renters and single parents with children. I myself live paycheck to paycheck and am one rent payment away from losing my housing. If my kids and I are pushed out of st. John's due to rising rents this would be devastating to my little family. We have strong community ties with st. John's. Unlike many single parents who rely on neighborhood ties to get by there's a need within the residential infill project to focus on ways to stop displacement like tenant opportunity to purchase, right of first refusal and provisions for tenants in single family homes to have the same protections as other zones as well as incentives and bonus programs for developers to build affordable housing. I want to expression my gratitude to commissioner eudaly, commissioner hardesty and the mayor for taking seriously.

**Wheeler:** Thank you. Appreciate it. Good afternoon.

**Jake Antles:** Hi. I'm jake ensell. I live in cully neighborhood in northeast Portland. My story comes from olympia, Washington, where I grew up. I actually threw my testimony out this morning after coming yesterday and hearing the testimony and seeing you folks respond. It was very touching. The story that is meaningful for me in my life in rip which I support especially the strong positions for anti-displacement, when I would go to and from school every day, go to the store, what have you I would always drive through four and five story apartment buildings then all of a sudden my single family neighborhood and it was stark the difference between who lived in which place. And in my neighborhood there was white families and asian american families and in the apartment buildings were almost all black. That didn't really -- I didn't know what or why except it just seemed strange. Now I just know of the deep injustice. In cully we see that as well. It's different. You have white single family residences then mobile home parks and apartment buildings and such and to be able to see a greater diversity of families as it transitions through the neighborhood and did

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not see such a stark difference to see us living in solidarity with each other would be my wish for us when they look back 100 years from now and our great grandchildren look back they will be glad we would have passed this and passed the strong renter protections that we will pass over the next months and years into the future. Thank you.

**Wheeler:** Thank you. Appreciate it. Thanks all of you.

**Michele Labra:** Hello, good afternoon. I'm michelle. I live in an adu. I have almost lived there three years and the home is very comfortable. I live with my husband and three children. It's not very big but we live there happily because we feel renting there is more stable. In an apartment when the owner makes changes or sells the property we suffer the changes without options or opportunities. Living in an adu gives me peace of mind because communication with the owners is better. In addition we have created a very good relationship with them. Seeing the happiness and tranquility of my children makes me so happy. They go out to play at any time of the day. I would like to end by saying if anyone has the opportunity to build or rent an adu, do it, because it would help someone in need. I would like there to be a law where tenants are more protected because the rent in apartments goes up too much. I lived in the normandy apartments more than four years when the owner sold it. The company that acquired it doubled the rent and for most of us it was too much. We had very difficult days until living cully helped us reach an agreement. We had to vacate the apartment but were able to receive financial help for our moving costs. To living cully and two great people who made their adu available for me thanks to all the people who helped tenants because without your help people would not respect our rights. I would also like to say I like there to be a law protecting us in situations like what happened at the normandy. Thank you for listening to me.

**Wheeler:** Thank you. Good afternoon.

**Malin Jimenez:** Hi. My name is eileen jimenez, I work as a community organizer. I used to live in north Portland but because of the increase in rent I couldn't stay. I had no choice. I had to move to vancouver, Washington, because I couldn't afford to live in my neighborhood anymore. As a community organizer I can't afford the rents in apartments being built right now. They are not affordable for my community. We're organizing with the community to have a policy that can protect renters from displacement. We believe renters should get advance notice what the owner is planning to do with their property. And if the building is going to be sold renters should get a chance to work with the nonprofit housing provider to build and keep their homes affordable. Also even though I had a stable job I couldn't afford to live in my neighborhood where I worked. We need more apartments. We need more adus and duplex, and we need units can be affordable for immigrants, people of color, black communities, low income families, and community organizers like me. Yes to affordable homes and yes to sustainability for renters.

**Wheeler:** Thank you. [applause] would you like to start?

**Wheeler:** Thank you. Go in the same direction. That way I don't forget.

**Trisha Patterson:** Hello. Thank you for hearing testimony. I'm trisha patterson. I live in the foster powell neighborhood and I support the residential infill project. I currently rent a duplex. I'm a bike and bus commuter, a young person concerned about climate change, displacement and I have dreams and plans of owning my own home someday. But there is just no way that I can do that with current housing prices like 460,000 median. No. That is seemingly selfish reason, climate change, wanting my own home, I support middle housing, four and sixplex and eightplex homes if they motivated affordable housing. While rip is not an affordable housing bill itself -- I gotcha -- it may allow affordable housing to providers to create more affordable housing. Young people. I do support implementing the deep affordability amendment and support anti-displacement measures. I think both those things are very important. There have been a lot of testimony tonight about this project and emotions that it evokes. The emotions in me are of hope, taking action on climate change,

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determination to house every Portlander, love for everyone working to pass this important project with amendments, and that's just all I have to say. This is just the start. I'm really excited about this project.

**Wheeler:** Thank you. Appreciate it.

**Steve Bozzone:** Hello. I'm Steve Bisone, I live in the Sabin neighborhood. I fully support the project along with the community calls for additional anti-displacement and affordability measures. Having lived in Albina for the past decade I have seen my neighbors displaced far too often. I was recently no-cause evicted from my rental house of nine years in Boise. The house was sold to developers. It would be cool if we could provide through rip or through follow-up policy. When I looked for new housing options I had an extremely difficult time near where I lived. If my neighbors could split up their current single family homes into multiple units and ADUs, and incentivizing developers we can help slow the tide of displacement and improve the diversity of housing options in our single family neighborhoods. Please pass the project so we have another tool for fighting displacement and creating more housing for Portlanders that are here today as well as those who arrive tomorrow. Thanks.

**Wheeler:** Thank you.

**Matt Kelly:** Good evening. I'm Matt Kelly, I'm a city of Portland employee but I'm here tonight on my personal time. I prepared my statement on my personal time and my views are my own. I encourage you to support the rip as well as the deeper affordability option proposed by Portland neighbors welcome and city-wide renter protection measures butt forward by anti-displacement PDX. I live with my wife in a rental apartment in the Buckman neighborhood and we love it. But part of the reason I'm speaking today is because of my parents who will both turn 78 years old this year which freaks me out. My parents live in a rural part of Michigan where my dad ran a dairy farm and my mom was a social worker. I worry about my parents. They have to drive to access everything. Medical care, groceries, to see a movie, visit friends or anything else. At some point they will get to a place where they can't drive safely and what then? My parents would like to move to Ann Arbor, one of few places in Michigan that provides reasonably good options for walking, biking and transit but my parents can't afford it despite working all their lives, owning their own home and being within the middle class. What does this have to do with Portland? The housing policies we're talking about today may not have much impact on people my parents' age but they will absolutely impact the choices for younger people and for future generations. Over time the rip will give more people the opportunity to live in neighborhoods where they have the freedom to get where they need to go without a car including people like my parents. Given the climate crisis we should be doing everything we can to give people the opportunity to get around by walking, biking or use transit while doing everything we can to prevent displacement of people with homes today. Thank you for considering the deeper affordability option and the renter protection amendments.

**Wheeler:** Thank you. Since there is a lot of interest in the amendments I want you to know what we're going to do with that. I tasked Sam Diaz to work with all of our commissioners' offices, those interested, to work with the anti-displacement PDX folks as well as the neighbors well comments folks and see what amendments we can craft and bring back. I just want you to be aware we are hearing that message.

**Kelly:** Thank you.

**Wheeler:** You bet. Good afternoon.

**Edith Casterline:** Good evening, Mayor, Commissioners. I'm Edith Casterline, co-leader of Rental Providers for Positive Change. I have five rental units in the Sunnyside neighborhood, two are ADUs. ADUs are great but with the footprint and other requirements it's hard to make them so that families can fit in them and to make them ADA-accessible so yes, I wish I could have made them ADA accessible and I hope multifamily housing will become more

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widespread to allow more accessible housing and family housing. So yes on rip. My crystal ball doesn't seem to be working on the residential infill project so I don't know with clarity what the unintended consequences will be. What I can say is please do not give in to fear that property owners raise around it. We have been failing on the private level to make housing affordable and equitable and we need the city to require it beyond the ripples. Please take to heart what community alliance of tenants and other pdx groups are saying around the need for affordable housing and concerns around renter displacement and evictions. We need to ensure current renters can stay in their homes in their communities. I'm in support of incorporating ideas such as tenant opportunity to purchase and first right of refusal and would like council to continue gathering ideas for preventing displacement.

**Wheeler:** Thank you. Good afternoon.

**Elaine Akamian:** Good afternoon. I'm elena caiman. I'm 25 and i'm here on behalf of the sunrise movement and we support the residence infill project and also the changes recommended by Portland neighbors welcome. According to ipcc's reports if we do not make adequate change by 2030 we won't mitigate the impacts of climate change. I'm a full-time student, full-time employee. I don't have a lot of extra time in my life to do extra things but being here tonight felt really important and essential to show up for myself and fellow Portlanders to demand more housing options that we desperately need. I'm here because alongside many people in my generation we are really scared for our future and what climate change brings to us. The residential infill project may not seem like climate action but to create a more just and sustainable future we must create more up zoned housing options. We need you to have the political courage and support the residential infill project and create a livable future for everyone in Portland. The housing crisis is an environmental crisis. 40% of carbon emissions comes from transportation. We can do something about that. It would be great if we did. If we want to hit those targets in ten years we need to make changes to land use that make those options more cost effective. I think that's a no-brainer. Now is the time to support the residential infill project. Please do the right thing. I'm really happy to come back and testify at city hall any time.

**Wheeler:** Thank you. Appreciate it. Thanks all three of you. Could I get a numbers check?

**McClymont:** We're on 25 of 70.

**Wheeler:** Bring on the coffee. Sorry, that's funny only to us. Good afternoon.

**Luke Norman:** It makes it easy to take walks in the evening and meet neighborhood cats. We have crows and chickens too. It makes it easy to get to greenways where we can take quiet bike rides and we're able to catch the bus to get to the grocery store. When we look to the future we appreciate the enact we are able to live in our neighborhood. We live on northeast hancock, a street with single family homes next to two stories apartments like the one we live in. All those homes are there in harmony with the deeper affordability bonus what's great is it allows families that make less to have the option to live in our neighborhood with a sixplex or eightplex that includes units that are affordable to people making 60% of median income. That means that a family of three who is making less than \$50,000 a year would have an opportunity to buy a home in our neighborhood. Also at the renter protection, it ensures that the families who are currently living there have the option to stay there. In our building we have multiple families with small children, people working part-time jobs. We want to make sure they have the option to stay in irington. Thank you for your time.

**Wheeler:** Thank you. Appreciate it. Good afternoon.

**Soren Impey:** Good evening. I'm soren and I have lived in Portland for 20 years. I'm a southeast renters in action member but this testimony is my own. One of the original intents of the residential infill project was open residential areas to desperately needed affordable housing. It's disappointing that the current proposal imposes size limits on rental units, especially in fourplexes, that discourage formation of new rental housing. It's also

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disappointing that the proposal allows for increased lot subdivision thus incentivizing high end single family. I'm also not a fan of the thought that the current proposal has what I characterize as a closet sized far bonus for affordable housing. I think we can do better than this if we really want to tackle our desperate housing crisis. I think thank the city council for passing the better housing by design reforms that include incentives for deeply affordable housing however this proposal as is creates housing similar to the r1 zone which really didn't produce much housing. So I would like to see -- I would urge the council to support the anti-displacement pdx proposal that would incentivize up to six affordable units. I would go further. Why not allow eight or ten units of affordable housing. The current proposal according to the city's own displacement report doesn't provide predict much new housing in inner Portland but suggests housing development would be targeted to lents, montavilla, cully, east Portland.

**Hardesty:** Your time is up but I have a question. What do you mean when you say affordable housing?

**Impey:** What I mean is housing that actually addresses --

**Hardesty:** Give me a number. 60% mfi?

**Impey:** I would go 60 or lower. Lower with emphasis on lower.

**Hardesty:** Thank you.

**Wheeler:** Thank you both. Colleagues, I have a question. Commissioner Fritz has raised a good question. We have about 50 people left and we want to make sure we get through 50 people. So my suggestion would be that if you have already heard your position stated well it's okay just to come up and say I agree with x, or I support this, or I support this with the following caveats. Just in the interests of making sure we get through everyone I want to make sure everyone who signed up, everyone who took time off from work and families and everything else have the chance to get to the mics. Could I ask people to be really diligent about that just so we can get through the next 50 people. Thank you.

**Eudaly:** I do have a hard stop at 8:00.

**Wheeler:** We should be able to do it. Let's move expeditiously.

**Paul Frazier:** Thank you for listening. I figured you could use some fun. I brought some props. We only have so much space. Urban sprawl very harmful. Houston is a good example. The house where I live will be turned into 12 to 18 units which is great, awesome, I hope it happens sooner than later. I'm going to need to move and I need somewhere to move. We're in a housing, transportation and climate emergency. Less driving, less death. We had record setting road deaths last year. So let's get to it. We have a piece of land. We only have so many in the city. We can put one unit on that land or with rip we can get four units on that land. I also support Portland neighbors are welcome here so -- [laughter] we can get eight units on that land and create affordability provisions that are based on mfi 60 and 80% so we can get more people there. Benefits. Imagine we're at a dinner party and I say, all I got is one bottle of water. Everyone feels left out, or I can give a can to everyone. That's better. The bureau of planning and sustainability says we have racist zoning. Let's fix it. We want developers to build. Let's do anti-displacement stuff to make sure it's good building. Neighborhood character. It's a myth. Ask the deer, the trees, the birds what they think of neighborhood character. Change is hard but we need to embrace it. Timing, we can't wait, we already have a housing shortage. Don't let perfection be the enemy of good. Every day we wait we build another mcmansion instead of this. What do we want our legacy to be? Portland welcomed me and my family. I want to help welcome others. [cheers and applause]

**Matthew Hall:** considering I followed that I want to be since you're willing to take into account all of the policy options suggested here I would like to say I do support Portland neighbors welcomes, suggestions as well as anti-displacement pdx suggestions and thank you for your time.

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**Wheeler:** Thank you. Good role modeling.

**Paul Souders:** Hi. I'm paul souders, resident of sellwood. I can't say anything that hasn't already been said. I think I support the rip. Also want to push for the anti-displacement pdx and deeper affordability bonus.

**Wheeler:** Great. Thank you. Next three, please.

**Heidi Hart:** I i'm heidi hart. I support rip as well as the deeper affordability bonuses for housing that is affordable to 60% and 80% ami, as well as anti-displacement pdx's suite of rent protections and everything else has already been said.

**Wheeler:** Thank you. Appreciate it.

**RJ Sheperd:** Hi, commissioners, mayor, thank you for taking this time. I'm artie shepherd. I'm testifying on behalf of bike loud. It's really impressed with the turnout and wants to thank Portland neighbors welcome and sunrise pdx and all the organizations that turned out for this. We're fully in support of residential infill project as well as the proposed amendments such as the outlined by anti-displacement pdx and the deeply affordable housing bonus. We see bike loud as an organization that wants to make biking available to anyone regardless of age, gender identity, race, sexual orientation or ability and we see that when we break down barriers to biking that's building a healthier community, a direct form of climate action. But if that's only available to the wealthiest Portlanders then we're not doing our job so therefore we ask for your support.

**Wheeler:** Thank you. Appreciate it. Good afternoon.

**Sam Stuckey:** Good afternoon. I'm sam stucky. Thank you for taking my testimony. I have a four week old baby waiting for me at home.

**Wheeler:** Thank you for being here.

**Stuckey:** Yesterday at a meeting of the old town chinatown use board I heard a presentation from pbot on the ways central city in motion aims to make more efficient use of our road network in coming years. We do not have an expanding network of roads so logically pbot has been tasked to make better use of the streets we currently have. I saw expanding bike lanes who take up a fraction of the space and travel planes prioritized for buses capable of moving ten times the amount of people that a car can. The presentation showed that pbot is focused on a future in which our single family vehicles comfortable and desirable as they may be are no longer sufficient one size fits all recipe for transit that works for people in our city. It's time our neighborhoods caught on too. Our residential land is feeling the same squeeze that our roads feel. Allowing construction of one, two, three, four homes on a single lot not only means more people can find housing within the city but that our precious neighborhoods will be able to use their limited space more efficiently. Opening our neighborhoods to middle housing means more families are able to live within walking distance of their schools and grocery stores. Living in closer quarters opens up options for families to live low car, even car free lifestyles that they couldn't previously manage in an area that they couldn't afford. When housing density supports improved access to transit option it is allows more people to take advantage of and ensure success of projects like central city in motion and the green loop. These types of homes possible through the rip will allow the city to make the space we need to house more Portlanders, make cost of housing more attainable, car free living more accessible and create a more sustainable future.

**Wheeler:** Thank you, all three of you.

**Wheeler:** Good afternoon. Commissioner Fritz, sorry.

**Luke Kanies:** Good evening. Thank you for staying late. I have lived here 16 years in two stints. My children attend sabin elementary. I share many of the sentiments tonight i'm the founder of puppet, a software company that raised \$87 million in venture capital. I moved it here in 2009 because I knew I could ride my bike to work every day. I'm testifying in support of the rip. Portland our city sprawls. The car dominates this town. Bike share has

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dropped since I moved back. We are not a green leader. Building enough housing in town on transit accessible by bike with limited parking could make our story true for the first time ever. The goal is to remove discriminatory regulations that bring many of its own rules. They remind me of the rules that allow adus but make them extremely hard to build. Those problems should not stop rapid opening up of more housing and types today. Somebody called me a capitalist because of running software companies. I would like to see a healthy market instead of a highly regulated market but I started life in a commune. I identify with my employees, parents, neighbors and kids. Like many I want to protect the character of neighborhoods but they are talking about buildings. I'm talking about people. Portland once did something truly special by focusing on middle income families. We must be a new kind of special to welcome tomorrow's middle income families. Thank you.

**Wheeler:** Thank you. Good afternoon.

**Jose Mikalauskas:** Good afternoon. Good evening, for the record i'm jose, I come here representing bus riders united. I was houseless and living in a van last summer. I was shocked to be in that position but I shouldn't have been. The housing prices in Portland are overwhelming and unsustainable. I remember getting home delirious from biking all day on a motley empty stomach sheepishly climbing into the back of my van. Laying there thinking of every unfortunate circumstance that threw me there, waking up to police shoving my van back and forth. I'm fortunate not to be in that van any more. Not everyone is as fortunate as me. I have seen and been told many stories people on the verge of houselessness, each story is unique however they are plagued by common problems. Too many vacancies and nowhere near enough affordable housing in the city. This infill code has the opportunity to change that. I would like to state it's unacceptable there's not already an anti-displacement amendment in the code. We have a huge opportunity to make the change that people need. Despite doing the best they can the fact that black and brown folks are disproportionately affected in this. You should be steadfast in supporting this residential infill code change. So let this purported value shine and pass this code change. We'll all be waiting with applause. Thank you.

**Wheeler:** Thank you.

**Phil Longenecker:** Commissioners, thank you for the opportunity to testify. I'm phil longacre. I'm testifying in support of the rip. I currently rent a room in a shared house in the buckman neighborhood. I'm a full-time student with loans and working to pay rent. I feel constrained by the current options that I feel I can afford. The residential infill project provides new housing choices I would be interested in. I would love to live in a duplex, triplex or eightplex. In the summer of 2017 I moved to Portland for my first job out of college because I saw this city as a model and leader for the nation. After that job I moved to minneapolis and lived there two years. We know that exclusionary zoning leads to racial and economic segregation and it's cities like minneapolis leading on ending it. I urge you to help Portland do its part and I believe the residential infill project is a step in that direction. Please approve the recommended draft accompanied with newer deeper affordability and city-wide renter protections.

**Wheeler:** Thank all three of you. Colleagues, I have a proposal from commissioner Fritz. She needs to be done at 8:00. I believe commissioner eudaly is leaving at eight. With the number of people signed up if we gave everyone one minute and 20 seconds we would get through everyone. Can I get a show of hands? How many would support that so we can get through everyone?

**Eudaly:** Otherwise we lose quorum.

**Wheeler:** How many would not support that?

**Hardesty:** How many don't care either way? [laughter]

**Wheeler:** Let's do. That one minute 20 seconds. If you're in your just really your final thought go ahead, finish that. Let's see if we can get through everyone. I apologize for that.



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We still will accept everybody's full testimony if people email it, you have my word we do read it. We read it. Good afternoon.

**Raymond Cunningham:** Thank you. Thank you for the opportunity to testify before you today. I'm here to testify in support of the residential infill project. I hope you think about stories like mine. I'm white, 23, solidly middle class working to obtain my masters at Portland state university and the idea that I could one day own a home in Portland is laughable to me. People in such highly privileged positions like my own fear we cannot stay in the city. For better or for worse homeownership is the chief way for us to build intergenerational wealth. If this project does not pass we'll be blocking countless people out of the housing market which will exacerbate our present day inequalities. I implore you to please pass the rip not just that privileged folks like myself can own a home but residents with much less privilege than I can as well. Portland talks a lot about being a progressive city. It's time for the city not just to -- time to walk the walk, not just talk the talk. It's time to legalize fourplexes, also support the anti-displacement pdx amendments and deeper affordability amendments proposed.

**Brooke Best:** I'm brooke best, a member of the Portland coalition for historic resources, a/k/a pchr, and other members are going to speak after me so I will be brief. So far tonight I have heard a few people supporting my concerns including linda neticoven who spoke earlier. I'm just going to hit the top highlights. One, added density will primarily result in small rental units that benefit investor ownership, not individual ownership. I know that proponents are claiming that rip will lead to more affordable housing options but there's a lot of research that overwhelmingly contradicts this assumption and I brought a couple of examples. So there's an analysis by one leading economist saying that liberalizing zoning regulations will exacerbate the problem. Their premise they warn that housing in an area where the law of unintended consequences is most powerful. There's a lot of other studies and i'm not going to go into them but I brought copies. I say tread lightly on this one because it sounds too good to be true which often means it is. Then the issue of demolition of sound habitable housing is just not sustainable, not environmentally responsible. There's a huge impact.

**Wheeler:** If you hand your written testimony --

**Best:** I submitted it.

**Wheeler:** Thank you. Good afternoon.

**Robert Archer:** Robert archer. Southwest Portland renter and landowner. We southwest Portland property owners have been riding the real estate appreciation rocket ship for years. You don't need a golf course in your backyards. Opponents are unconvincing because as we know bus service responds to increased ridership. Stores increase with population, infrastructure follows a rising tax base. This is how rip will improve, not damage, liveability in southwest. I biked here. I'm going home on the bus. It's easy from southwest. I have more written testimony that will follow.

**Wheeler:** Thank you. Next three, please.

**Wheeler:** You're doing a great job. I appreciate the speedy comments.

**Dane Wilson:** I'm dane wilson. I'll make it brief. Much of what I came here to say has been said by others. I'm happy to hear another property owner from southwest is in support of this that we're not a demographic that likes to see the infill but I came here from a part of the country that has a lot of urban sprawl. One of the things I have always liked about Portland was the fact that we chose not to go that way. It's always been my concern that we need to develop affordable housing within that structure and so i'm in favor of these kind of changes and i'm happy to see Portland continuing to consider these types of issues.

**Wheeler:** Thank you. Appreciate it. Good afternoon.

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**David Rosenfeld:** Mayor, commissioners, thank you very much. I'm David Rosenfeld. I live in the Woodstock neighborhood with my wife and two kids. I strongly support residential infill proposal. I also support strengthening it with all the additional proposals you have especially from anti-displacement pdx. We're lucky. We're homeowners. We bought our house 15 years ago. If we had to buy it today we couldn't afford it. I'm a small business owner. I shudder to think what the situation is for others. When I look at rental prices in my neighborhood I would struggle with that too. I think, awesome, fourplexes will make our neighborhood better, more vibrant, good for mother earth and makes us take climate change seriously. I think this is one really important step towards chipping away at Portland's shameful legacy of racist housing policy. So we need to make that right too and this is a step in the right direction.

**Wheeler:** Good afternoon, sir.

**Jim Gorter:** I'm Jim Gorter. As a member of the residential infill project stakeholder advisory committee I have participated in rip since its inception. Portland has spent years and many thousands of dollars creating the 2035 comprehensive plan. Rip fails to achieve many of the objectives or address many of the objectives and goals of that plan. Rip takes a one-size fits all approach to the city. Rip will focus displacement in Portland's most affordable neighborhood and allow scattershot. Respect context and scale. Make front setback height and mass compatible with surrounding houses. Require affordability in exchange for density. Do not provide far bonus for affordable dwelling units. Encourage affordable housing through financial and regulatory incentives. Focus housing density around transit corridors. Preserve naturally occurring affordable housing. Include finished attics and basements in far. Delay further consideration until the anti-displacement plan is fully implemented.

**Fritz:** Thank you for that testimony. Have you sent that in written form?

**Gorter:** Yes, I have.

**Fritz:** Thank you very much.

**Bruce Sternberg:** I'm Bruce Sternberg, an architect and planner involved in the design and construction of over 1,000 units of low income affordable housing as well as having experience with working with neighborhoods and plans. I'm also a resident of Eastmoreland. The rip in its present form will not create more affordable housing in the short term. In the long term it will perhaps create but that's generations away. The rip is based on the premise that increased housing density produces increased affordability. New York City has the highest density zoning and the least affordable housing in the world. It's not like the consumer economy. Housing is not mass produced. It costs two to \$400 a square foot. It can provide the opportunity for affordable housing for accompanied by tax credits, fee waivers. It will reduce architectural quality of Portland's neighborhoods because development guidelines are inadequate. It will increase demolition because its incentives are insufficient with the exception of requiring two side by side houses what Nimbys are so concerned about that its poor design will undermine the existing beauty and home values of their neighborhood, increased density is not the problem. It's the quality of design that is of issue.

**Wheeler:** Thank you. Good afternoon.

**Ana Azizkhani:** I'm Ana. I'm so grateful to hear some testimony that's opposing rip because I oppose it fully. I don't like the way that things are written. Sorry I'm so nervous.

**Wheeler:** That's all right.

**Azizkhani:** Let me tell you what's happening in my neighborhood there are already lots of middle housing. There's adus, rowhouses. There was a \$299,000 single family house that got torn down and now there's four units on there. The whole lot is selling for \$1.6 million. I don't see anything in rip that will protect against that. There's more density on that lot but it's completely unaffordable for probably most people. Even if those were to get separated

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that's \$400,000 for a 400 square foot living unit. I understand this is complicated. Thank you so much for looking into this but i'm just so mad that I have to be here. I came here in 2004, bought my house then, picked Portland as my home as a refugee. This was the first time I picked a home for myself. I have worked so hard to buy my home and stay in my home and I feel like I picked Portland because it was the one place where I thought that we had similar values of putting community and putting people over profits instead of developers and investors and big corporations and businesses. I don't want to change about Portland. I'm sorry I have one other thing to send to you. I'm part of this group that's not very organized, just a group of people on facebook called stop demolishing Portland. There's 5,000 people in the group. We did manage to get a petition together of 3200 signatures that want to be able to vote on rip.

**Wheeler:** Very good. We'll make sure we get a copy of it. Good afternoon.

**Garlyn Woodsong:** I'm garland woodsong. I grew up here, went to the same high school as chloe. I was a member of the stakeholder advisory committee representing northeast coalition of neighborhoods. I developed the first adaptive reuse fourplex underneath modern building code and I helped develop the affordable bonus doing pro forma work for that. I would like to encourage you to adopt rip as proposed now. I have heard stories of people who want to move to Portland but can't because we have a housing shortage. Those people in trump's america are living in other parts of the country and i'm worried for them. We need to be a welcoming beacon of progressive values for people that want to move to a better place and build a better life. The rip proposal as proposed will start to provide for that. It may be flawed. Think of it as phase one. We need to adopt this current proposal and then come back and develop a deeper affordability bonus in conjunction with community groups. We also need to think about design standards. A number of things we could do to make it better but let's adopt this now and start making a better life for people even as we think about how to get to even better proposals. Let's not let the perfect be the enemy of the good.

**Wheeler:** Thanks all three of you.

**Wheeler:** Mary, didn't you testify yesterday?

**Michael Owens:** Good evening. I'm michael owens. I came to Oregon 15 years ago after finishing my bachelor's degree in wyoming. I'm a civil rights attorney. I represent employees who have suffered discrimination. When I moved to Portland in 2010, I did so as part of a law firm I started with four other new attorneys. I know lawyers as a group don't elicit much sympathy but my partners and I had no money and no clients, just a dream. I'm here today because I had help in that journey. Not only help from friends and family but also help from good public policy. I was able to take the plunge of starting a law firm that helped discrimination victims who often had no income of their own because I myself qualified for low-income housing. It was a critical stepping stone in my life and career. But after a decade I have started to give up on a dream of moving up to that next level of housing at least if I want the stability of ownership or don't want a lengthy unhealthy commute. Even as a renter I fear lack of middle level housing will drive me to the outer reaches of the city. I know I have had immense privilege but I have no inheritance or trust fund. With a single income and staggering student loan payments I don't foresee owning a home anywhere near the urban core. If I have given up on that dream I know people less fortunate are the same.

**Corey Omev:** Good afternoon. I'm cory. I'm an architect and part of the Portland small developer alliance. This is --

**Henry:** Henry.

**Wheeler:** Hi, henry.

**Omev:** We want rip to be passed now then think about phase 2 of next part. Personally i'm a middle class white male privileged person here. What we do in the neighborhood is to try

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to find places and spaces for people to live. We want to build community. We are lucky enough to have purchased a second house behind ours, and we would like to build a community there which is strong and vibrant and what it means is building small but a lot of. It means having people like Henry's friends, like my colleagues, my peers, people who can't afford to live in the city should really be able to afford to live here, work here and to raise families here and we can do that in small places of great community adjacent to each other within our current neighborhoods.

**Wheeler:** Thank you. Mary, since you testified yesterday I don't want to be unfair, I'll put you at the end of the list. If we have time I will get back to you.

**Mary Vogel:** I was just introducing the Portland small developer alliance.

**Wheeler:** 30 seconds. 25 more seconds.

**Vogel:** In any case, I wanted to say that we, the Portland small developer alliance, do certainly support a deeper affordability option and in fact as Garland said he helped to create the pro formas that developed that option. We suggested going to phase 2 that we have suggested in our testimony. I asked Morgan Tracy what delay might we be talking about with that option. He said the eightplex proposal exceeds current entitlements for single dwelling zone in both building --

**Wheeler:** We get your point. Could you submit the testimony via email? That will be fantastic. Next three, please.

**Chris Marracini:** Zoo, et cetera is exemplified by the high property taxes they are willing to pay. I'm very concerned about the anti-family emphasis in the city's rip. I have been watching the KGW series on Woodlawn Elementary. 50% of students who attend Woodlawn don't live in the neighborhood anymore. Parents have to drive their children to school. These are comments they have made. I have been displaced everywhere in Portland. I have been pestered by people saying do you want to sell your house. The corner grocery stores are gone and the churches are gone. These parents are to be commended for make such a commitment to their children. Unfortunately many are unable to do the same. Question. What would happen to Woodlawn if the 50% attended school elsewhere? Would it close? What can happen to the rest of east side schools if families are displaced or don't find neighborhoods family friendly anymore, something I hope you will think about. Remember Albina. The displacement of people and names not been looked upon favorably. In addition the three and fourplexes are not commensurate with neighborhood housing and create a density that can overburden infrastructure. How many families will want to live next to three or fourplexes much less live in one. I would like to see developers out of the neighborhoods so house prices will become more reasonable and efforts made to provide more homeownership opportunities for Portlanders. Homeownership should not just be for the rich who come from outside Portland. You can do better. Please channel Tom McCall who chose liveability over profit. Consider why he's revered.

**Wheeler:** You did it. Thank you. Congratulations. You're next. She stretched it a little but she got it. All right.

**John Liu:** I have to come over to the laptop. I'm chair of the Portland coalition for historic resources. You had a very detailed presentation. Taking you on your word. I gave the council clerk a six page supercondensed version and hopefully she will give that to you. I'm going to only cover a couple. We heard we need rip to accommodate growth. In February 2019 the director of the bureau of planning testified to the state that our zoning map already provides twice as much capacity as Portland's forecasted growth so we don't need it for growth. We have heard from many people here even though it's not true that rip will produce affordable housing it clearly won't. We heard from many members of the Portland small developers alliance and this is from a presentation they made. Their testimony to PSC. The cheapest price for a quadplex is 2300 a month by the developers' own numbers and they are correct. We checked the numbers. It's close to double what low

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income Portlanders need. This is the most important slide. Every red dot on the map is a rental house. Every red dot is a family at risk of being displaced when their house is sold to a developer as happened to the gentleman who testified from boise. He said I was displaced, my house sold to a developer. That's every red dot there. Last thing. One recommendation I would make on this list. Require inclusionary housing for infill. One affordable unit per quadplex and finally put quadplexes at r2.5. Near transit.

**Wheeler:** She would like to see the rest of the slide. Quickly show us the slides.

**Liu:** This is the only one I skipped. The blue line is the median size of a house in Portland, 1500 square foot. The red line is what the rip size was when I did the chart. Today it's higher. The point is rip is a one-size fits all process and a house appropriately scaled in east Portland would be massively overscale and st. John's. We think rip should allow sizes somewhat commensurate to what's already in the neighborhood. Like 25% bigger than the biggest thing within a block. Something like that. The last slide commissioner Fritz is the recommendations that we have made at the pch r. Inclusionary housing zoning for rip, put triplexes and quadplexes in r2.5, near transit. Contact sensitive sizing, protect trees and most importantly implement and fund the anti-displacement plan before we let the developers loose.

**Wheeler:** Thank you.

**Fritz:** Have you seen the amendment requests?

**Liu:** Yes, in our testimony.

**Fritz:** I would like you to add those to the list of amendments and be very specific. Thank you for your testimony.

**Hardesty:** My question was what do you mean when you say affordable housing?

**Liu:** I mean in every quadplex one unit should be affordable at either 60 or 80%. Mfi. One important thing it has to be the same size as the market rate units. We can't have three grand units and one broom closet.

**Hardesty:** My goal is just to get one question answered. Thank you. I just need to know what people mean when they say that because we throw that term around quite a bit.

**Wheeler:** Thank you. Good afternoon.

**Constance Beaumont:** Good evening.

**Wheeler:** It is, yes.

**Eudaly:** I can't help it if people only work half day.

**Constance Beaumont:** I'm constance beaumont. I live in southeast Portland. I agree with the points made that john made so I won't repeat them. Honor the lady on an earlier panel made some good points. I'll just add in addition to having concerns that I think rip could exacerbate rather than alleviate the affordable housing problems unless there are stronger anti-displacement provisions and so forth, the other concern I have is instead of focusing on density along transit stations and centers it randomly scatters around the city. I lived in arlington, virginia, which had an aggressive densification program and by highly focusing concerning density we talked about climate change and carbon emissions arlington has managed to increase the percentage of residents who commute by transit to 38%. To cut the number of percentage of transits -- residents who commute to work by driving alone from 52% to 44%. So I would encourage the city to look at some of the aspects in the arlington county award winning program.

**Wheeler:** Thank you.

**Beaumont:** I appreciate your time.

**Wheeler:** I appreciate the fact you gave us a copy of the presentation. Very helpful. Next three, please. Would you like to start?

**Ben Kilfoil:** Yes. Sure. I'm ben. I support rip for a lot of the same reasons as our soda wielding friend earlier. My brother and I purchased a duplex in north Portland and were only able to do it because we went together. By doing that we have the ability to basically

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under rip we would make that into a fourplex using the existing structure, add on parking to help with that and basically take our two bottles of water, split them into four cans of soda and let two more families live there.

**Wheeler:** Thank you.

**Regina Winkler:** Good afternoon. I'm regina wingly. I wanted to comment on rip. I could not dream to own a home in the neighborhood I do now when in california I was able to purchase a bun a good low in the neighborhood I always dreamed of, beautiful older homes. If rip passes my children will not be able to dream of owning one of these beautiful homes or even to rent as the lowest rent in the quad will be \$2300 versus the average of 1645. In addition to the quality of the neighborhood I value so much will deteriorate as these quadplexes tower over the little bungalows in these neighborhoods providing no trees and no parking city-wide. Rip houses will be 2.5 times larger than the typical Portland house. Rip will bring demolition with all the dangerous pollution and chemicals that entails. Displacement impact will hit neighborhoods with smaller less expensive homes, quality of life that Portland is famous for will deteriorate. So to sum up, don't californicate Portland.

**Hardesty:** The rent on the fourplex would be about half of what they were proposing with the 2200, a little over half of that. I don't know where you got those numbers.

**Wheeler:** Thank you. Next three, please.

**Shawn Helm:** Good evening. I'm sean helm. I work at the Portland school district and i'm coming here not for them but just because I have a lot of institutional knowledge. I have been there the last 15 years collating statistics for the district. I have seen the gentrification that has happened in the albina neighborhood, underenrollment of schools in the jefferson cluster. We need a change in housing policy to address this. I personally support the amendments that are being proposed for anti-displacement and like the eightplex affordability. I want to address other things I have heard. In regards to the scattering of affordability that's a good thing. We have a segregated city. We have concentrations of poverty in big complexes that are done through home forward. We need to spread out kids across the whole city.

**Wheeler:** Thank you. Next three, please. Good afternoon.

**Jody Stegman:** I'm jodi stegland. Sorry i'm not versed in the legislation. I heard about infill and all that. I had some questions and concerns about if the existing structures are being fully used, if tiny houses are able to go where single family homes are and concerned about demolition that doesn't need to be done. Then also talking maybe more about greening the areas like how to plant food in public, get fruit trees and address another crises in that way like planting food and medicine in public, dandelion, whatever. Consider an animal species as well as humans. Then reparations and royalties. I have been a renter for 40 years and because of inherited income was able to buy a house. If you put in 1% to help people that have been displaced that have not had the opportunity like 1% of a selling price I would be happy to give some money.

**Wheeler:** That's a good idea. Actually there's a group of people looking at the Oregon cultural trust model to see if they can't create something to support vulnerable populations.

**Stegman:** Certainly with white privilege I can contribute something. Listen to people of color and what they need.

**Wheeler:** There's rich with money and rich with benevolence. You have the latter in spades. Next three, please. Very good. Would you like to start, please.

**Tamara DeRidder:** Sure. I'm tamara deritter representing university park neighborhood association as their chairwoman. Thank you for being here and going through the testimony, including amanda Fritz who I hope is still with us.

**Wheeler:** She's there.

**DeRidder:** Thank you. From december 29, 2019 to january 5 of this year university park neighborhood association conducted an online survey of residents with input on residential

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infill project. At their January 7 meeting the board recommended to support the survey and oppose the recommended rip based on the majority with the attached survey which has been submitted to you with summary. The proposed rip does not promote affordable housing for the moderate and low income residents, the city's largest middle housing need. It encourages destruction of existing homes in the neighborhood forcing displacement of long time residents in favor of expensive housing units. Investors and developers see it as a land grab opportunity to demolish homes, replace them with three and fourplexes rented out at much higher price per square foot.

**Wheeler:** You only have a few more sentences. Why don't you finish.

**DeRidder:** Okay. The majority agree that the proposed rip fails to satisfy three of the six goals established by the planning and sustainability commission. These are support housing and affordability and extend access to neighborhood amenities to the lower income population. The context of the existing neighborhood and the third, avoid increasing the risk of displacement of the current households.

**Wheeler:** Thank you. Appreciate your being here. Good afternoon.

**Shane Kwiathowski:** Shane, representing as private citizen. I lived in the area 30 years. Tomorrow will be my 31st birthday. It will be my fifth birthday without my twin sisters. I lost my housing on Mississippi. I lost my job about three dozen friends. This was prior to when there was any rent control. This was working at a bakery and a local business owner who had no problem paying my minimum wage. One of these owners now owns the Society Hotel in partnership with three other people who invested over I think about 9.5 million into that Society Hotel. What I am going to state here is that there's a lot of people talking about the protection of trees and parking and here's the thing. I am an witch. I meet people who talk to trees and flowers all the time. They will grow back. People who do not have economic security in a system that literally wants us dead doesn't care. And when I think about Oregon and Washington state and how many queer people are being welcomed here what a slap in the face that we get all the transgender and hormone replacement therapy but no living wage job. Oh, no place to live. And I'm getting really tired of how many people talk about diversity and never include queer people because queer people are on average very housing insecure. And there's no generation to talk about when you are disowned for being a tranny.

**Wheeler:** Thank you. Commissioner Fritz had a question for Tamara.

**Fritz:** That was great testimony. Thank you very much. I have a question for you. I know there are a lot of skinny lots and we are on a type of deadline for skinny lot dead rations. The deadline is March 1st. Has there been any discussion of that?

**DeRidder:** Yes. We have testified that we wanted to make sure that your lead vote in the, before the city council where you had stated and the city council approved no development on skinny lots would be honored in this proposal. But it is not honored in this proposal right now.

**Fritz:** No.

**DeRidder:** We do have opposition to the reassigning of the skinny lots. We had over 208 respondents to our questionnaire.

**Fritz:** Thank you for that information. Mayor, this is something that's urgent that we take care of. I suggest we invite residents of the areas with skinny lots to come back for a special session to deal with that in particular. Thank you, Tamara, for being here.

**Wheeler:** Thank you, Tamara. Thank you, Commissioner Fritz.

**Adam Zielinski:** I am Adam. I am a renter and resident of Southwest Portland Hillsdale neighborhood. I am a contractor with customers that builders who build adus, infill development, new construction, retrofits, all kinds of construction, and. I have submitted my own testimony and signed on with the small developer testimony. I would really like to emphasize that in favor of your proposal and would strongly propose you pass it as phase

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1. Everybody has a lot of improvements they would like to make and that's all great but I think that should be separated into a phase two package so we don't delay any longer. Displacement is happening now. And even the proposal as is is better than the status quo. And we should not let perfect be the enemy of the good. Pass phase 1 as is and work immediately on phase 2.

**Wheeler:** Thank you. Thank you all three of you.

**Wheeler:** Good evening. Pam, is that microphone on? Is there a green light on?

**Pam Phan:** For the record I am Pam and I am here to read on behalf of planning and sustainability commissioner Daisy Quinones. When I say "I" I am really Daisy. It's an abbreviated version to fit a minute and 20. I would like to provide a greater and clarity on my list and why I am here to urge you to vote yes on the anti-displacement amendments. It's imperative to grow our household stock. As a city we must allow for a variety of housing forms to make housing within reach for more people particularly people of color. I voted no on the proposal as a planning and sustainability commissioner because while I am understanding the context that needs for rip and the long-term benefits it will provide I know in the short-term such a zoning change can lead to displacement. While the analysis showed an overall net decrease in displacement under rip my concern was focused on the bulk of the displacement is likely to take place. The neighborhoods identified by the analysis are some of Portland's last remaining affordable neighborhoods. For a family to face eviction could have serious impacts. The PSC as a body doesn't have the ability to make recommendation. On this zoning change alone I did not feel confident working yes because of the benefits in the short-term.

**Wheeler:** I will let you finish because you are on the commission.

**Phan:** However, you as the body as city council are able to amend this proposal to include programs and policies outside of the code to prioritize anti-displacement and can make more equitable, this project more he can tack in both the long and the short-term. And PDX for many years has offered policy recommendations to reduce, mitigated displacement. I urge you to take the suggestions of the front lines of the, communities and coalition to make residential infill a more equitable project and pass rip in the anti-displacement recommendations.

**Wheeler:** Thank you. Appreciate it. Good evening.

**Rick Potestio:** I am Richard Potestio. I am an architect. I advocated for middle scale housing since I returned to Portland from Boston where I designed infill housing in historically dense, wonderfully liveable neighborhoods. My criticism in residential infill housing project is two-fold. First, it's based on a contradiction. Modify current zone zoning it proposes to downsize the lot and increasing the number of units. Second, it is based on a trend that predicts an older and more single largest employer population. Rip will increase the number of units on a lot but given the small unit sizes it does not significantly change the number of bedrooms on a lot compared with the existing or potential house that may be there. Thus a number of heads in beds, the actual number of persons potentially or likely living on the lot may not change. As such, rip may be population neutral. Trend response of studio, one, and two-bedroom unions favor singles and couples. Families with kids, relatives or group living arrangements and options. While Portland's population may be trending older, whiter and more singular our region is becoming more diverse and culturally rich as Hillsboro exemplifies. I believe Portland should be as dynamic and dense as its neighborhoods. To achieve this goal, rip, the rip project should be premised on the middle scaled housing models of 100 years ago. These include eight and six-plexes, court yard buildings and so on. I can send the rest of this to you online.

**Wheeler:** Thank you, both.

**McClymont:** These are the final three.



**Wheeler:** Final three.

**Wheeler:** There's an old -oh, yes. Right. And I am i'm sorry? Ok. And who is the third?

**Fritz:** Could I say something --

**Wheeler:** I'm sorry. Could you say that again?

**Fritz:** I would like mr. Potestia to send his testimony directly to me.

**Wheeler:** Is everybody who believes they were signed up had their shot? Very good. So with that, I know that some of my colleagues wanted to say things in closing before I close out this hoaring. Commissioner Fritz, would you like to go first.

**Fritz:** Sure. Let me just check it out. Are we doing ok with being able to hear me?

**Wheeler:** Yes.

**Hardesty:** Yes.

**Fritz:** Thank you very much. Thank you to everybody who has contributed to this process, staffing at city hall, planning bureau and specifically people in the community. I certainly hear the anger of people. The rip proposal appeals to everybody's gut reaction that more units will lead to lower prices. We shouldn't make policy choices based on gut reaction. Let's review the facts. There's currently zoned capacity that has 249,000 new homes in Portland. Almost all of those units are on lots of multifamily development is allowed. Commissioner Fish and I worked with our colleagues under mayor haes to have 39,000 units in 2016 comprehensive plan process. Locating those units where the future residents will have access to transit, parks, and shops, and jobs. We have already added many more units than rip promises to deliver. We already have plenty of capacity for new residents moving here or being born here who will need homes. We should make better use of land for higher density housing before we allow development outside of those areas. I feel the four years I put in working on the comprehensive plan policies and maps were a complete waste of time. Every lot zoned single family is already allowed to have an additional unit. Duplexes are already allowed on every corner lot in every single family zone. Rip was directed to allow more internal conversions and allow two additional units on each lot. The housing needs analysis predicts no shortage of studio, one, and two-bedroom apartments in coming years. The analysis shows shortages of larger units with more bedrooms and single family homes, as the gentlemen said changing the number of units but not the number of bedrooms on a lot doesn't necessarily help the Portlanders of tomorrow. The displacement risk analysis showed the areas most likely to suffer displacement are neighborhoods in outer southeast Portland where significant levels of low-income renters and people of color live. While overall there may be more rent available to people of color once again this proposed city policy will disproportionately affect people of color as well as the practices have done. Let's consider global climate crisis and the crisis of traffic impact on Portland streets. With vehicle miles traveled depends on locating housing density close to arterials where transit is or will be available. Allowing increased density far from arterials will require people to drive to get to transit. Putting more people will they will have to work on streets with no sidewalks or other safety features will hamper our week to achieve -- the city has reentry adopted, this council has recently adopted plans for which streets city wide will receive city funded improvements over the next 20 years. Instead of putting more density on these streets rip completely ignores basic safety features will be provided over the next 20 years. What's the point of planning street improvements? What's the point in move be towards electric investigation if there's no other people to park those vehicles to recharge them if there's no offstreet parking spaces? Much of the testimony in favor today and yesterday has focused on the housing affordability and homeownership. As commissioner hardesty has pointed out multiple times there's no density to indicate this project will achieve those goals. New construction will be almost more expensive than -- new construction is almost always more expensive than existing development. It seems likely there will be few I are homeownership opportunities

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as a result of rip as single family structures are demolished to make way for multifamily. Condominium units are difficult to establish and operate as the number of units needed to hire a property manager. It seems likely these changes will result in more market rate rental housing managed by major property companies and fewer owner occupied homes. There has been limited analysis of what system infrastructure improvements will be needed to support random density spread all over the city. In particular water, sewer, and stormwater upgrades will not be paid for by the last development added that makes the system fail. City wide we will have to foot those bills whether it's in development playing its way. Developers are the big winners in this project. There's been almost no consideration of environmental or land site constraints. I have sent to the record the west Portland parks study that was adopted in 1979 which sets limited on development in deep southwest down to the capacity of the sewer line in three I don't know creek park. The city is allowed to consider infrastructure and environmental constraints yet this proposal largely does not. I will consider all amendments with the first question, how does this impact the climate crisis? Second, how does it impact vision zero? Third, will it further impact environmental zones and dead-end streets? And fourth, how does it help people threatened by displacement? The bottom line is the administrative rules of house bill 2001 will not be published until december of this year. There's no mandate to move forward on this project without further enacting meaningful, measurable and displacement strategies. As I mentioned, we do need to do the skinny lot actions a lot faster than even rip is going and I will be talking with the mayor and director to see if we can get a focus group on that done in the next few weeks. In short I believe that we, although there is urgency we already have the capacity to add the housing that we need. I believe if the majority of the council moves forward rapidly anyway in 20 years you will be echoing the words of the late great commissioner gretchen kafoury regarding the albina plan. When they saw the 2010 census figures she said, oh, my god, we thought we were doing a good thing." thank you for considering my comments.

**Wheeler:** Thank you, commissioner Fritz. Commissioner eudaly.

**Eudaly:** Thank you, mayor. In light of the time I am going to keep my remarks very short but I will probably share a longer remarks on social media and of course when we finally come back to vote for this. I will have longer ones. I want to make a couple things here. I have been really excited about this conversation all along and anxious for rip to come back. I am in generally support of residential infill. In 1917, and buechanan v. Worley the supreme court voted unanimously that printed selling land to blacks violated the 14th amendment. At that time maybe a few dozen stipes in the country had zoning laws, codes. After that ruling, exclusionary zoning laws spread across the country and income became a proxy for race. And that is the undeniable history of zoning in the city of Portland. So we absolutely agree that we have to undo that harm. However, we also can't ignore everything that's happened in the meantime. Red lining, urban renewal, eminent domain, major transportation projects have displaced and destroyed communities of color in particular the black community in northeast Portland. So you know, I guess if everything was just like it was 100 years ago and we rolled it back, that would be great. 100 years later, we've seen massive investment in our rental properties by wall street investors. And I am frankly not interested in benefiting those people. I want Portland to be less desirable to wall street investors. I want affordable housing for everyone. And I want there to be an increase in affordable homeownership opportunities for low and moderate-income households. So I really appreciate all the testimony today. I think that some opponents brought some really valid concerns that I am going to be looking into. But I am hearing loud and clear from community advocates and individuals themselves who represent the people that we -- I think we are collectively most concerned with, they want rip and they don't want us to delay it and they don't want perfect to be the enemy of the good. I will say I really hope we

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do create and implement some meaningful anti-displacement measures and other programs and opportunities that will address some of the concerns that I have shared in the past. And that moving forward, we're not going to be dealing with anti-displacement as an after thought or a next phase. We have to weave these measures into everything we do moving forward. And I will just leave it at that.

**Wheeler:** Thank you. Commissioner eudaly. Commissioner hardesty.

**Hardesty:** Thank you, mayor. Thank you commissioner Fritz and commissioner eudaly daily. And thank you the public for showing up in force two days in a row and over the last four and a half plus years in a variety of different forums. Where are we today? Today we are a city that if you work full time, and you work for, if you work for anything less than \$24 an hour, you cannot afford to live in the city of Portland. That's where we are today. Today we have many beautiful brand-new apartment complexes that people who work two and three full-time jobs cannot afford to live in. We have neighborhoods that have been consistently exclusive because income determine who had the opportunity to live in those neighborhoods. I am committed to making sure that Portland will be a city that your income does not determine your zip code. I think rip is not the solution but it is one component of the solution to continue to make Portland be a city that is affordable for all of us regardless of our income. Hopefully we've learned something over the years. I actually worked for bev stein when the albina community plan was developed. I was assigned to spend a year out in the community gathering the community's thought, gathering who was responsible for what. And I can tell you, plans are meaningless unless the people in office actually implement the plans. Plans are meaningless unless the community advocates put pressure on the powers that be to actually implement those plans. Can't tell you how many plans I have seen over the years that take up lots of space on shelves and new people come in the office, new people come into positions and they never, ever take them off the shelf. We, all of us, have an obligation and responsibility to make sure that Portland continues to be a place that people of all income levels can live. This is not the end. Rip is a Portland. And I look forward to continuing to work with the bureau of planning and sustainability and that staff that I have to say, I admire you guys so much. With the leadership of adrienne durbin and the fabulous staff that you have, it is absolutely clear to me that this is not something that's been rushed. This is something that's been thoughtful. And it's funny, there are people today saying slow it down. We're moving it too quick. Four and a half years is not too quick. Trust me. [applause] we have to be able to be more responsive. If we do nothing, then what we're seeing happening all over the city of Portland will continue to happen. Those with lots of resources will have options. Those with limited resources won't. I look forward to the vote. Thank you all. You are -- you're what makes Portland great because you have been here for this entire conversation. And I just want to thank you. It's 8:00 in the evening. And you are still here. Thank you for that. You pay us to be here. But you are here because you care. Thank you for being here.

**Wheeler:** I want to thank -- thank you, commissioner hardesty. I want to thank everybody who came and testified today just as I thanked those who came yesterday. These were excellent sessions. And, again, I to express my support for rip. Yesterday and today we heard about the urgency to move forward. And I agree with that urgency. What's been interesting to me about the testimony is, not just the great facts that people bring to the table but the stories and the narratives that people bring to the table. And I want to take a slightly different perspective on this. This is not just about houses. Or neighborhoods. This is about community. What is a community? I would argue a community is not a bunch of houses, nor is it even a collection of neighborhoods. It's people.

**Hardesty:** Yes.

**Wheeler:** And what I heard a lot of people testifying about was wanting to be able to see themselves as part of this community. And as we all know right now, a lot of people do not

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feel like they are included when we are talking about the community or neighborhoods or even Portland in general because there just isn't the diversity of housing options in this community that are frankly taken for granted. In a lot of other really truly amazing cities. So what I think about this, I think at the heart of the concerns that people are expressing -- and I want to be clear. Even if you disagree with me, I still respect your viewpoint and I respect your opinion. And what I think the largest concern is isn't necessarily about whether or not the ordinance includes this sentence or that sentence. It's change. Because ultimately, by even having this conversation, what we are really talking about is change. We're talking about long-term change. We're talking about a vision for the future of this community. And I sort of want to put bookends around this. On one hand, I don't think that this is going to be as positive a change as proponents say it will be. Nor do I think it will be as disastrous as opponents say it will be. And my prediction is most of us aren't going to be around long enough to actually see how this plays out. This is a long-term vision. This is not about how your neighborhood is going to change on day one. I just don't buy that argument. This is a question about what is going to happen in our community over the long-term? And understand the future we have to go back to the past we are we already made a deal and we made that deal nearly 50 years ago when we agreed to an urban growth boundary around our community because we said we wanted to protect wild lands and high-quality farmland outside of the urban areas. We have made a deal. It implied in that deal if you protect those wilderness areas outside the urban growth boundary, then we would accept density, appropriate density, thoughtful density within the urban growth boundary. Maybe it was an easy deal to make at the time because we had a lot of space to grow. Well, guess what? Portland's now on the world stage. It is global community. People are moving here from all over the place. And now we have to talk about the thoughtful and appropriate infill density within the urban growth boundary. That's why I support rip. I think it is a very thoughtful policy. There will probably be truer ups in the years ahead. But I want to remind people that the longer we wait, to implement this, the more this city will remain exclusive to many people who want to see themselves as part of this community. Who want the same ownership pride that the rest of us have as being part of a really -- city going forward. So we hear about the urgency on this issue. For me it isn't just good housing policy. It isn't just sensible development policy. As I say, a lot of what this does is, it's not mandating anything. It is allowing by right some of the same kind of diversity of housing that is allowed in cities all across the united states of america. The idea of duplexes or triplexes or quads is not a very radical idea. And outside of the city a lot of people would be saying, what's the hubbub all about? And I want us as we sit here and we think about our current situation to also, please, just have an eye to the future and to future generations and think about what this could potentially mean to them in terms of gaining a stake in our community. So I look forward to collaborating with my colleagues on this. There are a lot of discussions yet to have. And I look forward to that. So I want to let you know that the written record will remain open until tomorrow at 5:00 p.m. So if people would like to testify and you couldn't be here today, don't worry about it. Send united states an email and there's no constraint. You can send us a 100-page email. However long you want. And the agenda item then will be continued here at city hall on january 29th at 2:00 p.m. Time certain to further discuss the residential infill project including any potential amendments. Colleagues, is there any further business before I gavel us out?

Commissioner Fritz?

**Fritz:** Nothing for me. Thank you.

**Wheeler:** Thank you, commissioner Fritz, for doing this by phone. She made a super special extra effort to be with us today so that she could participate. So thank you, commissioner Fritz. Commissioner eudaly who is gone. Commissioner hardesty who is here. We are adjourned. Thank you.

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**Council adjourned at 8:09 p.m.**