



CITY OF
PORTLAND, OREGON

**OFFICIAL
MINUTES**

A REGULAR MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS **11th DAY OF MARCH, 2020** AT 9:30 A.M.

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

Commissioner Eudaly arrived at 9:37 a.m.

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

Item Nos. 203 and 204 were pulled for discussion and on a Y-4 roll call, the balance of the Consent Agenda was adopted.

The meeting recessed at 10:12 a.m. and reconvened at 10:20 a.m.

COMMUNICATIONS		
194	Request of Trish Baker to address Council regarding proposal to name a park or building after Commissioner Fish (Communication)	PLACED ON FILE
195	Request of Chaz. bridgecrAne Johnson to address Council regarding Black Lives Matter, especially during this time, beware the ideo of March, and filing to be elected closed yesterday March 10, 2020 (Communication)	PLACED ON FILE
196	Request of Sarah Hobbs to address Council regarding hospital security to stop calling police with demands that they arrest people in mental health crisis (Communication)	PLACED ON FILE
197	Request of Alex Wilson to address Council regarding Decriminalize Nature Portland (Communication)	PLACED ON FILE
198	Request of Sheila Mason to address Council regarding St. Johns Welcomes the Village Coalition (Communication)	PLACED ON FILE
TIMES CERTAIN		
*199	TIME CERTAIN: 9:45 AM – Amend the FY 2019-20 budget to include appropriations for funds to support the Open and Accountable Elections Fund given the unanticipated cost related to the special election (Ordinance introduced by Commissioner Fritz) 10 minutes requested (Y-4)	189884

<p>200 TIME CERTAIN: 10:00 AM – Accept North/Northeast Neighborhood Housing Strategy Oversight Committee 2019 Annual Report (Report introduced by Mayor Wheeler) 45 minutes requested</p> <p>Motion to accept the report: Moved by Fritz and seconded by Hardesty. (Y-4)</p>	<p>ACCEPTED</p>
<p>CONSENT AGENDA – NO DISCUSSION</p> <p>Mayor Ted Wheeler</p>	
<p>Bureau of Planning & Sustainability</p>	
<p>201 Update Solid Waste and Recycling Collection Code to align definitions with Metro and require commercial collection permits for companies that collect and transport only food scraps (Ordinance; amend Code Chapter 17.102)</p>	<p>PASSED TO SECOND READING MARCH 18, 2020 AT 9:30 AM</p>
<p>Office of Management and Finance</p>	
<p>202 Create a new represented classification of Water Meter Technician IV and establish an interim compensation range for this classification (Ordinance)</p>	<p>PASSED TO SECOND READING MARCH 18, 2020 AT 9:30 AM</p>
<p>Commissioner Jo Ann Hardesty</p>	
<p>Portland Fire & Rescue</p>	
<p>*203 Accept the State Preparedness and Incident Response Grant from the State of Oregon Office of Emergency Management for a 700 gallon fuel transportation trailer (Ordinance) (Y-4)</p>	<p>189885</p>
<p>*204 Authorize application to the Department of Homeland Security through its Federal Emergency Management Agency for a grant in the amount of \$330,000 for Technical Rescue Trainings and \$1,300,000 for Station Source Capture Exhaust System for a total of \$1,630,000 (Ordinance) (Y-4)</p>	<p>189886</p>
<p>Commissioner Chloe Eudaly</p>	
<p>Bureau of Transportation</p>	
<p>*205 Authorize an Intergovernmental Agreement with Multnomah County for the Earthquake Ready Burnside Bridge Project for staffing services in the amount of \$1,497,891 (Ordinance) (Y-4)</p>	<p>189883</p>
<p>206 Authorize a one-time exception to Title 17 Underground Wiring Districts code to allow for the placement of string lighting across SW 9th Ave (Ordinance; allow exception to Code Section 17.60.020)</p>	<p>PASSED TO SECOND READING MARCH 18, 2020 AT 9:30 AM</p>
<p>REGULAR AGENDA</p> <p>Mayor Ted Wheeler</p>	

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Bureau of Environmental Services		
*207	Pay construction contract claim settlement for construction of the Fanno Basin Pressure Line System Upgrade Project No. E10599 for an estimated cost of \$500,000 (Ordinance introduced by Mayor Wheeler) 15 minutes requested (Y-4)	189888
Office of Management and Finance		
208	Accept bid of Faison Construction, Inc. for the Creston Park Playground Improvements Project for \$1,332,810 (Procurement Report - Bid No. 00001394) 10 minutes requested Motion to accept the report: Moved by Fritz and seconded by Eudaly. (Y-4)	ACCEPTED PREPARE CONTRACT
209	Authorize a temporary interfund loan not to exceed \$200,000 from Portland Parks & Recreation System Development Charge Fund to Pittock Parking Lot Capital Project Fund to provide interim financing for parking meter installation (Ordinance) 10 minutes requested	PASSED TO SECOND READING MARCH 18, 2020 AT 9:30 AM
Portland Housing Bureau		
*210	Approve application under the Multiple-Unit Limited Tax Exemption Program under the Inclusionary Housing Program for Brookland located at 4245 SE Milwaukie Ave (Ordinance) (Y-4)	189889
*211	Authorize conveyance of city-owned property located at 5020 N Interstate to Proud Ground, and funding in an amount not to exceed \$9,500,000 to its affiliate, 5020 Condo Project LLC, for construction of a new home ownership condominium development, located in the Interstate Corridor Urban Renewal Area (Ordinance) 20 minutes requested (Y-4)	189887

At 12:51 p.m., Council recessed.

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A RECESSED MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS **11th DAY OF MARCH, 2020** AT 2:00 P.M.

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

OFFICERS IN ATTENDANCE: Keelan McClymont, Acting Clerk of the Council; Naomi Sheffield, Deputy City Attorney; and Daniel Sipe and Tania Kohlman, Sergeants at Arms.

REGULAR AGENDA Mayor Ted Wheeler City Attorney	
212 Authorize City Attorney to initiate a validation action under ORS 33.710 - .720 regarding expenditure of ratepayer funds to implement the Community Opportunities and Enhancement Program and the resolutions and ordinances creating and implementing the Community Opportunities and Enhancement Program (Resolution) 45 minutes requested Motion to amend the resolution: Moved by Eudaly and seconded by Hardesty. (Y-4) (Y-4)	37482

At 2:38 p.m., Council recessed.

<u>THURSDAY, 2:00 PM, MARCH 12, 2020</u>	
213 TIME CERTAIN: 2:00 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 (Previous Agenda 143; Ordinance introduced by Mayor Wheeler; amend Code Title 33 and Comprehensive Plan and Zoning Maps) 3 hours requested	RESCHEDULED TO DATE TO BE DETERMINED

MARY HULL CABALLERO
Auditor of the City of Portland

Keelan
McClymont

Digitally signed by
Keelan McClymont
Date: 2020.07.14
11:35:50 -07'00'

By Keelan McClymont
Acting Clerk of the Council

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

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Key: *** means unidentified speaker.**

March 11, 2020 9:30 a.m.

Wheeler: Good morning thank you all for being here, this is the Wednesday March 11 morning session of the Portland city council, It's great to have you here. Keelan if you could call the roll.

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

Wheeler: Here and now we will hear from legal counsel on the exciting rules of order and decorum. Good morning.

Linly Rees, Chief Deputy City Attorney: Good morning. Welcome to the Portland city council. The city council represents all Portlanders and meets to do the city's business. The presiding officer preserves order and decorum during the city council meeting so everyone can feel welcome, 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: Thank you very much. First up is communications.

Item 194.

Wheeler: Good morning. Thank you for being here, and the microphones slide around so if you want to bring it closer, about six inches seems to work the best for everybody.

Trish Baker: Good morning, mayor wheeler and fellow commissioners. My name is Trish Baker. I am here this morning to make a request as a private citizen. As you all are aware, we lost our beloved commissioner nick Fish back in January. He contributes so much to our community that I feel that we should dedicate his memory by naming a building or park after him. Also, it will be nice to have an award that would be designated for an individual or group whose ideals and attributes best reflected nick Fish to be given during the spirit of Portland award's ceremony. I hope that you will give my idea a lot of consideration. Thank you for allowing me this opportunity to speak.

Wheeler: Thank you, miss baker, for being here today, and thanks for expressing your sense of urgency to honor our late colleague. Thank you for remembering him. We miss him dearly. I also want you to know that Patricia and his entire family are open to ideas

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and considering ideas and we will pass this along to them, as well. We appreciate it. We are taking our lead from the family. I will pass this along. Thank you. Commissioner Hardesty had a comment.

Hardesty: Miss baker, I want to reaffirm, we had the pleasure of meeting a little earlier this morning. I told you we look scarier than we really are, and I was right, right?

Baker: No, not at all. Thank you for making me feel comfortable and appreciate your support.

Hardesty: You are very welcome.

Wheeler: We are glad you are here. Thank you.

Item 195.

Chaz. bridgecrane Johnson: Good morning, commissioners, and commissioner Hardesty, commissioner Fritz, mayor Wheeler. When I wrote down my communications request, it's always important in the city, maybe the whitest major city in America to advocate for the Black Lives Matter message. Since I signed up, our brilliant Portland police department has gone through the courts again, and when racists and neo-nazis come to town to protest, what does Chief Jamie's Resch's brilliant police department do? They arrest women of color who are dancing in a manner that distracts the police. So, all you brilliant elected officials, not just here in the city council, but also including, thankfully, departing D.A. Rod Underhill, racistly waste taxpayers' money and taxpayers' time having a jury trial about a woman of color dancing in a way that distracts and/or offends the Portland police. So, obviously, this issue is best focused on Mayor Ted Wheeler, because he is also functioning as the police commissioner. It's a jury trial so our brilliant D.A., Rod Underhill, hopefully will have a winner in the May primary election. Mike Schmidt or another excellent candidate will be the one to replace our lame district attorney, and we will see a D.A. who was in the waste the public's time protecting police from twerkers. I think that the Willamette Week has found Joe Biden's campaign slogan, live cheap, or die trying, that's pretty much the message that the Democratic Party is saying that it's a group of elites that think if we can just roll back to when Joe Biden was the vice president under Obama, and everything progressive was being stifled by Mitch McConnell, that will have made progress. Ending the Trump administration is in no way progress. The different candidates talk about what they will do on day one. Those of you only Chloe and Ted, of those here, are running for re-election, so I look forward to hearing more about your day one plans. Joe Biden has not even made it clear if on day one the only thing he will do is establish a Blue Ribbon Commission to determine which child can be uncaged while -- until the commission determines if any other children should be uncaged. So November is looking bleak, May is looking better, we have some awesome candidate issues going forward here. We are going to be talking soon about funding the public elections funding, so I thank you for making some little lights shine here in Portland.

Wheeler: Thank you.

Item 196.

Wheeler: Good morning Sarah.

Sarah Hobbs: I'm scared right now, if I could have a little extra minute so I could speak a little slower because my vocal chords really are bad.

Wheeler: That's fine Sarah. No problem. Take your time.

Hobbs: For the record, my name is Sarah Hobbs. Well, the city might not have control over the security staff, you do have control over the Portland police, who are often called to arrest people in a mental health crisis. They live on the hospital property, case in point it's the Unity Centers, Commissioner Hardesty you and I talked recently I am not without mercy about the difficult situations that the staff is facing Unity, but this was the case that was an obvious mental health crisis. From what I ascertained, he was kicked out from being in distress, kicking the furniture. They left in handcuffs improperly transferred for the loading

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dock. The police refused to arrest him. The hospital psychiatrist came out, agreed with the police to take him for care. A report for this showed that in 2017-2018, 142 arrests at the request of hospital security staff for unwanted 72% of people are deemed unwanted or homeless. 35% of the 142 arrested were people of color. I am often told that due to my ptsd, to go to the emergency Room. I live only two blocks away from there, and that would be the last place that I would go not because of my fear of the medical staff, because of medical care I get there is second to none, but I am on the receiving end of aggressive behavior by the security staff. One time I went into the emergency room, and i, as a patient deescalated a person in a mental health crises while hospital security stood there and glared and left once I got the person deescalated. I am scared that I would become one of those 142. Mayor wheeler, as police commissioner, I am asking you start taking a stand that you will not allow Portland police to be used to do hospital security dirty work.

Wheeler: Thank you, Sarah, and thank you for acknowledging that the police officer at unity did the right thing.

Hobbs: I know the police officer did the right thing. Again, I am not without mercy. It's what the staff is facing. This is what I personally experienced, and with the hospital security.

Wheeler: And thank you, sarah, for coming in. You have friends here, and we appreciate it. Commissioner hardesty.

Hardesty: I want to thank you, sarah, for coming this and for your powerful testimony. I think you raise a bigger issue, which is that we have security that are trained outside of a first responder system, and they don't answer to us, the public, they answer to a private employer, and I have found that whether it's on tri-met, whether it's at ohsu, private security are trained to do inappropriate things, in my opinion, and because we don't have oversight over them, we have to figure out how to hold them to a higher standard and make them report to us about the incidents that you have described. This is becoming more and more prevalent, and I am just amazed at how often I find out that private security, well, that's the way that we were trained, well, who trained you that way, right and clearly, they need more deescalation training. Clearly, they need -- they need more accountability and standards in place, so I just want you to know that I hear you. I see this. I see it through a lot of systems. Our mental health system is just one of them.

Hobbs: I was a patient in that e.r., deescalating someone else in the waiting room, and security in the same er was just glaring, and once I got that patient deescalated, they walked out.

Wheeler: Thank you, sarah.

Hardesty: Thank you.

Item 197.

Wheeler: Good morning.

Alex Wilson: Good morning, mayor wheeler, commissioner hardesty, Fritz, chloe, my name is alex wilson, I come on behalf of people, plants, animals, and fungi. I am a canvasser, an organizer for decriminalized nature who is currently working to decriminalize antigens for the city of Portland. These medicines are so powerful that it moved a 19-year-old to overcome his depression, anxiety, to drive across the country and join a coalition of activists that you see behind me working to fight for our rights to use these medicines. If you have ever had teenagers you may know how hard it is to get them to be motivated. My mom would say it was a miracle, but in the year that I've been working on this campaign, I've met thousands of people who have shared similar healing stories. Many of them are here with us today. Antigens have been used for thousands of years by indigenous people of north and south America, persecution for using them is nothing new. It dates back to the conquistadors, who would disrupt their mushroom ceremonies and their cactus ceremonies. They would slaughter innocent men, women, and children. Every day we live that same trauma when our rituals are forced to be underground for the threat of

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persecution and penalty from the law. While the rituals behind these cultures do not -- while the rituals behind these cultures behind -- belong to those people, the plants and the fungi and the animals belong to all people of earth. It is our birth right under cognitive liberty, freedom of speech, to worship how we see -- To worship how we feel fit. This is an argument for civil rights, for human rights, but, let's consider the good things that this will bring. Science is caught up, and we now know that anthelegians are safer than coffee, that is to say very safe. Johns hopkins, nyu, imperial college of london are all universities that have been studying the mushrooms, and they have found conclusive data that says that mushrooms and other psychedelic plants and fungus can combat ptsd, addiction, depression, cluster headaches. Antigens have the capacity to transform consciousness, but they require ceremonial setting in a facilitated to guide the experience often. I am here to ask that we have a commitment from our city council and from our law enforcement not to enforce or prosecute any users or practitioners of anthelegic medicines. We are in the midst of a mental health crisis and we cannot be calling out solutions, especially when the solutions are plans that are native to our environments right here in Oregon. Thank you very much.

Wheeler: Thank you. Appreciate it. Thank you, I have copied down the words that I want to research. Anthelegians, silicides, and you said something interesting, so there is the medicinal effect, and then you also talk about the need to have a particular environment. And you mentioned -- it was not a religious environment, a ceremonial environment. Could you give me a few more sentences on that?

Wilson: Sure. So a mushroom ceremony could look like sitting around this campfire with your friends, sitting with mushrooms. It could be having a healer or a practiced shaman administering a dose of cacti. It could be in any setting, but what's important is that it's treated with reverence and respect for the medicine, and that people sit and experience what they are going through with the medicines and what the medicines have to teach. It's important when we use these medicines we take time to learn about them and not to be distracted with other things often. I think that antigens and mushrooms have been associated with the party scenes, but they have been much used for much longer as a ceremonial medicine because they can occasion mystical type experiences.

Wheeler: Thank you. I appreciate that. Thank you for your testimony.

Wilson: Very welcome. Thank you for hearing me out.

Wheeler: You bet.

Hardesty: You were nervous, weren't you?

Wilson: This is my first time.

Hardesty: You did an excellent job. Come back.

Wheeler: We appreciate you coming.

Wilson: We will be back on april 1 with all four communication slots and hope to have four people testify and make a bigger case. We are going to keep showing up until we get this done.

Hardesty: We will be here.

Wheeler: We will probably still be here. [laughter] good. Thank you. Appreciate it.

Hardesty: It's over now.

Wheeler: Thank you. You survived. We appreciate you being here. Thank you.

Item 198.

Wheeler: Good morning thanks for being here.

Sheila Mason: Good morning, I'm sheila mason, for the record. I am here as part of the st. John's welcome to the village coalition, a growing group of now more than 420 neighbors supporting the transitional tiny home village by the joint office of homeless services and do good Multnomah on the property of the st. John's christian church. In 2017, I had a home in kenton, and got involved with the kenton women's village pilot project as part of the

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kenton neighborhood association. Like some neighbors in st. John's, I was also initially opposed to the kenton project for all the reasons you regularly hear. I was very vocal about it. There was a point early in the project discussions where we were working through a draft of a good neighbor agreement, a document that, at that time, was quickly shaping into is a rule book where one type of neighbor was giving to how another neighbor was going to be able to exist in the community. At that point I took a pause. What would I say if, as a woman living alone in my home a group of well-meaning neighbors came to my door with such an agreement stating that out of concerns for everyone's safety, I was not allowed to have male guests over after dark. It was absurd and wrong, and I realize that I had to look at the problem differently. House neighbors are far from perfect, and privilege is invisible to those of us who have it. I started doing basic research and was humbled to find how incredibly disconnected I was at the time to what was happening with the state of wages, housing options and support. Not only in my Portland community, but in many cities across the area. I decided then to commit myself to actions and solutions in this base, which is what brings me here today. I believe that many small, well executed community-supported solutions, like the transitional tiny home village plan for st. John's and others are one way to make a measurable impact in our housing crisis right now. I am grateful to be regularly welcomed into the hazelnut grove community and voted on onto their board. I see the residents both currents and past, as leaders and change agents in their own right, and that they, along with groups like dignity village, right to dream 2 and others have helped to pave the way to show what solutions can be possible. Villages have been proven to work. I am also continually amazed with how kind, compassionate and inclusive my neighbors are. They say lovely things like we need to do better for our neighbors in need and I want my child to live in a community who cares for its most vulnerable and everyone deserves a home, and everyone deserves to be welcomed and loved. We are the st. John's welcome to village coalition, we will continue to grow and support of the transitional tiny home village in our community as the project breaks ground and is built, and we are behind the joint office of homeless services, do good Multnomah and the st. John's christian church and appreciate your continued support, we are ready to engage, volunteer, and welcome the village. Thank you.

Wheeler: Thank you. We appreciate it very much. Commissioner hardesty.

Hardesty: Thank you, mayor. I just want to tell you how much I appreciate the evolution of your thinking. It's easy to take a stand and just believe that you are absolutely right. It is rare for people to publicly say that this is where I started. I am absolutely on the other side now. I want to applaud you, when you knew better, you did better. We cannot expect anything else from our neighbors. Thank you.

Mason: Thank you.

Wheeler: And thanks for acknowledging the kenton women's village was a tremendous success. I think it exceeded the leading proponent's expectations of what would be accomplished there.

Mason: I remember asking at the point like what we thought the -- what would define a successful pilot, and at the time, the pilot program was planned to be about a year or 18 months, and they thought that they would be wildly successful if we housed seven women during the pilot period, and I believe during the period they housed more than 20. So more than three times what was expected, and I think that that was a big surprise to all of us. Yeah.

Eudaly: I would like to add how important this story is. My office worked with the kenton community and the kenton village in that kind of development phase. I was there the night the neighborhood association took the vote. It was really tense. I had no idea which way it would go. I believe it was about 75% for the village. The second vote a year later, I think,

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was unanimous. People in st. John's, there are people in st. John's who are opposing the village out of fear, and stories like yours are absolutely essential. Thank you.

Wheeler: Thank you very much for being here. Has any item been pulled off the consent agenda? [applause]

McClymont: We have had a request for two items to be pulled, 203 and 204.

Wheeler: Very good, please call the consent.

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

Wheeler: Aye. [gavel pounded] the consent agenda is adopted. First time certain item is 199.

Item 199.

Wheeler: Commissioner Fritz.

Fritz: Thank you, I will take a moment to say good morning to my parents in cherry wood village and all the other seniors who are self isolating because of the coronavirus. We may have -- even more people watching us today because I don't know if there was all that much competition for daytime television. So thank you very much to everybody who is here and thank you to everybody who is taking care of the people in retirement homes and in our community. With that said, I am excited to welcome director Susan Mottet, who is going to tell us the latest item in the open and accountable elections program. Last week the council authorized the director of the open, accountable and elections program to change the match cap for special elections if available funds were not sufficient to cover the potential for cost of the election. I should just backtrack because there may be new people watching. Open, accountable elections is a matching program where the candidates running for city of Portland offices have to raise a certain number of small donations, they agree to cap the donations, and if they raise enough donations from enough people, they can qualify for the open and accountable elections fund, which we established in 2016 and which director Mottet has been getting going for the last year, and did an amazing job of it. So now, we are at the -- all the other rules have been in place for a while and modified with my colleagues assistance as need be, and for their regular elections, the elections for seat 1, seat 4, and the mayor's office, to raise sufficient funds in the election funds to cover the expenses, and we are delighted how many candidates are using the program. For the special election, which, of course, is tragic that we are having to talk about it, and we have not had enough time in the program to date to be able to build a fund to look for unforeseen circumstances. So there is not enough money to cover the special elections. And yet, we still wanted to make sure that people running for commissioner Fish's seat would have the opportunity to use this innovative new program. And so that's why we are here today. I am here to ask you to allocate \$750,000 from contingency to the program to ensure that there are adequate funds to cover the potential matching funds needed for the special elections. Having an, a special election in the first election cycle has made this year even more challenging than it already has been. Susan Mottet, and Daniel Lewkow, and the election aides have done a phenomenal job of managing this challenge and of keeping costs within our expectations. The council allocating \$750,000 from contingency, director Mottet will be able to set a matching cap that is reasonable that will allow the candidates to run a good campaign while protecting city resources. So again, it's all about setting expectations, and encouragement, and incentives. This is a voluntary program. Candidates don't have to use it, but it opens up options to people who are otherwise unable to do as much fundraising as is needed to run citywide. If less than \$750,000 is needed we will return any excess to the general fund, although it's clear that with the number of candidates that qualified as well as those that we make qualify, it's unlikely that would happen, but I do make that commitment to turn it over to the director Mottet with any additional comments.

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Susan Mottet, Office of Commissioner Fritz: I don't have anything to add but I am available for questions.

Wheeler: I just would like to make one comment, commissioner Fritz. Ordinarily I would be somewhat reluctant to participate in funding for elections in a cycle where I am actually running for the election. There is two mitigating factors I want to be very transparent about. In order to get the funds out the door in time for the election it requires all four of us to be present and for all four of us to vote. Number two, this is for a position that I am not running for. So I just wanted to be clear and have those two points on the record.

Fritz: And thank you, mayor. And I know commissioner eudaly has a comment, too. To be clear, we already covered the elections that are running, so this is a special occasion for a special election that is not -- none of the people on the council right now is affected by this race.

Eudaly: And I will add I am participating in the open and accountable elections program, but there does not impact my race in any way. So I am happy to support it.

Wheeler: Commissioner hardesty.

Hardesty: Thank you, mayor and commissioner Fritz, and thank you once again, for your real thoughtfulness around how to ensure that this program is open and accountable and available for regular Portlanders who want to serve in public office. I appreciate you putting on the record because I was concerned in making sure that we use this specifically for the special elections, so I am happy to hear if there is money left over, it will return to the general fund. I think that that's the right thing to do, since we did not anticipate a special election, and I just want to say that I applaud you and your team because you haven't missed a beat and it fascinates me how quickly and effectively this program was up and running, and then we see another wrinkle, a special election, you still haven't broke a sweat, so I don't know how you do it, but my hat is off to you, and I am very happy to support this program. I think that it has already changed how people run for office in the city of Portland, and I look forward to seeing what's next.

Mottet: Thank you.

Fritz: Let me ask you some leading questions. How many leading candidates do we have participating in the program all together?

Mottet: In the special session there are 19 candidates, and 13 filed a notice of intent to participate.

Fritz: And how many in the other races?

Mottet: In the other races, there are 37 candidates. 10 filed a notice of intent to participate and eight have been -- and eight were certified. In a special election is, five have already been certified.

Fritz: So you have 13 already qualified -- certified, rather. How many staff do you have?

Mottet: One full-time staff and six temporary election aides.

Wheeler: I have a question, too.

Mottet: Yes.

Wheeler: A leading question, so in an age when everybody is watching election apps, with tremendous interest, how is your technology working?

Mottet: Our technology is working beautifully. It's also -- cutting edge. We don't believe that there is any government that provides real-time finance data in a publicly digestible manner in the nation. And if anyone goes to open the election, Portland.org, they can see a map of the city and where contributions are coming to candidates. Maps across the city and charts that shows how much of their funding is from mega-donors, large donors, and you know, small donors and really micro-donors. And if they are coming from people, entities, what percentage are coming from people, entities, political committees, immediate family and self funding.

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Wheeler: That was a shameless plug on my part. As a government enterprise, we are here, we are functioning well and our technology is working fine. Thank you. Commissioner Fritz.

Fritz: Particularly when it was funded for a very small amount, with the volunteers of the civic software foundation, and the technology staff and the oversight committee voiced concern about it, and yet they did deliver it on-time, and it works. So, I think it's important to remember that with the community input, and with a lot of good work on behalf of the city staff, government can get things done in a short time.

Wheeler: Very good. Public testimony. How many people do we have signed up?

McClymont: Two people.

Wheeler: Very good. Call them up. Let's hear them.

McClymont: I apologize if I mispronounce the first name, Ieloni, and Charles Bridgecrane Johnson.

Wheeler: Very good. Come on up. Good morning.

Lightning: Good morning. My name is Lightning, I represent Lightning Super Karma. I think this is an absolute disaster. You know, from my position, when I look at the candidates, I look at your potential to raise money within the private sector, not to take it from within the city that should go to more important services such as COVID-19 preparedness plan. Wrong time. Wrong time to move money. In my opinion, we very well may see a cancellation of the elections because of COVID-19. I think that people around the world are starting to take this serious. No mass gatherings, we don't need to be having these elections when we are doing preparedness planning, we don't want to interrupt the leaders currently in position, I want the election canceled until further notified by the public health officials. Period. I don't want any money transferred right now to this. I want it to go to COVID-19, the most important issue that we have in this city. This is wrong. This is wrong timing. You are taking money that could go back to COVID-19 preparedness. Absolutely disagree with this. Disagree with how many people are going to be accessing this money. Disagree with how this is handled. Again, to you, Commissioner Fritz, when you leave because of me, it will be a badge of honor that I will wear. Outrageous. Outrageous that you are not taking COVID-19 more seriously, and you will be removed from your seats for acting in the manner you have up to this point. Follow Italy. Follow China. Follow South Korea. Follow Seattle. Follow San Francisco. Take it serious. The people's health is number one first: Not the economy. No more mass gatherings. Not the economy first. The people's health is first, and if you don't like it, exclude me for saying that, Commissioner Fritz. You are not a health professional. Look at the disaster at unity. You failed miserably on that. For you to speak about people's health is a disgrace. I will wear it as a badge of honor when you exit for good. Thank you very much for my time.

Wheeler: Good morning.

Charles Bridgecrane Johnson: Good morning. Good morning, Mr. Mayor, and Madam President of the Council, Hardesty, Commissioner Nurse Fritz and Commissioner Chloe Eudaly. I will also say when we are talking about allocating money, I am deeply concerned about how the poorest people in the community are going to access hygiene. This morning, I was visiting an SRO where the management had distributed a letter, but people who are on low income or people --

Fritz: Excuse me, could you stick to the current?

Johnson: Did I not? Charles Bridgecrane Johnson.

Fritz: Stick to the topic.

Johnson: Oh, so this money I am in favor of it, if we would just get more money out to help the people of COVID. This is a great, not Mayor Ted so much moment, but a Mayor Mike moment. Outside the special election we have two Mike's running for Mayor. Mike Callahan and Mike Jenkins. In the special election, it's good to know that we are a flexible

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enough city to get the funding out to cover that amazingly large pool of 19 people even if they are not all qualifying for the public financing. So I thank the council for getting that money in order, and I hope that we can additionally do something for all the people in transition projects and in tents and under bridges. Thank you very much.

Wheeler: Thank you. Any further discussion? Commissioner Hardesty.

Hardesty: Thank you. Charles, I just want to tell you that every day we are upping our responses to ensure the safety of our most vulnerable people on the street. I don't want you to even think for a second that we are not very concerned and being very proactive because we also read newspapers, and we, actually, read health reports, and we talk to the health department on a daily basis. So, help us to dispel that myth that the city council is somehow sitting on their hands and just waiting to see what's going to happen. That's not who we are.

Wheeler: Okay. Excuse me. Excuse me. You guys heard the rules up front. We all agree - - mimi, you are in violation of the council rules, and if you cannot stop we are going to ask you to leave. Mimi, welcome back.

At 10:12 a.m. council recessed.

At 10:20 a.m. council reconvened.

Wheeler: Okay, we are back in session. We don't have the right pictures but we will solve that in a minute. So, while I never support people disrupting our democratic process, we are taking the microphone away from other people who have a right to those microphones, as well. This is an important issue. There is a lot of misinformation out there, and I think that it is important that I address some of these issues. So I want to give you the latest information. Before I do that, I want to tell you what my role is and what the city's role is in this process. Because a state of emergency has been declared around covid 19, what happens is the city then becomes part of what's called an ics structure, an incident command system structure, and this is the case if we had an earthquake, a weather event, some sort of a man made situation. We would go into an ics command mode. The reason for that is to make sure that every jurisdiction understands what they are doing and communicating effectively in getting the right information and the same information at the same time and able to communicate to the public consistent messages based on the most recent information. So, this is not an opportunity for entrepreneurship, bird-dogging, grabbing the microphone and talking about what we think is happening. In this case, covid 19 is a public health threat, and therefore, the leadership is coming in this order, from the Oregon health authority and the governor at the top of the food chain, and next comes county governments because the governments under state law are given the authority for public health. Here in our county, in the metro area, we have chosen to have a tri-county health officer, that's dr. Vines. We at the local level we have the office of emergency management and our first responders, some of whom are here in the room, they connect into this ics structure through the county, and in fact, right now, at 10:00, is the time that they all meet. They have been regularly and having calls, and I personally have been engaged. I spoke to the governor just this morning to get the latest from her perspective. It is a fast evolving situation. Here's what we know right now. The Oregon health authority yesterday announced the first presumptive case of covid 19 in the Multnomah county residence, and it happens cases are counted by county of residence, not necessarily where somebody is hospitalized. The new case brings Oregon's total to 15 cases in seven counties. The Multnomah county communicable disease team is working to identify and isolate anyone who may have been in close contact with this individual in the last 14 days. The person is being treated at Portland veteran's affairs medical center. The individual has no known contact. With the confirmed cases. The individual has not traveled, so the case is being investigated as a community acquired case. Here's what we are doing. Portland is coordinating directly with Multnomah county public health in an unprecedented

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collaboration to respond specifically to covid 19, including embedding several city staff members at the county emergency operations center, which is live. Portland's emergency coordination center is at partial activation as of this morning to support the city's response to this incident. A city coordination team has been established and is meeting daily to ensure a consistent structured approach to our response. City leaders have been meeting with the labor leaders internally to ensure questions are being answered and that our employees are in the best situation possible to continue operations during this emergency. We are encouraging city employees at higher risk of severe illness to telework if their job allows and stay home if they have any symptoms consistent with covid 19. We are encouraging city bureaus to limit the large gatherings that could pose a risk for transmitting covid 19. We are placing seven portable toilets and hand-washing stations in the community details will be forthcoming, and we are following public health advice to look out for the people who are most vulnerable to complications from covid 19. That is, according to health authorities, anyone who is 60 or older, with a serious health condition, including lung or heart problems, kidney disease, diabetes, or anyone who has a suppressed immune system. Anyone who is vulnerable should follow the federal center for disease control and prevention current recommendations, which are to stay home as much as possible, avoid gatherings, and public health is telling us to expect more cases as testing becomes more available and the results come in. Clackamas and Washington counties and the state of Oregon have now all declared a state of emergency to help support the public response. With regard to the homeless population, the homeless population is a highly vulnerable population. Even younger individuals who are homeless are at greater risk of having or contracting the covid 19 because they tend to be a population with co-existing health conditions. All of the shelter -- well, first of all, the emergency -- the winter emergency shelters are going to remain open regardless of weather. Within all our shelters they are following specific protocols to keep people at appropriate distance so that they do not come into contact with each other or at least minimize the risk of covid 19. Those within the shelters who are highly at risk to covid 19, so older individuals, people who have pre-existing health conditions, will be moved out of the shelters and into motels and other locations for their health, safety, and protection, and the protection of others. This situation will change on a daily, if not hourly basis going forward. The unified source of information, place where people can go for information is the Multnomah county website. It is being regularly updated based on information received from public health authority. So, that is the best information that I have right now.

Eudaly: Mayor?

Wheeler: Commissioner eudaly.

Eudaly: I just want to confirm that pbot issued the permits today for the seven hand washing stations and seven portable toilets with hand washing stations, but they will be distributed in 14 locations across the city. I spoke to senator wyden this weekend about a bill that he and senator merkley crafted and passed in the senate. It's an \$8.4 billion aid bill to help combat the virus, and I think that I am forgetting something, but I will leave it there.

Wheeler: Nurse Fritz Just reminded me, I forgot part of the talking points, wash your hands, this is from the cdc, wash your hands with soap and water for at least 20 seconds. Avoid touching your eyes, nose, or mouth from unwashed hands. Cover your mouth and nose when you cough or sneeze, stay home if you feel ill. And stay informed. You can go to Multnomah county. You can go to the Oregon health authority has a specific covid 19 fact page, which is being updated daily at the federal level. The center for disease control has a covid 19 web page, or read any publication or listen to any radio because this is all anybody is talking about, so thank you for your patience.

Eudaly: I remembered the last thing that I wanted to say. One is that I am supporting a moratorium remember on evictions during this crisis and pursuing the possibility of a rent

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freeze during this crisis, and I want to note that Italy just told the whole country that mortgage payments will be suspended during the outbreak, so while I am deeply concerned about public health, I am also incredibly concerned about the economic impact to our local economy and especially to residents who can't sustain the loss of a single paycheck.

Wheeler: Good. Commissioner Fritz.

Fritz: And on behalf of the office of equity and human rights I need to state no particular ethnicity or race is more susceptible to COVID-19 than another. We have been experiencing increased instances of hate crimes against certain folks here in Portland, and that is utterly unfounded. Just bear in mind we are -- everybody is vulnerable. There are people who are more vulnerable than others, and it's up to those of us who do not consider ourselves vulnerable to take these precautions, as well so that we protect everybody else. Also, that we be mindful of being, especially kind to each other and in this particularly challenging time.

Wheeler: Commissioner Hardesty.

Hardesty: Thank you very much. I agree with everything my colleagues said. I really appreciate the mayor just making time to have this conversation because quite frankly, this is a topic that's on everybody's mind. And I want to remind folks that first responders are taking additional precautions because one of the first cases where there is a presumptive positive are with our workers. We don't know what we don't know yet. I also want to caution on any kind of rent freezes or things like that because, I mean, we have restaurants who can't stay open because they cannot pay their workers. We have small businesses that will close down, we have mortgage payments, so as a council we have had no conversations about limiting, trying to mandate anything yet, so I don't want people getting out of control about what we will do and won't do. I think that we have to look at the whole picture and who is being impacted most severely and come up with the best policies that we can. I appreciate that we are starting to have that conversation, but I want to be clear. I have made no decisions about any kind of policy decisions as of yet because as the mayor says, this is changing by the moment, by the hour, by the day.

Wheeler: Very good, and thank you all. Hopefully that is helpful. Call the roll on 199, please.

Fritz: Obviously we do have an all hands on deck on this issue and also on open and accountable elections, and first of all, thank you very much to the director Susan Mottet and Daniel Lewkow, the assistant director, for their outstanding work on this project. I am really excited how it's going and how many candidates are using it. The candidates are using it appropriately. With this funding, and I thank each of my colleagues for agreeing to this, with this funding we will enable the special election to move forward with the program, as well. As a reminder the open elections program gets \$1.3 million in ongoing funding each year, and since there is only an election every two years, and a small amount of that money goes to the staff time, but there is usually, you know, up to a million dollars for each race, so this is a smaller allocation, and there will likely be a lower cap. It's appropriate to do that given the shorter time frame, so staff and other expenses would be lower for the special elections. So I am very excited to continue taking all these step-by-step approaches to make sure that this program is successful in the first run-through. Aye.

Hardesty: Aye.

Eudaly: Well, I am grateful for the work that commissioner Fritz has done to champion the public election financing, and the work the director Mottet has done to successfully implement open and accountable elections on a compressed time line. I have been and remain a strong advocate for fully funding this program and I vote aye.

Wheeler: I am sorry that we have to take this vote because I wish that, frankly, Nick were still here, and I know everybody else does, too. That being said, it's very important that we

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put all of our elections on equal footing with each other. It would not make sense to have the open accountable elections process for some of the offices and not for others. That would not sit well with me or anybody else, so I am happy to support this. I thank you for bring it, commissioner Fritz, I vote aye, the ordinance is adopted. [gavel pounded] next item is going to be item 200. Time certain. Before I forget, I didn't mention my social media page. If you can withstand it, we are scrolling regularly updated information on my social media page. So for those of you into twitter, go for it. Item 200.

Item 200.

Wheeler: Colleagues, this year we celebrate five years of the north and northeast housing strategy, an initiative to address the legacy of displacement in north and northeast Portland through investments and new affordable rental housing, opportunities for first-time home buyers, and retention programs for long-time residents. While there's been challenges over the past five years, and this council has not been shy or reluctant in any way to identify those, there have been many tremendous successes, and we are going to hear about them today in the report. Commissioner Hardesty.

Hardesty: I apologize for interrupting, but there is time certain for 10:00 a.m.

Wheeler: Believe it or not, the clock hasn't been changed.

Hardesty: Oh, my bad.

Wheeler: We have the largest novelty clock, and it's wrong. That's funny because I sent a text message 20 minutes ago, you know, it is Wednesday. And if we could get the large novelty clock. While there have been many challenges over the past five years there have been many successes -- which we will hear highlighted in today's report. We are also going to hear about a recent study of the preference policy and the impact on wellbeing conducted by dr. Lisa Bates, and dr. Amy thurbur of Portland state university. I want to thank the members of the north, northeast housing oversight committee for their continued diligence to see the city delivers on its promises. I would like to now turn it over to our panel and first up, the panel, as I understand it, dr. Steven holt from the north, northeast oversight committee chair, dr. Lisa bates, the north, northeast oversight committee, and the distinguished psu professor, and Leslie Goodlow who we know from the Portland housing bureau. Our business operations manager. Good morning, thank you all for being here.

Dr. Steven Holt: Good morning. Good morning. Good morning. Commissioner eudaly, commissioner Fritz, and president of the council. How are you, commissioner?

Eudaly: It's madam president.

Holt: Madam president. And mayor.

Wheeler: Never a dull moment.

Holt: It is never a dull moment at all. It is good to be sitting here. It's amazing to think that we are in this space. I remember a few years ago when this discussion happened in early 2014. There was consideration as to how to address a \$20 million allocation for affordable housing. At that time the director of the Portland housing bureau, tracy manning, was considering how they would go about doing this work, and they hired a consultant, and a variety of staff members went to different communities, gathered spaces to ask people to get engaged. And i, with a host of peers from the 1145 group, were approached about it, and out of that group, my peers suggested, and I participate in what was, I think, four, three? Three meetings. To talk about what this would look like, and here we are five years later, still talking about what this could look like. In the time that it takes to introduce a child into the earth and they are in preschool, here we are looking at what we have accomplished, and hopefully, some of the things that have transpired have deep meaning and great significance. The other thing that was interesting about that process was as I was considering being involved, the thing I kept hearing over and over again is don't put your name on that. Don't put your hand on that. Don't get involved in that. You don't want

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to risk reputation. You don't want to risk your engagement because historically the city has not kept its promises. We have seen this repeated over and over again. And we know about the impact and gentrification displacement, and you probably don't want to put your name on this. My response is this, we can all be critics forever. We can point at what hasn't happened, and we can shout into the darkness or, we can determine to be different and get involved to try to lift a process, roll up our sleeves and go to work. So, I decided that's what my approach would be, and I am excited to say that after some ups and downs and ins and outs, and that's what happens with change. We have an opportunity to talk about what happens when people are willing to go to work around something meaningful and significant and make sure that the promises are made, promises are kept. My attitude about being a critic is this, that don't be a louder critic than you are willing to be an investor to make something different, and I don't think you have the right to criticize if you are not willing to go to work. In light of that, here we are, five years later to talk about this incredible work, so I am grateful for this committee that many, who have been involved in a variety of other spaces and places and ways, volunteer and/or professionally have been a part of this group. Dr. Lisa bates, dr. T. Allen bethel, tristan dallas, dr. Karen edwards, and jillian, sheila, marla, virgi, and felicia, who have given great work to this effort. We are going to do something a little different. I am going to do my best to not be as verbose as I have been in times past, being a preacher and professor, I have no shortage of words. But, what we are going to do today is a play-by-play. Kind of with the assistance of Leslie good low, the business operations manager, she will go Through the specifics and particulars, and I will do color commentary where necessary, and dr. Bates is going to -- color commentary, yeah. The phraseology from the basketball days. You have got the play-by-play person and you have got the one kind of that expands and elaborates so that's our role. Play-by-play will be Lesie and I will add a few comments here and there, and we are going to turn it over and talk about what we found out regarding the preference policy, which is the most challenged issue but I think some profound insights will go along with it. Miss goodlow.

Leslie Goodlow, Portland Housing Bureau: Good morning, council. I am going to run through the --

*****: Sorry.

Holt: Yes, sir. I forgot to mention, that we started with \$20 million, and we are now over \$90 million in terms of the investment and the work, and I want to thank those who have voted and supported to get us to this space because for every family it matters.

Goodlow: So the first slide shows where we have allocated the dollars over the four goal areas, and then the second -- so that's the top graph that has been allocated and the bottom graph is how the funds have been expended so far, and we have about, just a little over \$28 million that has been committed but not expended, and the remaining dollars are in our preventing displacement home retention program, so we have got over \$9 million left in that program. Lots of accomplishments, in 2019 one of our multifamily building opened, the magnolia, and we had three multi-family rental projects go under, start construction, and the number of preference policy home purchasers increased from seven in 2018 to 33 in 2019. And piece your eyes first home ownership development project was completed and sold to four preference policy families. This map shows you where all of the investments are through the north, northeast housing strategy. The blue dots are land banking, so we have two pieces of property that we purchased, and are going to use for future development, and we have six multi-family rental projects, and three home ownership projects that are under development or will soon be.

Holt: One second. The upper dot on the carey boulevard, that identifies that space, that is the opportunity for home ownership. So we are super indicted about that. Yes.

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Fritz: I have a quick clarifying point. If you could, there may be people watching who don't know what the preference policies. Could you just give a quick few sentences on what we know by that.

Goodlow: The preference policies a opportunity for people that have been historic residents of northeast Portland to be moved up on a waiting list so that they get -- they can get three points three for their own, from themselves and three points for their parent, grandparent or guardian having lived in Northeast Portland for six points. And as people apply, they get put onto a list, randomized, and we send the lists over to our rental projects or to our home ownership partners to help to select how people get apartments or houses.

Hoyt: Thank you for calling that. Appreciate it.

Goodlow: So this next slide, preventing displacement, this is our first strategy. We have, and you can, we have had up and down in our households being assisted between with home loans, and that's because of the amount of time it takes from start to finish, so it takes 18 months so that's why we do a lot, and then the big number is those that have closed, so they start in one year and they close in the next and start in the next year and close, so that's why that is up and down.

Hardesty: This is the preventing displacement, though, right?

Goodlow: And home repair, and home repair loans and grants. And so we have helped a total of 556 homes with home repair grants, and a total of 793 grants, so some families have received more than one grant over the course of the five years, and they are eligible to do that. 128 I want to say families have had home repair loans so for just about 800 households have been assisted with home repair loans and grants.

Wheeler: Leslie, could you please connect the dots between home repair loans and anti-displacement?

So, those dollars are to assist families, mostly seniors, and in repairs or upgrades to their homes in order for them to continue to stay in their home. Things like fixing roofs, adding pull-up bars, steps, ramps, doing lead abatement in houses, and so any variety of things, painting the outside of the house so that their neighbors are not complaining about what the house looks like. So that's how we are hoping to keep people in their homes.

Wheeler: Thank you. I appreciate that.

Hoyt: And it's forgivable.

Goodlow: Yes. Those loans are forgivable after, I believe, I am going to check, 15 years.

Hardesty: Do they have to pay it back if they sell the property within that 15 years?

Goodlow: Yes. Yes, they do.

Wheeler: Commissioner eudaly.

Eudaly: I have a question about the loans versus grants and whose been accessing them and how that breaks down by race.

Hoyt: Great question.

Goodlow: So the chart on the left shows the home repair loan households. So the colors are by year, so the first bar is african-american or black households, and then the second bar is white households, and so generally, we are pretty even between the black households and white households, and other racial groups have had less -- received fewer home repair loans, and the grants have gone primarily to african-american households from the beginning since 2015, so those are the total numbers by compiled into one bar.

Eudaly: I guess I am curious, do a lot of people apply for loans and can't qualify? How do you determine if someone is going to go for a loan or a grant in and do you feel like the allocation of dollars for each program is correct?

Goodlow: So the loan program is managed through the bureau. And people -- there are requirements that they cannot have a reversed mortgage, so there are some criteria that would prevent people from getting a home repair loan. The grants are managed through our community partners, and those are for smaller dollar amounts, and a loan can go up to

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\$40,000. The grants are somewhere between five and 10, and we are in the process of evaluating whether or not we should increase the grant amount to allow for more significant repairs with the grants, so someone can get their roof done, they could get their house painted and they can, you know, replace the furnaces and those things with the grants.

Holt: The oversight committee is advocating for a greater dollar amount in the granting, programming so we can help more families that will have an economic impact. Our goal is not only to help people stay in their homes but to not give them more of a burden while they do that.

Eudaly: And I will just say that I support that. I think that this reflects, perhaps, reflects the challenge that we had early on with the home ownership program. Is if we are trying to remedy past harm to people who have been denied economic opportunity, and have their community taken away and their housing torn down, we can't then present them with a program that requires them to meet the qualifications --

Holt: The same, the same standards we use everywhere else,

Eudaly: And so similarly I'm interested in delivering remedies and I would support more money going to grants for that reason.

Holt: Thank you.

Goodlow: The next slide is strategy two for creating new homeowners, and the bar graph shows out of -- we are currently separating out by funding source, how the -- which pot of money people are paid the down-payment assistance is paid out of, and we will bring forward a recommendation to the oversight committee at their may meeting to change the goal and to just collapse all these interest one. We will track it on the back so that we have one goal of how many home buyers that we are trying to reach by 2022. We have 17 that purchased through our north northeast tif dollars. And this was as of december 31st. This is not through right now. You can see the rest. You can see the slide. We have had five families able to purchase a home, and they came through the preference policy, and they received home ownership, and counseling and they were able to buy a house or receiver a house without any subsidy from the city, so we are very happy that even though they don't get any money, that the people are benefiting from the service that we are providing.

Fritz: Are these new homes or can they use the program to buy existing homes?

Goodlow: There is -- most of these are market rate in the market in the interstate ura, except for the cet dollars, those were for construction excise tax dollars. I am trying not to use acronyms. People could use those anywhere in the city and that was for current stock.

Eudaly: Do you happen to know if the homeowners were descendants of the any of the people who lost their homes in the domain action the city took on behalf of emanuel hospital?

Goodlow: I don't know that, but we can -- I can find that out.

Eudaly: I would love to know that. Thank you.

Goodlow: A couple things that I wanted you to know that as of today, we have 25 north, northeast depals, five prosper purchasers, nine from our construction excise tax and six without any subsidy. And we have 82 home ownership units under development. And 35, two bedroom units, and 47, three bedroom units, and 30 of those are at 35 to 61% of ami, and 30 will be at 61 to 80% of ami, and 22 will be at 81 to 100% of ami.

Hoyt: And ami is?

Hardesty: Area median income.

Goodlow: Thank you. So strategy three is creating rental homes, we have three projects that are scheduled to be completed in june or july of this year. Magnolia two opened up, and it is currently leasing. At the time that we wrote this report they were, there were About 60% leased. Some highlights of the creating rental homes. We have exceeded the goal. We had a goal of 3,880 units, and we are at 501 for the housing strategy and the dollars

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allocated. 52% are going to be family sized, which was another one of the goals from the oversight committee and the information we received through the forum. We are going to be able to house approximately 1254 people, and we are going to be able to serve low income families through a combination of section 8 vouchers and psh, permanent supportive housing. We have 80 project-based section 8 units, 17psh units and 67 units at 30% ami. Additionally, we have 51 units at 50%, and 380 at 60%. Of the 501, there are 57 studios, 182, one bedrooms. 189, two bedrooms and 73 bedrooms. Strategy four is land banking, as I noted earlier, we have two pieces of property currently that we are hoping to develop in the next few years. We purchased the strong family property on alberta and williams, and that came before council in august, I believe. And then we also purchased the carey boulevard property from the water bureau and prosper's board approved moving that into the ura, so we will be able to use tax increment financing to develop that property and that will be for home ownership. The next slides are around our wesb participation. This is for home repair. You can see both the racial breakdown and then the percentage of -- the percentage of time and -- I am sorry, I don't have my reading glasses on. One is grants and one is loans, I am sorry, so that is the percentage of participation by race and ethnicity, and our home repair grant and loan program.

Hardesty: Excuse me, mayor.

Wheeler: Commissioner hardesty.

Hardesty: This is the first time that slavic shows up as a group. As I have gone through the forms that you have, so I am just curious, because the other charge that you show as you break down the demographics, this is the first chart that actually started listing out the slavic community as an individual ethnic group, so I am just curious if we did not do it on like the front end when you talk about the breakdown with -- in other categories that you have charted. I was curious, when that started showing up, and how you've been tracking it since then. I was thinking, was it in the white category before and somebody said no, we need a separate category?

Goodlow: I can't answer that question, but we will make sure that we can get you an answer for that.

Hardesty: I just noticed it popped up, and it's like, where did that come from?

Goodlow: The next slide is for our rental construction participation both the number of hours and then the diversity. So by groups, so wbe, nbe, so the percentage of work they are getting, and then the actual race, ethnicity breakdown of that workforce.

Hardesty: If I could stop you for a moment, this is one that fascinates me. I notice with the minority contractors, 58% are non-certified. So, that's always a question in this chamber around certified versus non-certified. First, is there a demographic breakdown of the non-certified? Who are these 58% of the contractors that get the bulk of the contract dollars? Should we learn something from this experience that we have not actually institutionalized at the city of Portland prior to this program? Those are the questions that come up when I see this. As you may be surprised to know, we have a hard time finding minority contractors at the city of Portland, and so it would be very interesting to find out much more details about how this happened. How this worked. How do we duplicate it in other city efforts?

Wheeler: Commissioner Fritz.

Fritz: I am reminded by commissioner hardesty that the late harold [inaudible] refused to become certified. He said look at me. So, again, I would be interested in all those non-certified, how many may be minority disadvantaged people but choose not to get.

Holt: And I would hope the information we learn would help to then give a -- give us strategies around some barriers that impact the certification process.

Hardesty: We know only 20% of minority contractors are certified by the state of Oregon because it is a very cumbersome process, and the fact that we focus so much of our

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energy on that 20% of workers just makes me a little batty, so I am fascinated when someone has found a way to actually hire minority contractors and actually get them money as compared to certifications. That's all.

Holt: I appreciate your comments having been a small business owner who has had to go through the process of certification.

Eudaly: I will just echo some of the interest and concerns expressed by my colleagues. I am interested in barriers, and barriers that you may have identified that we could work on to the mwesb issue, yeah.

Fritz: And dr. Holt you laughed when I mentioned my friend, harold, I meant harold williams, not harold Washington.

Hardesty: I'm sure Harold Washington had the same spirit.

Fritz: I am sure he did.

Goodlow: The next slide speaks to our policy goal around the preference policy. We did two rounds of the preference policy in 2019. One for 5020 north interstate which you'll be hearing about in a little bit. That's a homeownership condo development that we had 651 applicants that claimed point preference. 115 applicants claimed eminent domain preference, 80% identified as a race or ethnicity other than white. For the magnolia 2 round we had 717 applicants that claimed points preference, 73 claimed eminent domain preference, 73% identified as race or ethnicity other than white. Over the many rounds of the preference policy up until the one we just did we had 3,417 unduplicated applicants for the preference policy so we have had quite a few people apply. I will turn this over to dr. Bates to talk about the study done by Portland state.

Dr. Lisa Bates: Thank you. Good morning, everyone. So myself and dr. Ami Thurber, who is here with us today, were the investigators of this work we conducted last summer with folks who moved into the first three buildings through the preference policy in the north northeast strategy. Dr. Thurber, I want to credit her for her work to develop this framework that we use around individual and community well-being. We also work with graduate students from the school of social work in our work to survey, interview and do focus groups with folks living in those buildings. So there's the two on mlk and another building on interstate. We have talked so much about process of the preference policy and I think this is the first time that we have been able to because significant numbers of people moved into these buildings we have really been able to talk with people about their experience and we wanted to try to speak with them about why they chose this opportunity, what it meant to them, what their experiences were as they in some cases moved back into the neighborhood or moved into more stable affordable housing in the neighborhood. We wanted to try to provide this information to the city, to the oversight committee and also to help think about what other kinds of programming or resources might be important as part of the strategy moving forward. We spoke with folks about their experiences and also their ideas about what they might like to see in their buildings and in their communities. So our first big area of finding is that indeed the preference policy is meeting the people it was intended to serve. It is as leslie described there's not impossibly complicated but some process around determining point ranking in the preference policy. We wanted to find out is this actually housing folks who have that deep and intergenerational connection with northeast Portland and it is. The large majority of people have lived most of their life in northeast Portland. Some have more recently moved away from the community. We found folks had been scattered throughout Portland up into far north Portland, into east Portland but also into some suburbs who have moved back because of the policy. That the large majority of the preference policy residents are black, reflecting the history of the neighborhood. Again, it's not a racial policy, it's a place-based policy and we know that this was a place that was segregated and had the majority of black folks living in Portland in northeast. The majority are women headed households and

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in this round at least about half do not have children living in the home, half do. These are two of the buildings don't really have many family size units and so I think that may be a difference as we go forward with some of the buildings that have more bedroom size units.

Wheeler: Commissioner Hardesty has a question.

Hardesty: Do you know if the recruitment was based on the size so you got certain people applying because they knew they didn't have kids at home so they needed a smaller unit? You know what I mean? When the recruitment was happening was it broad based or narrowly focused.

Bates: Very broad based on to the preference policy list but then the sort of complication where we have had a lot of our conversation is in the lease-up where then the actual specific units, incomes and people have to get matched up really on the ground, so moving from that very long list of people who are waiting potentially to -- who actually gets into the units.

Hardesty: How long is that wait from the time we recruit to the last person on the list actually gets into a place?

Goodlow: Well, it depends on the round. We just did a round. Just closed it and we're in the process of verifying points. But that was for the three buildings that are not going to open until June or July. But people as soon as we verified points folks will be referred over to the property management company and they will start screening people and lining people up for units that they will be able to move in once the buildings are completed. So some cases it's going to be three, four months, in other cases it wasn't as long.

Hardesty: Thank you.

Bates: Ready for the next slide?

Goodlow: Mhm.

Bates: Sure. Secondly, one of our main findings and theme is place really does matter. The concept of the preference policy is that north and northeast Portland is important to people and that there needed to be an opportunity for people to continue to live there. We also know that many people need affordable housing. What we found is that 80% of the folks that we surveyed said that their connection to the neighborhood was their primary motivation in applying for this opportunity. So place was really an important component of their prioritization. At the same time they also did believe this was their best chance for moving from a wait list into housing because of the preference policy knowing that they would have an opportunity to potentially be prioritized on a wait list was also an important finding for them, an important factor for their application. At the same time being convenient to work or school wasn't a primary motivation. It was a broader sense of connection to the history of the neighborhood and the community. 91% said the history of the neighborhood mattered to them. So when we spoke to people in interviews and focus groups there was a lot of conversation about what it meant to be where you're familiar, where you know people, still having friends and family nearby, even with the amount of displacement that there's been still feeling this is a sense of home and familiarity. I know how to be here and how to get around from here. The vast majority, over 85%, said they feel like they belong in the neighborhood even with the changes that they have seen.

Hardesty: I'm fascinated by this particular part of your survey because as I was reading it I was thinking, I wonder where those people shop. I wonder what their favorite restaurants are in their neighborhood. I wonder if there are cultural norm places that are gathering spots. So on one hand, when I think about how wonderful to be able to afford to live in a neighborhood that you have a 30-plus year history, but we don't live in a place, right, we have to engage in a broader community. So what's the experience once you walk out that affordable door into restaurants that may or may not be welcoming and may or may not have what you consider your cultural norms? Did people talk about that?

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Bates: Yes. That was part of our framework as well. If we go forward we'll see some of those tensions. It is -- I would say it's an experience in which one, people are overwhelmingly relieved by their housing situation, and they feel very connected to the neighborhood and they feel a sense of, like, I am here and I belong here, and also there are some tensions and challenges around the things that you described. On the positive side, in terms of improvements to well-being and keeping in mind that there are a substantial number of people who are moving back to northeast from neighborhoods where they may have not felt as comfortable, welcomed, or have the infrastructure in place that -- the physical and social infrastructure that does exist or is more accessible from northeast Portland that people, many are saying they have increased their participation in art and cultural events, for example, I think we talked to a number of people like very soon after good in the 'hood, so that was a reference point of like it was just up the street to able to go to that festival and have the access. About half of people are spending time volunteers and a quarter of those say they have increased their engagement in that way since moving in. About half say that getting to work and school is more convenient although that wasn't a major motivating factor the transit options, the walkability clearly better than for folks living in the eastern part of the city in the east county.

Eudaly: That piques my interest as transportation commissioner. There was a recent harvard study in upward mobility that found commute time was the single biggest determinant for a family to lift themselves out of poverty. When I saw that stat, was it 80% didn't identify getting to work or school --

Bates: About 50%.

Eudaly: The previous --

Goodlow: Oh. Convenience to work or school not a primary factor.

Eudaly: 50% have improvement.

Goodlow: Yes.

Eudaly: I would be interested if we could drill down into that a little bit more. I'm wondering if people have become so acclimated to have unreasonable commutes that that's why it wasn't indicated but then they move and realize it has an impact.

Wheeler: Dr. Bates, I'm sorry that we're interrupting. That's the sign that we're really interested in this subject.

Bates: You have more questions than my students will this afternoon. [laughter]

Wheeler: They might surprise you, you never know. First of all maybe I'm stating the obvious, you went to individuals who already have been engaged in this policy. They have voluntarily submitted this information. What was your response rate?

Bates: Oh, so in our survey, it was -- I'm -- quite high. We surveyed most of the people who are housed through the preference policy in each building. Then also interviewed probably about 35 people across the buildings.

Wheeler: Great. The reason I raise that is there's some things obviously we would not ask and housing authorities would not ask as people are seeking the housing and I wanted to clarify that this is a post housing survey where people voluntarily participated.

Bates: Absolutely.

Wheeler: I wanted to make that crystal clear.

Bates: In our world at the university we take great care to protect the confidentiality and anonymity of folks who participate in our research. We're not -- this research is actually resourced from Portland state university is not by the housing bureau, so we don't -- we're not reporting on people in any way to the city of Portland or any housing provider. That's a conversation we have very clearly with everyone as we survey and have interviews and focus groups. I will say that the conversations that we had I think were quite frank about their experiences in the buildings with providers, with management, as well as in the community at large. We're sharing here more this kind of high level experiences that

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people are having and thinking about the neighborhood and how it relates to the policy and strategy at large, but we will be continuing to share out more information again in an anonymized aggregated way to providers and then also coming back around to community again to talk with them about what we heard from them. We have shared that building by building with everyone who participated in the research was able to see what the results were and then we'll have a larger community gathering once this time of community gathering favors it.

Wheeler: My second question is related to and maybe you'll talk about which in which case I'll stop, but the level of knowledge that people had about the preference policy, where did they learn about it? Do we have a sense of that?

Bates: I don't off the top have -- I know we asked about that but I don't off the top have a good response to that. I think there were a lot of avenues that people were finding out about the policy that they talked about. A lot of folks through personal networks heard about it then sought out the information but that's something they can come back around with.

Eudaly: I'll make one more comment. That is that I share commissioner hardesty's interest and concern about the larger cultural fabric around those residences, and --

Goodlow: Let's go to the next slide.

Eudaly: Okay. I'll stop talking now. I might have to say something else --

Bates: This place and community matter to folks. They speak about their connection and feeling that they should be in the community, and also reported mixed experiences, feelings and some risks to their well-being living in the community as it has changed so dramatically. Fewer than half of the people felt if they wanted to find a good job in the neighborhood that that would be possible for them. Some folks are still quite precariously housed. They are very cost burdened even living in a regulated unit and they were worried about their ability to hang on even in the subsidized, regulated unit.

Hardesty: Is that at 80% of mfi-- [speaking simultaneously]

Goodlow: 60%.

Bates: Most of those interviewed to your point, commissioner hardesty, described the need for more low cost stores and amenities, groceries, absolutely. Restaurants. Both in terms of cost and also in terms of a feeling of welcoming and inclusion. While about 70% agree that people of different backgrounds get along, in the community, over a third did say there was a lot of prejudice in the neighborhood and about a third had experienced discrimination in area businesses so people are having some challenges. We had conversations around conflicts with neighbors, for example, around parking cars. That may happen in many contexts where there are multifamily buildings being built, but here there is an additional kind of layer around race and class that may create additional tensions.

Hardesty: I'm just fascinated by this because I think that we can learn a lot by whether or not we are really helping people be grounded in a community that they love or whether we are actually isolating people from the ability to fully experience a community regardless of what community it may be. So as you were talking I'm thinking about we talk about like restaurants, walking in the door. All people of color know walking in the door of a restaurant and sitting down, knowing that you're not going to get served, right? Or it's going to be a very long process. Or people look at you weird when you walk in. I'm very interested in more data around just how people are experiencing being in a community that is 100 times different than the community they were raised in and grew up in and the cultural markers no longer exist, and so what's our job as a city to develop community in places where people were shocked to find out people of color and people who spoke different languages were actually living all around them. What's our role in making sure that we're not just isolating people in places that they are barely holding on financially and then there's no cultural resources that are there for their benefit.

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Holt: That's a great point. I don't want to interrupt, I want to add two things. What you highlight is a conversation I had with a prior mayor when we began this process. It's more than just building spaces. It's also community development. How do we put in some processes to address acclimating those who have no idea or value of the history and why this would even matter. They don't care. They are paying market rate. They built their businesses, et cetera. What do we do beyond sticks and bricks? The challenge for me is that our committee has its charge. You do the work of what the charge is. But within that how do we then try to take advantage of the other opportunities. I'll add one other people, it's not just helping people move back, it's people in space and place where they find themselves in these new communities that have transitioned. This is only one part, one piece, but it's a valuable and significant one. The nuances are incredible and I would love for us to spend some time thinking through how do we influence really developing healthy community and not just spaces but how do we approach this whole thing.

Eudaly: I'll briefly finish by saying I'm a new liaison to venture Portland, so I'm going to be much more involved in conversations with the small business community and particularly how the city can create a better avenue for small businesses to give us feedback on how our work is impacting them. I'm interested in how we can help protect our legacy businesses, especially culturally specific or minority owned businesses in north northeast Portland and then how we can support an expansion of those not just businesses, cultural centers and other amenities that people want to see because even though the african-american demographics in north northeast have flipped, we still have a significant population there relative to the central city, right, so it's not like people are returning to a community where the black community was entirely erased. There's something to build on and any way I can participate in that conversation, support, I'm really interested.

Bates: I think our question at the end of this phase of the research, and we do intend to repeat this process with the new buildings that are coming on in the summer to continue to build this knowledge. Our space that we landed on was asking exactly this set of questions. We have a housing strategy. What if we had a community strategy? What would that look like? The residents of the buildings already have articulated a number of their own ideas both for themselves, for people living in the building with them but also in the way that they might integrate and connect with people in the community, talking about community history, the things they would like to see around them. I think as we move forward and continuing those conversations in the community we'll be able to surface those kinds of ideas for community development programming. I do think the question where do those go in space, if we don't really have a community development function at the city of Portland --

Hardesty: We do. It's called prosper Portland today.

Bates: Yeah. Economic development function. But more around civic, cultural, community building space, how do we create that through -- I think a range of partnerships, of community-based organizations, philanthropy, the city, et cetera.

Holt: Social acclimation. We hope people learn how to live together.

Bates: Right. It has to be about more than just housing and we recognize that in many ways. Next steps would be to find out what could that look like and how can that be resourced.

Hardesty: I guess is that part of your process, is that part of your next step or somebody else's next step?

Bates: I think we see ourselves as partners in that next step certainly in terms of convening in community. I presented this in a longer format to the last oversight committee meeting. Again we're planning on a community forum where we can share this out with everyone but also have lots of generative conversation around what folks are interested in seeing. Six months later they probably have different experiences and ideas at this point.

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Hardesty: If you get the date nailed down I would love to participate, but on my calendar, if I don't know two months ahead of time, chances are really hard.

Holt: I would say, commissioner, it would be excellent to have that conversation and think about how we craft something that really looks at how communities get developed. I don't know that it exists from a holistic standpoint but it would be fantastic. The conversations that this oversight committee has had have been very much along the lines you've articulated. The limitation is we have what we have and we have to deal within the confines of the structure of the work that we have been charged with. It would be awesome to think about how we can do this. Last two slides. I'm going to speak from my heart.

Danger: Danger: Danger: What you illustrate is some of the opportunity and some of the accomplishment and the challenge around this work. It has been five years of rolling our sleeves up and doing our best to make sure that city partners, that nonprofit partners and others do business differently. This has not been done before. This is the very first of its kind, and I think we have accomplished some significant things. At the same time we have significant challenges that remain. Some that are beyond our scope, some that are within our realm. I'm going to go out on a limb here. The limb I'm going to go out on is what impacts me around this reality. I'm native to the city of Portland and I happen to be and have been for a few years now a six-three black man. In every environment I go into I'm a six-three black man. Before I'm dr. Holt, before I'm professor, before I'm pastor, before I'm influencer, before I'm consultant, before I'm a six-three black man. I know the impact of being in these spaces. I also have been the recipient of section 8 and so forth and I know the dynamic of living as someone looked down upon who needs assistance to get up. The value and significance of this work and the opportunity of this work cannot be underestimated. We have an obligation to do something meaningful in this city and it's going to take all of us to do it. We celebrate what we have accomplished but by no means is this the summit. By no means do we stand here and say we've arrived. We have done some good things for people, there's more to do. I said it once I'll say it again I think its time to say promises made are promises kept.

Wheeler: I'll entertain a motion.

Fritz: Move to accept the report.

Hardesty: Second.

Wheeler: We have a motion from commissioner Fritz, a second from commissioner Hardesty, any further discussion? Please call the roll.

Fritz: Thank you. Thank you for the partnership with the housing bureau, the community, Portland state university, dr. Bates. I have one request when you do the report next year on page 1 it says part of the history of the charge, the charter, in march 2014 mayor charlie hales with the support of housing commissioner dan saltzman dedicated an additional \$20 million in tax increment financing from the interstate urban renewal district to affordable housing to begin to address the ongoing threat of displacement and gentrification. Next year would you add and the support of shadow housing commissioner nick Fish. Under mayor hales' administration there were basically three housing commissioners, people who cared passionately about this so when this is presented to me I thought, that sounds good. I also -- it's important to give that credit. I think your words at the end, dr. Holt, commissioner Fish would be one of those as well. Promises made need to be promises kept. Last year when we had this presentation I think there were a lot of comments to the extent of is that all. Or what's next, what's more. This year it's clear that you have stuck with the program, you've run the course, continued doing the good work, modified in response to the good research that dr. Bates has done to produce even better results. And it's really working. So it was fascinating to get the demographics or the information about the number of families, people returning who still have friends and family in the neighbor.

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There's so much work to be done yet you've made really, really good progress so congratulations and thank you. Aye.

Hardesty: I think commissioner Fritz was talking about me. [laughter] I do want to say when I first heard about this policy I had some colorful words because in my mind if we were not centering race to address racially discriminatory policy how could we possibly actually serve the people we say we are going to serve? It is clear that the preference policy has centered african-american experience and the interstate urban renewal area and has prioritized those individuals coming back. It's easy for me to say when I was wrong. I was wrong. We are starting to have an impact on a small number of people who have 30-plus years of lived experience in the city of Portland. I am giddy about the housing units that proud ground and others are doing that will come online this summer because when people talk to me about affordable housing, that's actually housing people can afford to live in who work for a living in the city of Portland when we are talking at 60% of area median income and below. You know, people can figure out a way to live comfortably when they are working two, three minimum wage jobs in housing with that criteria. Yes, last year I was woefully disappointed in a number of people we had moved into homeownership opportunities and that has increased, but I do certainly understand from talking to housing providers how difficult the process is, is to prepare people to be ready for homeownership opportunities, especially if you have been living by the seat of your pants for the last decade or so. So I don't believe that I was inappropriate in my question of dr. Holt last year. I think I did what I do with everyone, try to hold them accountable to what they say they will do. I want to applaud the team, the oversight committee with standing firm and being clear about what the objectives were and holding everyone accountable to those outcomes. I want to appreciate the fact that this is the very most diverse contracting field that the city council has ever seen presented in front of us and so I have many, many, many questions about that that we can unpack later. But I want you to know that you have my absolute respect and appreciation for all the volunteer time that this committee has put in to steering this in a way that makes us proud here on the city council that we actually can point to something that we made a commitment to and we're starting to see the results of that commitment. Are we done? Not by a long shot. Are we satisfied with where we are? I'm not. I don't think anyone in this room is. But do we see a path for the future? Absolutely we do. But as we have talked about today, you can't just plunk people down in a community and expect somehow it's going to all be like a tossed salad because that's not how people roll, not today in this environment that we're in. So we have an obligation to not just isolate people and communities but to actually really make sure we're building strong communities where everyone can be prosperous. I'm very happy to vote aye on this report and look forward to digging into the rest of that research and finding out what else does the city need to do to ensure that we are walking our talk and not just doing whatever the shortest, most efficient thing is to do. I vote aye.

Eudaly: I just got so lost in commissioner hardesty's words -- [laughter] I can't remember what I was going to say. I want to talk about those broken promises in further detail sometime. And that term is perhaps a little too kind. We instituted social engineering through racial racist public policy for decades.

Holt: Absolutely.

Eudaly: And we have an obligation to remedy that and broken promises is part of it. So I'm looking forward to that conversation moving forward. Want to appreciate the work of the oversight committee and of dr. Bates and dr. Thurber in looking at the impact of preference policy on well-being. I'm so fascinated by this work because while housing is a basic need and human right and absolutely the right place to start it's not enough. We want to know people are actually better off. That their quality of life has improved, that they are able to build wealth and that they are headed towards a healthier, more vibrant future, not just that

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we have stuck them in a box in the neighborhood of their choice. As always I want to thank bishop holt and leslie goodlow. It's been a long time since I have seen you. So nice to see you again. For everything you've done for the north northeast housing strategy and continuing guide council through this important work. I vote aye.

Wheeler: I hope former commissioner dan saltzman is watching. Last year I think all of us were very disappointed with the results and I don't think it was because of anything that the committee was doing or anything the housing bureau was doing. It was just a very radical idea in its conception. I like to tell dan despite his best efforts to appear otherwise he's a radical at heart and this is one example of where this was a new idea, a fresh idea, it was an out of the box idea, and along with my colleagues last year as we were looking at the results in the year four frankly we were wondering whether it was ever going to amount to much of anything. It was not living up to its promise. But boy, what a difference one year has made. Dr. Holt, thank you for your persistence and your leadership. I will extend that to the entirety of the north northeast oversight committee. You guys could have walked away from it and you didn't. You stuck to it, you doubled down and you've made it work. I also leslie want to thank everybody in the housing bureau. I see director callahan in the back. You took some heat for this last year was my recollection.

*****: Little bit.

Wheeler: You stuck to it. You stuck to it. Dr. Bates, dr. Thurber, I want to thank you for giving us objective analysis of what people who are actually directly impacted by this program are telling us about the program in terms of whether we're hitting the right center, whether we're hitting the right objectives, whether we're actually achieving the goals we set out to accomplish. I'm actually very encouraged by the results that you put forth today. So it took a little while to build the momentum but it feels like it's here. That's exciting to me. So I hope you leave feeling your work has been validated and that you're on the right track and that we're getting somewhere. You're right, dr. Holt, we're not there yet but we're heading in the right direction. We're taking the steps and seeing the progress behind us. Thank you for your leadership. I'm very happy to vote aye. The report is accepted. I've has a commissioner request, commissioner hardesty has noted that half the fire bureau is here waiting to testify on the two items that were pulled off of the consent agenda. I would rather not have them sitting here in the room. I would rather have them out in the community doing their hard work. If you wouldn't mind, could you call item 203.

Item 203.

Wheeler: Who pulled this?

McClymont: Lightning.

Wheeler: Is he here? Are there any further discussions on this consent item? Questions? Call the roll.

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

Wheeler: Before I cast my vote did anyone else want to testify on this matter?

Fritz: Shedrick.

Wheeler: I'll suspend the vote. Shedrick, come on up. I just realized should have made the call. I'm going to hold you narrowly to this. This is consent item about a very specific grant. That's what we need to talk about, please.

Shedrick Wilkins: I support this if it has anything to do with the state of emergency. Again, I have a real problem about being warned by security that I am standing up or making comments about people resigning like the mayor or city council and the truth is I may have not voted for the mayor or I voted for the mayor or city council and I don't want you there so of course I'm going to stand up and disrupt the meeting and say you resign or you didn't meet my expectations so I want you to resign. A lot of things here, a lot of discussion here does not violate the core constitution of the united states but it does violate the bill of rights. But the bill of rights is an amendment to the constitution.

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Wheeler: Thank you. Maggie?

Maggie: We're talking about the housing, right?

Wheeler: No. This is to accept the state preparedness and incident response grant from the state of Oregon. It's for emergency management. It goes to the firefighters in the back of the room. They would like resources to respond to incidents in the community.

Maggie: Are these the one's that did the calendar?

Wheeler: These are command staff personnel.

Hardesty: This is not the issue on the agenda.

Wheeler: This isn't about the calendar.

Maggie: Well, firefighters need to do their jobs and so if they -- whatever they need to do it they need. So that's it.

Wheeler: Thank you. Call the roll.

Wheeler: Aye. Thank you. The ordinance is adopted. I didn't prepare that speech.

[laughter] commissioner eudaly.

Eudaly: If I could just say once again I have said many times city council is a limited public forum. We have the right to set the time, place and manner of how the public participates. We read the rules at the beginning of the session. We're absolutely not violating anyone's constitutional rights. That is just complete misunderstanding of how this body and how this chamber works.

Wheeler: 204. Read 204, please. Also consent.

Item 204.

Wheeler: Any testimony on this item? Further discussion? Please call the roll.

Fritz: Aye.

Hardesty: I want to thank my fire leadership team for showing up today in support of these efforts. My apologies that you had to wait so long. Thank you very much for being here to answer questions. I vote aye.

Eudaly: I would also like to thank the firefighters for being here. This is a gross misuses of their time and I apologize that you've had to sit here for the last two-plus hours because this was unnecessarily pulled from the consent agenda. I vote aye.

Wheeler: Democracy, it's the worst form of government except for all the rest. [laughter] I vote aye. The ordinance is adopted. Next item. Back to the regular agenda. 207, please.

Item 207.

Wheeler: One second. Hold on. Which one are you referring to?

Fritz: We have community members who have been waiting for a long time.

Wheeler: For 211? Does anyone mind if I move to 211? We'll be quick. We'll get to city staff. Thank you for your patience. Please suspend the last item, read 211 instead, please.

Item 211.

Wheeler: The 5020 condo project is the third north northeast homeownership development, the second to come in front of the city council for funding approval. The project provides affordable homeownership opportunities for first time preference policy family giving priority to families with historic ties to the neighborhood that have been impacted by displacement as the surrounding area is gentrified. We just heard quite a lot in the last report. The city is pleased to see the first mixed income building blending market rate with permanently affordable homes along the interstate corridor. This project not only provides stable housing in a high opportunity area but offers families the ability to participate in the equity increase of their home and create wealth for the next generation. We're pleased to see how this project contributes to the over all north northeast housing strategy which we just heard about. Good afternoon, welcome. Do you want to kick us off, shannon callahan, director callahan?

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Shannon Callahan, Director, Portland Housing Bureau: Good afternoon, mayor. Not quite yet. Good morning, mayor. I apologize, we somehow do not have our beautiful power point available for us.

Hardesty: You'll just have to talk more.

Eudaly: But we love power points.

Callahan: It's very short and beautiful power point --

Fritz: Commissioner eudaly will watch it later. [speaking simultaneously]

Callahan: It shows what the building is going to look like. We do want to highlight just a little bit of that and if you give us just a second we'll pop that right up. That's it. Thank you. We appreciate it. We were here this morning to talk with you about the 5020 condo project on north interstate. It is one of the long time projects in the works, very complex and yet extremely exciting project being undertaken by proud ground. This is our first foray at the housing bureau into a multifamily condo homeownership structure, and which is prioritized for preference policy families. As you heard this morning this is the third homeownership project with a north northeast strategy. This is a mixed income project. All up the affordable homes are family size so two and three bedrooms. The building itself we estimate will house approximately 218 people, and we expect construction to commence later this month and open early next year. The project itself is located on wonderful transit line on the interstate and alberta on the max. 19 of the units up to 19 will be available for families who make as low as 35% of median family income, which is an incredible undertaking to get families into homeownership at that income level. There will be up to 17 units for between households at 60 to 80 then four units between 80 and 100% mfi, as well as 24 market rate units and this will be an earth advantage gold building. This just really illustrates the layout of the design of the project itself from an aerial view and all of the other funding partners that come together to make projects like this possible. we're also providing something we have never done before which is a construction loan to the project to help make sure that the project has the funds they need to develop and then of course we'll be paid back upon sale. We're also asking for something that is unusual as well which is an ability to add up to a million dollars from this funding into the project to better align the homeownership opportunities to the families that come through the preference policy. We would hate, of course, to create units at a higher income level if that's not the families that we're seeing so some of the creative financing we have been working on is a way to solve for that so we can meet folks where they are as they come off the list and make sure the families we have prioritized as a city have the best shot at homeownership as they can. With that I would turn it over --

Hardesty: I would like to ask one quick question for clarification. The homeownership units, maybe I should wait for diane to answer this now that I think about it, what's the range that those units will sell for?

*****: We have that for you. [audio not understandable]

Callahan: Let me see if we can answer that for you exactly.

Wheeler: I leave and the whole thing breaks down in chaos: [laughter]

Callahan: We can provide you with a complete breakdown of the estimated price point. [audio not understandable]

*****: \$127,000 for the lowest price units based on the affordability accepted. [audio not understandable]

*****: 160,000 for a three bedroom family size unit.

Eudaly: That is amazing. [audio not understandable]

Diane Linn: For the highest three bedroom units and there's only a few at that level thanks to the \$1 million of additional subsidy to bring down those price points.

Hardesty: What is the market rate if I'm buying a condo at market rate? [speaking simultaneously]

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Linn: We do have an appraisal on all the market rate units. Just as an example the one bedroom would go for about \$260,000. So quite accessible actually to --

Hardesty: That really does clarify who it is we're attempting to provide homeownership opportunities for. I am very appreciative. This is -- I get giddy about this project. I don't normally play favorites but I'm really, really giddy about this one so I'm going to shut up and let you do your thing.

Wheeler: You don't necessarily have her vote. [laughter]

Callahan: I recognize that.

Wheeler: Always assume you're the underdog.

Linn: Mayor, commissioners, my name is Diane Linn, I'm executive director of Proud Ground. In the spring of 2017 Proud Ground reached out to Habitat for Humanity director Steve Messinetti who's here with me today to begin to build the team to respond to the Portland Housing Bureau's NOFA for a condo project at 5020 North Interstate in the heart of the North Northeast community. The vision is inspired by Proud Ground's commitment to equity and our experience working to pair low and moderate income families with affordable homes as part of the African American Alliance for Homeownership collaborative that we were proud of. Through Proud Ground's and Habitat's unique partnership the condominium units will be affordable to families that fall again as you've heard as low as 35% of median income up to 80 with only a few at the 80 to 100%. Those are three bedroom units. With this project Proud Ground hopes to give families a viable opportunity to reestablish their neighborhood roots through first time homeownership which is hugely stabilizing for families. Proud Ground has assembled a diverse team of development professionals who have deep experience in creating homeownership in North Northeast Portland for displaced families of color. Development partners include Carlton Hart Architecture as our architects, Ellen C. The General Contractor. The extraordinary team at the Housing Development Center, development consultant, a nonprofit team, and Gina Willey is here, my right hand person on this as owner's rep for this project. She brings over 40 years of experience in the community and development. The majority of these firms were selected and are MWESB certified with track records in working with community stakeholders and have been committed to hiring minority owned professionals and subcontractors. We'll be showing you results in that area. Representatives of these businesses most of whom would have loved to be here today because of timing we have just a few but they are with us and have been extraordinarily committed to this effort. This is your implementation team. They are committed to breaking new ground on a development that as Shannon Callahan just said -- for homeownership development. Proud Ground has leveraged the city resources with about \$2.6 million of funding from Oregon Housing Community Services Lift Funds for the first time in Oregon history. Metro's transit development oriented grant program, Enterprise Community Partners, Oregon Community Foundation and Collins. We have confirmed construction loan by Heritage Bank who has been an extraordinary partner on the project. Thanks in part to the mezzanine loan that PHB offered for this project. Changing zoning code led to the inclusion of 25% active use on the ground floor adding another additional element to the building including a community space, strongly requested by the neighborhood association. We are here today to ask for your support for the city's role in this project, the conveyance of land, the mezzanine loan, \$6 million of construction loan that will remain in the project to ensure the units stay affordable to residents for generations to come. Building this 64 unit family friendly mixed income energy efficient transit oriented state of the art intentional community where at least 40 of the units will stay permanently affordable designed for families displaced or at risk of displacement will create a legacy in this community. I know, wheh: Proud Ground.

Eudaly: I think you forgot something.

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Linn: I'm sure I did. [laughter] there are many more elements. Proud ground's board and our staff has contributed extensively to this effort. Our team will provide listing services in kind to in addition to the deference of most of the developer fee for this project at this point in time. Thanks to the team of professionals, critical partnerships and funders we feel confident even in these uncertain economic times that this project will be a showcase for homeownership development into the future. Want to thank you all for your support and if you do vote today to support this project we would so love you to join the celebration for ground breaking in early april.

Wheeler: Excellent. [speaking simultaneously]

Linn: I'm very happy to answer your questions but I defer to my colleague steve.

Wheeler: Hi, steve.

Steve Messinetti: Thank you. Steve Messinetti, president and ceo of habitat for humanity. It's truly an honor to be a part of this north northeast strategy work especially to be in partnership with proud ground. This is a unique project. The first truly mixed income multifamily condominium development in our city. The city's partnership and subsidy on this will make it possible for up to 19 of the preference policy households for this building to be sold to families earning between 30 and \$40,000 a year, so those are the under 60%, and most of those will be closer to 40% ami. Most of those units all of the units are two and three bedroom units and we expect most will be families with children, sometimes multi generational families. Even though they only make up 30% of the units in the building we expect that will be closer to half of the people in the building because of the larger families. Habitat is committed to supporting these households by financially guaranteeing their mortgages to ensure they are getting affordable mortgage no more than 30% of their income, and that mortgage is below market interest rates, which are already low. In addition habitat is committing \$390,000 to these households in the form of forgivable second mortgages to get the price point first mortgage down to affordable levels. Your support will not only be transformational for these families and their futures but you'll be supporting one of the most innovative culturally specifics projects in the country and many eyes are on it. Thank you for your support on this project, helping first and further displacement of African americans in north northeast Portland and close our city's disgraceful minority gap.

Wheeler: Thank you Steve.

John A. Robertson: Good afternoon my name is John Robertson. Thank you for allowing and listening to my testimony in consideration of the 5020 condo project. I would like to share a story of my son. It's a short story if I may. It's a story of a young disabled adult that has navigated his way through the complexity of health systems, human service programs and preference multifamily housing assistance programs. John's life journey began 36 years ago but the routes to affordable housing are directly related to and aligned with determinants such as health disparities, education, access to information, drug and alcohol abuse, mental wellness, income disparities, unemployment disparities and of course what we're talking about today homeownership disparities that for us began 50 years ago. It's a story that has been told by african-americans in Portland for many years and john's story is no different but it is unique. Beginning in 1960 our families were displaced due to urban renewal. Redlining, access to affordable housing, housing mortgages and loans and laws and policies that landlords and leasing a agencies used against people of color. While these families were forced to rent 64% of the time people of color were sited with higher rents, higher deposits and additional fees and its effected all of those neighborhoods we are talking about today. Our story by john robertson, jr., will be read by john robertson, senior. It was in the late 60s when my grandfather moved to Portland to settle after the shipyards in the bay area dried up and the service veterans no longer had steady work. Grandpa served in two wars, korea and vietnam, never received a g.i. Loan to purchase a

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home for his family or financial loan to further his education so foundationally nothing could be handed down or inherited so the family rented houses in the albina neighborhood and bounced around inner northeast. As the kids grew older in the 70s grandpa was forced into housing assistance in southeast Portland even while having a decent professional career as a long haul truck driver and working with metro trimet. The 80s started seeing rising rent and cost of living increases for a lot of communities of color and many family members were moving further out of central Portland. As tough as times were I was born in the '80s to young parents John Robertson senior and Carla Walker. I was diagnosed autistic at age five. Most agencies were not familiar with the autism spectrum in the '80s so lots of recertification and assistance were mandated or denied. Dad worked hard, steady while continuing to go to school. Mom worked part-time but it seemed like we were always above water with limited income, moderate transportation, bad health habits. My brother and sister were born five and eight years later. We bounced around in 2 or 3 bedroom apartments, duplex and houses for 15 years in north and northeast Portland including me changing Portland public school districts. Ironically our last house a five person household was our nicest house and roomiest, however years of stress and mental depression gave way to the parents separating and divorcing. Dad was a noncustodial parent for three years and rented a tiny bedroom house on Lombard and 6th. Mom couldn't afford the nice house and bounced around and eventually settled with family members and the kids moved back in with dad. Now that dad was a single parent rising housing prices forced us to southeast Brooklyn neighborhood in a three room duplex. Me and my brother shared the basement, my sister upstairs. Somewhere between Lombard street and my mom's move to Texas is when my application for displaced families was submitted. Over 15 years later several lotteries, several screenings, my name was selected through the Portland housing commission and I was selected to buy Habitat for Humanity for the affordable housing program in collaboration with Proud Ground. Fast forward to today my dad is still guiding my living process but my brother and my niece and nephew are in the process of purchasing an affordable by 2020 through the efforts of Proud Ground. Being a young parent raising a disabled child could never be easy for any community level, but add the systemic barriers and gentrification it can be a real barrier. Some stated how sorry I am for your burden, statements to my dad that minimize the strength and fortitude it keeps to keep families moving forward together. My dad always said I'm not a burden but a blessing, now that's coming to fruition with the opportunity for homeownership for myself and my siblings. My brother and I will share space again and it will come as a result of Proud Ground and helping guide our paths. Mr. Mayor and commissioners, speaking as an African-American male, single parent and widower, it is with the government that has facilitated the dominance of our businesses, homeownership and culture in the Portland area in the past. So it should be with our government leaders today where we need to champion these connections with what Proud Ground, Portland Housing Commission and Habitat for Humanity is needing to do to rebuild these relationships for the future. Previous preference in affordable housing programs have cared for more people than expected, reduced houseless families more than expected, saved more medical and mental health costs than expected, and saved more lives than we ever could imagine. As we heard today according to the census bureaus and Portland housing bureaus nearly 10,000 families were displaced. These families cannot grow a community if you scatter them to the wind. 5020 Condo project will give us similar opportunity to 40 or more families as part of this commitment to north and northeast Portland. Homeownership helped stabilize families like John Junior and gives them a chance to live in the community they were raised in and access to affordable options in the Portland neighborhood. In order for this work of empowering our neighborhoods to be sustainable it has to be done by us for us so the sweat equity and shared equity models provides for family support and bring cultural diversity back to the

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community, by enacting the preference policy and the affordable housing program with the 5020 condo program will help marginalized families with historical roots in north and northeast Portland come back or stay, putting them in affordable housing or homeownerships. Please support the 5020 condo project so these needed units can be built for families like ours. Thank you very much.

Wheeler: Thank you, mr. Robertson. Appreciate it.

Eudaly: Thank you.

Wheeler: Does that complete the presentation? Any further questions? Any public testimony?

McClymont: One person signed up. Maggie.

Wheeler: Thank you for the presentation. It was excellent. Maggie, want to come up?

Maggie: Hi. I can't go back and undo past injustices but you can go forward and deal with current injustices. But I would like to say one thing that, those things are important but one thing is really bothering me, kind of like okay people are displaced and they are screaming to get back into these places that were red lined just like Chicago and New York, and I grew up around three major military bases and one thing that was happening when I was growing up is people were starting to integrate into neighborhoods, so we had African-American and Asian and Jewish and Christian and the one thing I think is so bad about human beings is why can't they create community together based on where they live and not the color of their skin or their religion or -- they are fighting to get back into this redlining. We're so glad, we're such a horrible creature that we can't just go, oh, here we're all in this neighborhood together and we're all different types of people, all different genders, LGBTQ, we're immigrants, we're everything, and now back to redlining. That's what's kind of been niggling at me about this. Are we doing any studies about people that are integrated into communities that were traditionally white and how are they doing there? Are they creating community? Can they create community together?

Hardesty: I really appreciate you saying that. Housing by itself does not create community as you well know, right?

Maggie: Right.

Hardesty: Yes, wouldn't it be wonderful if we all started from the same place, right? That we all if we just all showed up in the same neighborhood --

Maggie: I show up here even though this place is a country club, I'm saying homeless people are part of the community.

Hardesty: I can't imagine why anyone would call this place a country club. I have much higher standards for country clubs than city council. Right?

Wheeler: You don't know about the pool?

Hardesty: Nobody told me about the pool.

Eudaly: Or the cocktail parties.

Hardesty: I hear you. It's not community members who are displaced who are stressed out. It's not their job to build community. When people are trying to survive we should not have the added burden that it's their responsibility to reach out to folks who may or may not be welcoming them into their neighborhood, right? So while I appreciate what you're saying I think we have to deal with the emergency, then it's like okay, how do we build community where we are, right? We can't undo the past, but we can set a standard for the future.

Wheeler: Thank you, Maggie. Any further discussion? This is an emergency ordinance. Please call the roll.

Fritz: Thank you, Mayor. I suggested we move this up in the agenda partly because I noticed our nonprofit leaders and others sitting in the audience, partly because it seemed to follow on so well with the previous presentation. It's my honor to vote for something in this case it's my responsibility to vote for this and thank you so much for your moving story.

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Congratulations that your son is going to be a homeowner. Your family is able to show that you have been survivors and you will be able to move forward. I'm very grateful to you for coming to explain in your own personal experience why all of this matters. Thank you very much for all of your work, everybody. Thank you to the housing bureau, mayor wheeler. Aye.

Hardesty: I want to add my appreciation to both director Callahan, the staff at the housing bureau, and the incredible community partnership that has been created with Proud Ground and with -- I'm forgetting -- Habitat for Humanity. Thank you. I'm old. I get those senior moments, I forget what I'm saying mid-sentence. This is the kind of project where people -- we talk about housing that people can afford to live in. This is the kind of project that I think about. This is my vision. This is what I think we don't do enough of. And I know how difficult it is to fund projects that are outside of the box that are visionary, that will have a long-lasting impact and so I just want to applaud everyone who made this deal happen. I am very proud to vote aye in favor of this and I hope this is not the last time we see creativity like this as we continue to address the crises that is housing in our community. Thank you all. Aye.

Eudaly: I spent 12 years before coming to city council as a low income single parent raising a child with a severe disability and a cost burdened renter. It's hard for me to even talk about it without getting emotional. It's traumatizing to live under those circumstances, and I was already brought to tears earlier when you said that there would be a number of units available at 35% of median income. That's incredible. That's less than 200% of the federal poverty level. I don't know if anyone else has figured out how to deliver housing to people that low income. And considering that the federal poverty level dates back to a time when a loaf of bread cost 22 cents we know that we're hiding poverty in this country. We know that you need to earn five times the federal poverty level to afford rent or have any hope of buying a home in Portland without deep, deep subsidies. So this is just absolutely incredible and I'm so thankful and proud of the way the community has come together. I have had laser focus on tenant protections the first three years I was here, now I have turned to anti-displacement. This kind of work is essential to that. We need to get low and moderate income families into homeownership opportunities so they can be truly stable, so they can build wealth, choose their communities and they can put down permanent roots. It's absolutely life changing. I want to make sure I don't forget to -- well, I don't have any thank yous. I thank everyone who came today and everyone who has worked on this project, I vote aye.

Wheeler: I want to thank the panel for their presentation today and all the hard work that's gone into this. We know that homeownership stabilizes neighborhoods, communities, and it gives families the opportunity to build wealth for future generations. Helping families to build equity in a home is a long-term solution to intergenerational poverty but the opportunity to purchase a home unfortunately is currently out of reach for many Portlanders and there continues to be a deep and quite frankly persistent disparity for communities of color in particular. This project is just one of many steps that we're taking as a city to address that imbalance and to begin to bridge these gaps with meaningful pathways to homeownership particularly for those marginalized and excluded from these opportunities in the past. I commend the team, Proud Ground, Habitat to Humanity for its commitment to helping so many low income families realize their dreams of homeownerships. Thank you, Diane, in particular for your leadership, Steve, thank you for your leadership at Habitat. You have been great partners. This project also comes as a result of tremendous collaboration amongst partners including the North Northeast Oversight Committee, the Heritage Bank, Oregon Housing Community Services, Meyer Memorial Trust, Metro through their TOD grant, the Housing Development Center and the Portland Housing Center. I would like to thank all of you and thank the Portland Housing

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bureau for your tireless efforts to bring this project to fruition. It's really something that all of us in this community can collectively be proud of. I also want to thank the north northeast oversight committee for their diligence and hard work over the last five years with the north and northeast community. Very proud to vote aye. The ordinance is adopted. This is going to be a great project. Look forward to it. Thank you all. Next item, please. 207

Item 207.

Wheeler: Colleagues the bureau of environmental services worked with the contractor on a large scale project in southwest Portland's fanno creek basin. This ordinance would authorize a settlement with the contractor which was reached after working with the city attorney and mediator. Here is Bill Ryan of environmental services, chief engineer, and Molly Washington, deputy city attorney, in the interests of time maybe what we should do is just ask are there any follow-up questions? Or is there something you need to tell us?

Bill Ryan, Bureau of Environmental Services: That's fine.

Molly Washington, Deputy City Attorney: Nope.

Wheeler: Is there any public testimony on this item?

Fritz: We lost the clerk.

Wheeler: Is there any public testimony on 207?

McClymont: Maggie signed up.

Wheeler: I do not see her. Please call the roll.

Fritz: Thank you for your work and your patience. Aye.

Hardesty: Thank you for coming to what I think is a good agreement and hopefully whatever we have learned from this process we will put in place so we won't have to do this again. I vote aye.

Eudaly: Aye.

Wheeler: Thank you. We appreciate it. I vote aye. The ordinance is adopted.

Hardesty: Three hours later.

******:** No worries.

Wheeler: It's on of those things the longer you wait the less you have to say. Sort of a tradeoff. Next item, 208, please.

Item 208.

Wheeler: Colleagues, creston park located at southeast 43rd and powell adjacent to creston elementary is one of the final remaining projects funded by the 2014 parks replacement bond but the park which is celebrating its centennial needs tlc. This project will remove a decommissioned wading pool, expand the playground and add accessible play features, add new picnic tables and benches and improve the ada-accessible paths. Parks conducted extensive public engagement and this reflects the community desires and input. Joining us are Robin Laughlin and Gary Datka from the parks capital team. Welcome.

Gary Datka, Portland Parks and Recreation: Thank you.

Robin Laughlin, Portland Parks and Recreation: Thank you. Good afternoon.

Wheeler: Good afternoon.

Laughlin: I'm robin laughlin, I'm the capital renovations program manager with Portland parks and recreation. Part of my duties are to help manage the bond program. With me is gary datka, our project manager in charge of the creston park project. We're here to request council accept a bid from faizon construction for the creston park playground project for the amount \$1,332,810

Wheeler: Commissioner Fish never resigned. Can we make sure his name appears on materials like this, please?

Laughlin: Absolutely. Thank you. Absolutely.

Fritz: That makes it hard to keep going, doesn't it?

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Laughlin: Indeed. The creston park project is part of the 2014 parks replacement bond program that was passed by the voters who approved the \$68,000,000 bond measure to address critical park needs without having to increase tax rates. As you know the bonding funding goes towards the park's most urgent needs in our seven priority areas, playgrounds, trails and bridges, pools, accessibility, protecting workers, pioneer courthouse square, rest rooms and others. This project fits into the playgrounds theme and we'll be renovating the existing defunct playground, it is the ninth renovation we have been able to make in our city as part of this program. In addition the bond funding of \$1.1 million the project was able to amplify that investment from our community by receiving additional funds from the system development charges in the amount of \$950,000 to provide an expanded playground experience for kids in this neighborhood. We were also able to receive \$290,000 from Portland park and recreation's capital fund ada program to address accessibility needs in the park. The total allocation for this project is \$2.34 million.

Wheeler: Looks great. Sorry, I didn't mean to throw you off. It's just jarring to see my name there. I didn't earn it.

Laughlin: I had another thing this morning.

Wheeler: Good afternoon.

Datka: Good afternoon, mayor, commissioners. My name is Gary Datka, capital project manager for Portland parks and rec. I'm here to discuss and give a brief overview of another great parks replacement playground project. I will discuss the location, neighborhood characteristics, current conditions and the public process we went through to arrive at the design. I will discuss some of details of the improvements this park will bring. Creston located in southeast Portland generally southeast 45th and southeast powell is a community park in the Creston kenilworth neighborhood and is adjacent to Portland public schools creston elementary. This map shows the park location just west of foster road and south of powell boulevard. The park serves two census tracks by powell boulevard with a half mile walking distance or 15 minute walk boundary. Based on past combined census data the population served is typical of race and origin characteristics, with 83% white, 6% asian, 5% hispanic and 3% african-american or black. Acquired by Portland parks in 1920 Creston park is a developed and pastorial 14.5 acre park featuring a play area, tennis courts, rest rooms, public picnic areas, outdoor pool and pool house, the parking lot and decommissioned wading pool. The park boundaries shown here in the red box. The playground is located towards the southeast corner of the park with main access from the south at southeast francis. The renovated playground and picnic spaces will provide much needed improvements for this park which receives heavy use by an active neighborhood and accessible pathway improvements will create an ada compliant paths of travel, access to other assets within the park. In southern early 1980s the play structures and wood play equipment, a few swings that are spaced too closely for kids to make a play circuit and create a cramped space for unprogrammed physical play. The existing equipment is no longer ada compliant to current standards, lacks play value for collaborative and imaginative play opportunities and has ongoing maintenance concerns. For these reasons we feel like they have reached the end of there useful life and must be replaced. The play equipment intermixed with the large douglas fir trees and surfaced with engineered wood fiber making access and mobility difficult for some users. Directly adjacent playground and occupying a large space the decommissioned concrete wading pool will be removed as part of this project to expand the play area, increasing capacity and adding much play value and much more needed space. Throughout the playground renovation Portland parks does not anticipate the project will remove any of the existing large mature firs and only two smaller trees within the park may be removed to accommodate accessible pathway renovations. Portland parks conducted public involvement with students, parents and park neighbors through a community focus group

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meeting and two public open houses to understand their perspectives regarding the current uses of the playground, what's missing from the current playground and what activities children value most in play. We also connected with neighbors about the positive aspects of making improvements to the park and solicited and discussed public feedback to gain support for design of the play area. I'm actually very happy to say that our final open house Portland parks received 73 respondents, 90% loved or liked the new design. With this community input and support Portland parks and rec developed the final design that will construct key improvements that focus on accessible play features such as slides, climbers, swings, balance play and spinning elements. We'll also install durable accessible rubber safety surfaces that provide access to all play equipment in an equitable way. We'll be installing picnic tables, benches and other gathering spaces. Other amenities such as new accessible drinking fountain, trash receptacles and bike racks. We'll make ada accessibility improvements around the play area to existing rest rooms and to the playground from the park entries at southeast francis and a parking lot and southeast 43rd. Portland parks and rec has anticipated ongoing annual budget for this project of \$13,320. The design consultant team led by mayer reed lansky architects utilizing a Portland parks on call contracts supporting 74% of the contract fees to wbe businesses, an additional 8% to dba businesses, 3% to esb businesses totaling 85% of the \$178,000 contract.

Wheeler: Commissioner Hardesty has a question.

Hardesty: Thank you. As I look at the subcontract opportunities there was only 9.3% that were cobid certified. Then 41.99% of the subcontracts were from noncertified subcontractors. But there's no demographic breakdown for the 41.99% that are noncertified and so I'm also curious as to why we're not even halfway to the goal for certified firms.

****: If I may I'll respond to your question when I present the procurement piece. Gary was speaking to the design contract alone.

Hardesty: Okay.

Datka: I can address that after my final slide. We do have thoughts on that.

Wheeler: Commissioner Fritz has a question.

Fritz: No.

Wheeler: I was noting with the completion of this and commissioner Fritz had a huge hand in the 2014 parks bond, this is sort of the last commitment that was made under that bond, was it not?

Datka: There will be one more after this.

Wheeler: Which is the one after?

Datka: Gabriel park. That will be a fully inclusive play area. We're super excited about that.

Wheeler: I have a strange question. When we designed the play structure, we're trying to make it accessible and obviously trying to make it fun. So this is sort of the latest greatest. You said that kids tend to play in a circuit, there's opportunities for engagement. And we're using the latest designs that kids themselves say they want to play with. So this is sort of what modern kids want to see, right? But what's the age group that we look at when we're thinking about designing the play area, obviously you have to think about teeny, tiny kids and older kids. What is the age range that we think about?

Datka: I think it's a really good question and it's something we talk about with our public meetings quite a lot. Typical play equipment goes in age ranges of two to five and five to 12 but in all of my public experience or public engagement experience one of the things that most neighbors ask for is play opportunities for older kids, the pre-teens, the teenagers, because it's one of the hardest age groups to include especially in a playground. A lot of those ages don't go to playgrounds specifically but we know they go with family members or other care-givers. I think that's where we need to allow for expanded playgrounds with sdcs to allow more run-around space, more social areas

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whether it's social circles of rocks where kids can come together and hang out, but it's also about -- sorry, commissioner. It's also about allowing younger kids to learn from older kids and how they play. So really trying to make valuable experiences for older kids that younger kids can also learn from.

Fritz: Could I comment on that? I know that you have been to gateway discovery park and are impressed. That playground I think exemplifies how it's designed so all users can use it and all ages are interested in it. Two of my favorite memories were two maybe 10 to 12-year-olds sitting underneath one of the rocks having a nice conversation and the other was an adapted swing there and there were two teenagers back to back on the adapted swing on their cellphones swinging back and forth. [laughter] its an example if you design it so everybody can figure out how to use things, particularly if there isn't a single way to use something properly, kids will figure out ways to use it.

Hardesty: I gotta tell you that's still my favorite park on the planet, no pressure, but just so you know because I still remember the beautifully colored piano at the entry when you walked in. Anybody who has small kids know kids are so used to seeing signs that say do not touch, if you break it it's yours, blah blah blah. The sign was just so simple and it's elegant. It said play me.

Fritz: We have to give credit to piano push play, which is a nonprofit, that we haven't had a presentation on that since you've been on council. They put them all over in the parks and people can donate their used pianos so we can put them out there.

Hardesty: We should bring them back.

Fritz: We have lots of partnerships. Parks has lots of partnerships that really do bring people together. One more thing for commissioner hardesty. This is inclusive playground, but not entirely accessible. The one in gabriel park we will have four, we have – harbors lodge which was the first playground, we have cooch park, we have gateway discovery park and then we will have gabriel park. So inner southeast or southeast in general is the one quadrant or area of the city that doesn't yet have it and that's for a future parks commissioner to decide how to allocate system development charges to do that.

Wheeler: Thank you.

Eudaly: I just want to commend the parks bureau for adding another inclusive playground to our inventory. My first interaction with city hall was an attempt to expand adapted swings across the city. My son has cerebral palsy, he has a severe physical disability and in a typical park the only thing he can enjoy doing is sitting and watching or swing if there's an adaptive swing and there weren't very many back in the early 2000s. There was a concern at the time -- well, also I'll say our standards for accessibility are very minimal and don't lead to meaningful inclusion, which is a ramp to the playground, an ada-accessible surface and a transfer platform on the play structure. For a child who depends on a wheelchair or walker that's just not adequate. I lost my train of thought. You said something -- I'm definitely getting old and I'm real tired right now.

Wheeler: Oh, really? Why?

Eudaly: I have had one day off in the last seven weeks. I won't mention why. At the time there was concern at the bureau that if I got what I wanted, which was 50 swings disbursed across the whole city in playgrounds that were already ada-accessible and had an existing swing set that we would be overserving kids with disabilities. As commissioner Fritz noted, everyone enjoys these features and in fact our accessible playgrounds are some of our most popular such as Washington park and arbor lodge which I was an early supporter and fund-raiser for. It can be really overwhelming for kids with significant disabilities and families to navigate spaces that are super crowded and overused. I love that we are disbursing them across the city. You don't have to drive as far to have accessible fun and I just hope to see this continue.

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Fritz: Robin could you please give commissioner eudaly an update as to how many play grounds now have adaptable swings? Not right now, [speaking simultaneously] I know that most if not all of the bond projects have playground improvements we do include them. I think that would be a good milestone.

Datka: Want to make a clarification. Sometimes the words get mixed up, this will be an accessible play area not inclusive. Gabriel park will be inclusive, in the lines of gateway discovery park, harper's play at harbor lodge. There have several types of play experiences that will be accessible for kids that get around with wheels. There are adaptive swings, two of them. The spinners you can transfer from chair into the spinner and feel that. That motion. It's too bad commissioner hardesty left. We do try to include music of some sort in all of our playgrounds because I think that sensory experience is paramount for a lot of kids. As we start to lose some of our music classes in younger grade schools this is a great outlet for kids to bang on something and make music from it.

Eudaly: Yeah. There's official use of inclusive and there's the more I guess casual use. For me anything that is physically accessible and includes something my son can enjoy is inclusive which may be a sad testament to how unaccessible and not inclusive many spaces are, but I appreciate the clarification.

Datka: Great. I want to finish up if that's okay. [laughter]This will benefit the project with Faizon construction in the amount of \$1,332,810. Faizon is a certified m and dbc business performing 48.6% of the work including a contract an additional 9.3% performed by certified firms 1.9% to wbc and 7.5% to esb. We're here to ask council to accept the low bid from faizon construction. Creston park play improvements. With the acceptance of this bid we would proceed with construction set to begin this spring and we anticipate being completed by this fall. Happy to answer more questions.

Fritz: In response to commissioner hardesty's earlier question my recollection is Faizon is a minority contractor.

Datka: Faizon, I worked with them at glen haven park, I'm happy to have them on this project. They have already had some discussions with me about ways to get those numbers up. It does mean changing out terms that we're not typically using. We try to standardize our materials so maintenance is easier, so in order to switch out one product we need to do back end work but that would be an excellent way of bolstering that number. That was brought to us by faizon. I want to say they are cognizant of that.

Hardesty: I greatly appreciate that. I want to say I had the same expectation of minority contractors that I do of majority contractors. If we set an aspirational goal I don't think they don't get a free pass just because they are a minority owned firm. I had the same question for everybody. I appreciate the response. Thank you.

Fritz: Could you say again what the ongoing maintenance to this park --

Datka: \$13,320.

Eudaly: Not bad.

Wheeler: I'll entertain a motion.

Fritz: Move to accept the report.

Eudaly: Second.

Wheeler: We have a motion from commissioner Fritz and a second from commissioner Eudaly, further discussion? Please call the roll.

Fritz: Thank you for your work on this. You summarized the community process, which is not an easy community process. The fact that you got to near consensus at the end is a testimony to that. It actually wasn't a very easy project internally because there were fairly strenuous discussions between urban forestry and recreation and the bond project, et cetera, and you were able to work it all out. So thank you so much. Thank you to former director Mike Abbate, interim director Kia Selly and current director adina long for their support of this bond process. Robin, you've done amazing work throughout. You all have. I

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feel really happy with how it turned out, and as we had discussions yesterday with park staff as far as next steps for funding, it's really clear that when you say you're going to do as in the previous discussion if you make a promise you keep a promise and we have kept our promises on this. I'm extremely happy to go around the city still and see them all with happy families enjoying your great work. Please say thank you to all of the parks staff for this and also thank you to commissioner Fish and his staff for continuing with the projects. I know there are final things that he has planned to get done that you'll be announcing in the future as well as the amazingly good work so necessary on how do we provide ongoing sustainable funding for parks for construction, maintenance and operations. I appreciate my colleagues recognizing when you bring on new facilities starting a few years back we said we are going to maintain them, we are going to add to the budget so I appreciate that we're doing that. Aye.

Hardesty: I loved having the conversation with commissioner Fish because he would always want to prove to me what a fabulous job parks was doing around minority contracting. He always would go "yea, yea, yea we'll talk in detail". But he knew that the questions would come and that I would be appreciative of the very intentional work that parks has done to ensure that parks not only benefits all community residents but that we also are making opportunities available to grow small minority and women owned businesses so that they become primary contractors able to hire other subcontracts. I think parks has been a model in helping us achieve those goals. Want to be very clear I'm very grateful for the work that you've done. Can't wait to see the conclusion of this bond and see what vision we have moving into the future ensuring everyone has access to the beauty that our parks make up. I vote aye.

Eudaly: Well, I'm just going to say ditto to all the thank yous commissioner Fritz enumerated. I also have a hard time talking about commissioner Fish without getting emotional. I will say he took particular interest in the challenges I faced as a parent of a child with a significant disability and he quickly integrated that into his thinking, not just about parks but about bathrooms and other issues that he had a hand in at the city. I will say that I'm thinking about summer vacation and travel with a child who has complex health needs and mobility challenges is very difficult and very expensive because I have to bring one or two helpers with me and air travel is not feasible. I have to have a specialized van. Although I'm in a position where I can afford that, most families like ours can't and it's just yet another reason why these parks are so vital. So I'm excited to visit it. I think we're going to do a summer parks tour of all these accessible and/or inclusive playgrounds and I better start working out now for those lesson transfers. I'm happy to vote aye.

Wheeler: I want to thank everybody who has been involved in this at the parks bureau. I of course want to thank commissioner Fritz again for her longstanding leadership and really pushing this forward and carrying that 2014 parks bond and commissioner Fish who was doing a fantastic job with the parks bureau. I appreciate his work and the work of his staff. All the folks who had anything to do with this. This is great. One more of those great spaces where people can come, they can see themselves there, they can feel welcome there, the community can engage, kids can play. Best of all words. I vote aye. The report is accepted. Next item we have two more, let's be as quick as we possibly can. Item 209.

Item 209.

Wheeler: We have city treasurer Bridget o'callahan and city debt manager matt gierach here today. Can you give us a brief presentation? We'll get you on your way.

Patty Tigue, Office of Management and Finance: Good morning, mayor, commissioners. For the record I'm Patty Tigue, principal debt analyst. Unfortunately matt gierach and bridget o'callahan had other engagements and couldn't be here. The purpose of the legislation we're bringing today is to authorize an internal loan to pay start-up costs of the pittock mansion parking project in an amount not to exceed \$200,000. Given the

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relatively small cost of the project conventional financing is not a viable financing option so treasury and debt management are recommending an interfund loan to finance the proposed project be in place with city resources as the funding source. The parks director and city attorney have approved the use of the parks system development charge fund as a temporary funding source for the parking project with the understanding that the funds will be fully repaid with interest no later than June 30, 2024. The interfund loan interest will accrue with the city's investment portfolio rate and will result in no lost earnings to the system development charge fund. It's expected that the loan in the pittock mansion parking project expenditures will be included as part of the fiscal 2019/'20 spring budget monitoring process. So with that I'll be happy to answer questions. I have victor here to answer questions on specific projects.

Wheeler: Thank you, commissioner Hardesty.

Hardesty: Thank you. Is the pittock mansion a commercially sound investment today?

Victor Sanders, Portland Parks and Recreation: Victor sanders with Portland parks for the record. I don't have that information for you. Pittock mansion is managed by Pittock mansion society one of our nonprofit partners so they collect the revenue for that facility.

Hardesty: Who is going to collect the parking revenue for parking meters and why are we doing that?

Sanders: So let me step back a little bit. This project began in early 2019 under commissioner Fish. We started to look at different park sites that were having serious issues with traffic and access issues. Pittock mansion society approached us indicating they had done studies to show that in 2009 about 150,000 people visited on the grounds and today it's about 300,000 so that's double the number of folks that have been at Pittock park and Pittock mansion in just ten years. They are experiencing a lot of significant public safety and traffic congestion issues inside the parks facility. Under commissioner Fish we approached the society and said let's work together on this problem and worked with the neighborhood, hillside neighborhood association and the neighbors to help develop a solution. Over the last few months we have been working with neighbors and the society to help come up with a long-term solution to help create a sustainable trajectory for the park itself. Funds raised for the parking project would stay 100% inside the park similar to what we do inside Washington park where all the money is reinvested on the backlog. There are capital projects waiting for funding which represent \$3.6 million overall investment that needs to be made. Many are access related roads, sidewalks, parking areas, lighting. So with this project we'll advance the parking action plan and so parks would collect that revenue and it would stay with parks to reinvest it using those capital investments and shorter term maintenance, seasonal maintenance and ranger coverage inside the park.

Hardesty: How do we benefit from owning the pittock mansion and not actually owning the pittock mansion?

Sanders: Yeah. I think that's a great question. I can come back to you with more information about that. Pittock mansion has a rich history inside the city, back in the 60s before it was going to be sold and demolished and folks came together and formed that society in order to gather funds to maintain it. So the city did manage it at the time in partnership with the society, and then I think just in the last ten years we gave it up completely over to the society to manage. They take that revenue for entrance fees and manage it entirely themselves.

Hardesty: I think this is a deeper conversation and it won't be answered today, but I'm always challenged by these partnerships where they keep all the money and we do the maintenance and we -- these are things that make me go hmm.

Fritz: We don't do the maintenance. The foundation has invested a lot of money. We have supplemented that for instance when the balconies and the roof work needed repairs we subsidized that. In terms of this item on the agenda for the most part they are financially

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responsible so it means that we don't have city staff that we have to pay taking care of this historic resource. We have nonprofit doing that. But for this particular item about the parking lot back when I had parks this was identified as a problem because our challenge is that people who are going to run on the wildwood trail park at pittock mansion, they don't go to pittock mansion so there are no entrance fees. If people want to go to pittock mansion for functions, weddings, the view is spectacular, I'm happy to have it as a city resource, there's nowhere for them to park. It's actually a parking management tool to add the meters as well as adding revenue for Washington park which still needs additional funding.

Wheeler: Any further questions? Any public testimony?

McClymont: One person signed up, but they left.

Wheeler: This is a first reading of a nonemergency ordinance. It moves to second reading. Thank you for your good work. Next and last, 210.

Item 210.

Wheeler: Dory van bockel, welcome and thank you for your patience. Good afternoon.

Dory Van Bockel, Portland Housing Bureau: Good afternoon mayor and commissioners. The multiple unit limited tax exemption or multe program is one of the financial incentives provided to inclusionary housing projects that choose to make units affordable rather than paying a fee in lieu. These are projects within the market that otherwise outside of inclusionary housing wouldn't be providing affordable units. Each multe application comes before city council for approval as part of the state requirements of the program. In this particular building is a mixed use apartment named brookland, brookland in the brooklyn neighborhood of the east side. There will be 160 units with six of them affordable. Six have been reconfigured through one of the options of the program to be three bedroom units so all of the affordable units are three bedroom and will be restricted at no more than 60% median family income. That involves both rent and income maximum for folks living in those homes. In addition to the ten-year tax exemption provided by this program, the project through inclusionary housing will receive reduced construction excise taxes and system development charges for those affordable units only. The total tax exemption for the six units over the ten-year period of the tax exemption with the 99 years of affordability will total about \$74,000 or about \$1300 per year per unit of the ten-year period. I'm happy to answer any questions.

Wheeler: Any questions on this item? Any public testimony?

McClymont: One person signed up, but they have left.

Wheeler: Anything else for the good of the order? Please call the roll.

Fritz: Thank you for your usual good work. Aye.

Hardesty: Thank you. I love seeing these projects at 60% mfi, as compared to 80%, as it helps more people that way. Aye.

Eudaly: Thank you. Aye.

Wheeler: Appreciate your patience Dory. I vote aye. The ordinance is adopted and we are adjourned.

Council recessed at 12:51 p.m.

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

Key: *** means unidentified speaker.**

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Wheeler: Good afternoon this is the March 11, 2020 afternoon session of the Portland city council, it's great to have everybody here. I'll start with keelen. Call the roll, please.

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

Wheeler: Here, is anyone here from the community? Not a city employee? Well, I would ordinarily have the rules of order read. I think we can dispense with those for the moment.

Eudaly: I don't know, mayor. They look like a lively bunch.

Wheeler: Tom is always sort of questionable.

Eudaly: Watch out for that guy.

Wheeler: Please call 212.

Item 212.

Wheeler: The city's purchasing power is significant. We have the opportunity and the responsibility to use public dollars to advance the public good. This is especially true with public construction projects. The community opportunities and enhancement program, or coep, is an important part of the strategy to bring more and better contracting opportunities to minority, women and emerging small businesses. Over the last few years we have made good progress updating, standardizing our policies. The outcome of that is the coep program. We have launched the program and are excited about its future. And we want to get it right, especially where we're talking about dollars whose uses are restricted. This is true of the city's two utility bureaus in particular. Environmental services and water, who do major construction projects and who will be the major contributors to this program and whose funds are restricted by charter. Today the city's attorney's office is requesting council authorization to seek Multnomah county circuit court validation of a rubric to guide expenditures of ratepayer funds in this program. In January council authorized the office of management and finance, the office of equity and human rights and prosper Portland to enter into an intergovernmental agreement to implement the coep, using 1% from each city's project hard construction costs to fund the program. Because the charter tells us how we can and can't use ratepayer funds procurement prosper Portland and the city's attorney's office worked with our utility bureaus to create the rubric to guide spending of rate funds in this program. That's interesting. I haven't heard the word rubric in like 15 years then it shows up twice within three paragraphs in my talking points. Trivia for those of you watching. The court's early guidance and hopefully validation of the rubric will confirm that our -- we can turn this into a drinking game. Nonalcoholic. We'll confirm our spending is in line with charter restrictions. I appreciate the hard work of everyone who helped through this challenge and designed this. What is the word?

*****: Rubric.

Wheeler: We have Tom Rinehart to walk us through the need for this validation action. Tom, please take it away. [laughter]

Tom Rinehart, Chief Administrative Officer: Good afternoon, mayor, commissioners. My name is tom rinehart, chief administrative officer for the city of Portland joined today by my colleagues mike stuhr from the water bureau, michael jordan from the bureau of environmental service and karen moynahan, chief deputy city attorney. We are requesting that council authorize the city attorney's office to fil a validation action proceeding to determine the legality of ratepayer fund expenditures implement the community

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opportunities and enhancement program, what we refer to as the coep. The city completed a disparity study in 2010. Based on the findings from the study we identified gaps in contracting opportunities for women and minority contractors. This led to city to create the coep program in 2017 as a way to intentionally address these historic disparities that have prevented equity and diversity in contracting opportunities for communities of color and women. The city is committed to changing this disparity in the construction industry. Our first city wide goal states we will end racial disparities within city government so there's fairness in hiring and promotions, greater opportunities in contracting and equitable services to all residents. Today we are not only talking about increasing equity in contracting internally but implementing and supporting actions that will support the industry regionally and secure work forces for future projects. The coep intends to establish a reliable source of funding as the mayor stated to to support, diversify the construction industry. This will be done by collecting 1% of hard construction costs on all projects on our large city projects in particular and funnel it into contracting opportunities for traditionally underrepresented contractors. As the council ma recall in january of this year the office of management and finance, office of equity and human rights and prosper Portland entered into an intergovernmental agreement to implement phase 1 of the coep, which you approved. This will use funds from the Portland building, yamhill garage and Washington parking garage. I thank lester spitler, kathy sherrick and others who worked so hard on this project. We believe that diverse worker and contractors will improve the services that rate payers receive and by training diverse workers and extending opportunities to historically underrepresented groups we can create long-lasting connections and share resources that will benefit the entire community. We are back today to revisit the issue raised during the january hearings with all of you and address the question, how will the city guarantee that the 1% funding derived from ratepayer projects will be spent in a way that is reasonably related to providing water and sewer services? With that I want to hand it over to karen.

Karen Moynahan, Chief Deputy City Attorney: Thank you. Good afternoon. My name is Karen Moynahan, chief deputy city attorney. As you know in 2012 the city was sued by a group of ratepayers for the expenditure of ratepayer funds that they alleged were not authorized by the charter. Over the course of the next five years the city attorney's office litigated the issue of whether a wide variety of expenditures such as sewer funds expended on stormwater improvements at riverside cemetery or water funds used to maintain city fountains were authorized by the Portland city charter. One of the lessons we learned from the litigation was how important it is for council to be fully informed regarding the way ratepayer funds are to be expended and council's intent in exercising its discretion when authorizing such expenditures be clearly reflected in the council record. Today we're asking council to closely consider the purpose of the enhancements program and implementation with the use of rate payer funds. We will demonstrate there is a particular need to increase the capacity of a trained, qualified, diverse work force on water bureau and bes construction projects that could be addressed through the coep. Finally, we will ask you to authorize the city attorney's office to file a validation suit in Multnomah county circuit court so the use of ratepayer funds on coep will be reviewed in advance by the court and hopefully provide a level of assurance that the expenditures will withstand anticipated legal challenges. Water bureau director mike stuhr and bes director michael jordan will now explain their bureaus needs for trained, qualified and diverse work force.

Mike Stuhr, Director, Portland Water Bureau: Good afternoon my name is mike stuhr, director of the Portland water bureau. Currently both the water bureau and the bureau of environmental services have multimillion-dollar public improvement projects on the horizon and under way right now. Additionally we have identified positions on our construction project where there is insufficient number of qualified contractors including cobid certified

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firms, cobid is certification office for business inclusion and diversity, the state office that certifies minority, small business, women owned, veteran owned businesses. We lack sufficient contractors available to perform in the necessary trade jobs. Our priority is to complete these projects on time and on budget but we know that there are often not enough construction firms that have the capacity much less trained and qualified workers that we need. According to the 2018 Portland metro regional construction work force market study, the 2016 work force supply would fall short by more than 1,000 minorities and nearly 1500 females and 445 apprentices to fill needs for all trades in the region over the next five years. That's the period we're in now. To this end the water bureau and bureau of environmental services support using ratepayer funds to increase capacity of diverse firms and train and retain a diverse work force. The current work force development and business technical assistance systems are robust and streamlined but need more capacity to fully support the diversification of the construction industry. By using these existing systems we'll create efficiencies and continue to build capacity where the city has already invested. We understand that funding pre-apprenticeship training and providing supports for pre-apprentices and early apprentices will result in people ready to go to work. We understand that providing business development to small firms will increase the pool of diverse firms who will bid. This program will ensure we have an adequate number of trained diverse workers to complete our projects and meet our equity goals. Ratepayers deserve this level of efficiency on ratepayer projects and from our city. By fully utilizing these funds we can create the largest most diverse construction industry possible in our city. The coep will benefit the infrastructure bureaus and ratepayers as well as support the city equity goals and benefit the community. I'll turn this over to mike jordan.

Michael Jordan, Director, Bureau of Environmental Services: Thank you, mike.

Commissioners, thank you for hearing from us today. The city has a long history of attempting to be inclusive with minority, women owned businesses in our contracts and in our construction work. This program attempts to do more than that. This program approaches changing the market in the Portland metropolitan area. We have gotten better at being able to get minority and women owned businesses into our contracts so they have the money that comes from that work. That's not enough. We think that we are really in the business of trying to evolve the market both the market for contractors by allowing them and giving them the supports to grow their businesses so that they can become prime contractors and participate even further in our work, but for the first time I think the city is attempting now to get into working on the work force and diversifying and growing the construction work force. If both of those markets can be more robust, speaking selfishly as a utility, the costs of our projects will not maybe go down but the upward pressure won't be as great. If we can expand those markets it's in our interests along with the community's interests so we're very excited about the approach that's being taken particularly with work force if we're going to be successful in that realm we will have to have a consistent, steady professional effort that does not ebb and flow with the amount of capital dollars we're spending from project to project. It will need to be that kind of an effort. I can tell you both utilities are very supportive of the approach and ready to be involved in the project, so thank you.

Wheeler: Thank you.

Rinehart: To be clear because there's been some understandable confusion in past years, we have nearly \$1 million ready to be granted through the prosper Portland granting process that is not ratepayer funds. That is still on track. I want to make sure that if there are questions forming in council members' heads I wanted to address that. This is intended to win a validation for the rest of the funds that will be eligible for this program. The funding is ready to be deployed through phase 1 of the coep, and we need to address the ratepayer funds. To do that we said staff devised a rubric, exhibit a to the resolution,

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framing the various ways ratepayer funds can be used. Now with out further explanation or context we want karen to go through that rubric with you.

Moynahan: I'm going to ask Ty Kovatch to come up to help we with this. Mayor, I had to look the word rubric up. I had to look the word up --

Wheeler: I feel like you're trying to bring the word rubric back. That's what I think is going on.

Eudaly: Rubric is different from a matrix -- i'm just kidding.

Moynahan: It wasn't in the definition. [laughter]

Rinehart: We'll get back to you, commissioner.

Moynahan: Thanks very much.

Wheeler: I want to thank my colleagues for taking something that could be really boring and actually making it fun. Thank you.

Eudaly: That's what we're here for, mayor.

Wheeler: Sorry to interrupt.

Moynahan: That's okay. First I would like to bring up Ty Kovatch. He's the water bureau director of maintenance and construction. He has been working within the water bureau on apprenticeship programs for quite some time. He's going to jump in in a couple of spots and give real life examples here.

Hardesty: Can I ask the question, mayor? I know you all worked really hard to do these very detailed presentations, but you're asking us just to give the attorneys the authority to find out if we can do what we have already voted to do? Is that right?

Moynahan: Yes. And additionally to let me go to the circuit court and have them look at this specific rubric and say -- it's a great question. We're going to ask the court to say, look at this, we have all these columns with an x and a y axis. We want to make sure any project that falls along this rubric is consistent with the Portland city charter. What we may end up with is the circuit court saying yes on one, two and four, not on these. So we will either get full approval or we'll get guidance or the court could come back and say, you can't spend ratepayer funds on coep projects. Period. That I don't anticipate because we are drawing a direct nexus between these expenditures and the relationship with water and sewer services.

Rinehart: Commissioner, if I could address what I think is underlying part of your question we understand the value of your time and we wouldn't be here if we had not learned from the past it's important to walk through this with council and have all this on the record that it was fully understood.

Moynahan: Correct. Commissioner Fritz was instrumental in the riverside cemetery matter because she provided testimony and the court cited to that.

Fritz: The question is to what extent does council have the discretion per the charter to spend ratepayer dollars. If we were to have explained why there is that nexus and in particular we need to go through this rubric so it's in the record so that if it charges in the future the attorneys can say council heard this, agreed this is our rationale. That means you and I don't have to read the entire thing in our closing remarks. I'm quite proud of myself for quite inadvertently giving the rationale for why we prevailed.

Hardesty: Thank you very much. I was just wondering if we had met before because we have all had this conversation ad nauseam. I was clear there was a purpose to which I was unaware. Please continue. Thank you very much for entertaining my question.

Moynahan: I'm not going to walk through every single item. We'll just give you some examples. You'll notice on the x axis is the water and sewer activities that we are going to be putting forth to the court and the y axis we have the different types of activities that the coep program will be funding for work force and individual training. So I'm going to just walk through one of each category. If you look at 1-a, the expenditure on the y axis is for business technical assistance and the activity is specific to a water bureau project or

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service so one example of this type of activity would be a service provider connecting with a Washington park reservoir subcontractor who needs support with bookkeeping practices. The service provider would perhaps offer five hours of one on one training to that subcontractor and refer the subcontractor to a bookkeeping program for additional services. If you look at 1-e, the expenditures for business technical assistance but this activity supports a bes environmental obligation and as you know bes has many obligations that were considered to be in compliance with the Portland city charter such as complying with the ms 4 stormwater permit. An example here would be a service provider supporting a landscaping business that wants to expand into stormwater management by maintaining bioswales throughout the city. Again these are just examples. The service provider might help the business assess its cash flow and personnel policies to hire additional staff for this work, thereby growing that business. If you look at 2-c, the expenditures for outreach and recruitment of diverse workers and the activity is specific to a bes project or service, an example would be a service provider recruiting apprentices from their prior pre-apprentice training programs to work on an active bes project that may need female apprentices or they could recruit registered apprentices to work on an active bes project. If you look at 3-d, expenditures for work force training including pre-apprenticeship training and activity increases work force supply for bes projects or services, the service provider might offer a pre-apprenticeship training program and the curriculum could include site visits to an active bes project or learning city rules or regulations from environmental protections and exposure to trades most common for bes projects. Finally if you look at 4 d, the expenditures for retention of diverse workers and the activity is increases diverse work force supply for water bureau projects or service, in this instance the service provider could develop a mentorship program to retain apprentices in the plumbing trade. These examples show a broad range of activities that can be performed that support the success of water and sewer projects. At this point i'm going to ask Ty Kovatch from the water bureau to give a couple of examples of how the rubric could be implemented on water bureau projects. That will conclude our presentation. I want to point out that today we also have with us prosper Portland's general council Alison Kean, assistant general council John Wasserman and Shea Flaherty Betin, the economic development manager at prosper who can help answer any of your questions.

Wheeler: Thank you, karen.

Ty Kovatch, Portland Water Bureau: Good afternoon, mayor, commissioners. I'm Ty Kovatch from the Portland water bureau. We have been having a number of brainstorming sessions around the rubric that karen has developed, and broadly, I think the program there is a lot of opportunities for us to find the nexus between supporting the infrastructure in our community to help women and minorities join the work forces that support our projects. I think those are pretty clear and karen has touched base on those. In the water bureau this is an endeavor we have been pursuing for many years, most notably for you is through our apprenticeship program which is one of the only public apprenticeships in the state where we train utility workers and water operations mechanics through a boli sanctioned apprenticeship program that's become a really successful source of helping our work force in the water bureau diversify at least as it relates to our field staff. One of the areas that we have been challenged in that regard is in the pursuit of bringing women into the construction field. In our community there's in our community about 4% of the construction field is women who are interested in that and so when we do a recruitment we found many times that we're competing with the other construction entities, pge, northwest natural, the county, everybody who is in that space is pursuing the same relative handfuls of women who are in those programs, and so we had one recruitment where we offered the job to seven different women and we got one. So that is an indicator of part of a challenge. So we have linked up with organizations like Oregon tradeswomen. It's been a

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really good partnership and they have a great pre-apprenticeship program where they put women through a variety of training and it's a great foundation and they introduce them to a variety of trades but where they have trouble competing is when we do the recruitment and you use the civil service process and they are competing against people who have construction experience. That's beyond the foundational kind of training that you get in the Oregon tradeswomen, so an initiative the water bureau is bringing forward in this budget cycle is a request for you guys to consider for what will be five maintenance workers at the water bureau will employ on a one-year basis where people from programs like Oregon tradeswomen and others that are in targeted area that we're pursuing will work for us for a year. In that year they will gain commercial driver's license, they will get real world experience working side by side with our crews learning about the water system in the only -- where the best place to learn about the water system in the state of Oregon. They get one year of real world experience. What that does for them is make them very marketable in the construction universe and makes them compete really strongly when we do recruitment for our apprenticeship programs and gives us the opportunity to then access those people more often because when it comes down to us competing for them they have worked with us, we built a relationship with them and they are going to be more inclined to choose us over our competitors. This notion, this model that i'm talking about is something that we're doing anyway and we're doing it on a relatively small scale but I think it's scalable, something that we could use the support from these outside entities if our target audience was women the Oregon tradeswomen probably could use resources that come from the program that we're here today to discuss to support those women who are learning in that opportunity that they are going through making sure they can have the best opportunity to be successful and at the end of the year when they have had that experience and their marketability is better those organizations have those connections to those potential employer and even if the water bureau doesn't hire the individuals who come through that, we have been successful if they found a place to land. While they are working here they can apply for other bureau jobs, internal recruitments and those kinds of things. So that's a concept that I think we could really actually flesh out over the coming months and years with a program that has support like this that's available. A second thing really quickly that I would like to mention is a number of us in the water bureau went through a year long results based accountability equity program that was really insightful. Part of that process we worked on developing concepts and ideas that could be implemented in the pursuit of equity in our organizations. One of those is on the professional side of the water bureau where we have people who require certifications and who require certain kinds of experiences. There's built in barriers in the system to getting people of color and women in particular to engineering type jobs and other science and technology oriented positions. We have in our apprenticeship program, for example, recruited a bunch of really quality people who are now advancing into other positions in the organization but there's kind of a ceiling for them at the moment. If there was an opportunity to provide those people the education that they would need to become qualified for those internal positions we could begin to grow our own because again the water bureau when they are trying to hire an engineer is competing with ch2m hill for the very limited universe of women and people of color who may be interested in that field. We have people building the system on the ground right now who are very intelligent, who have every capability of becoming qualified to do those design functions and to do those other kinds of roles, but they lack the education for it. If the water bureau could concurrently gain the benefits of those people while employing them while also having a program could help them put through the educational components they need to do cad or engineering it's an opportunity that really could be a model that a lot of bureaus in the city

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could employ. Those are just a couple of ideas we have had in discussing routes by which we could make these resources utility specific and I'm sure more will come out of it.

Fritz: What's the benefit to the water bureau of having a more diverse work force?

Kovatch: I think that has sort of been a broad city goal for a number of times. The different perspectives that people bring to the table radically enhance the quality of our work, it enhances the value of the communication between people, helps our folks set the tone and lead in the community on the concepts of equity and the concepts of helping overcome some of the white male dominated universe that's happened in history. And I think it's the responsibility of government to lead in that way so that's one benefit for the work force obviously the more ideas and the more angles of attack on different problems that we are pursuing I think the better the outcomes we have and the better the quality and more well thought out they are when we go to implement them for the broader community.

Fritz: Thank you.

Wheeler: Before we move to extensive public testimony, Karen it's my understanding we need to move an amended resolution.

Moynahan: Yes, it's an amended resolution.

Wheeler: It was in the Tuesday memo, I believe I have to entertain a motion for the amended resolution.

Eudaly: I move to adopt the amended resolution.

Hardesty: Second.

Wheeler: We have a motion from commissioner Eudaly, thank you, a second from commissioner Hardesty, thank you. Please call the roll on the amended resolution.

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

Wheeler: It just changed one of the whereases. Aye. The amended resolution is now under consideration. Public testimony.

McClymont: No one signed up.

Wheeler: Shockeroo. Please call the roll.

Fritz: This is really important. Thank you for your work, karen, having been a veteran of many of these legal battles making sure we get it right. I appreciate what Ty Kovatch just said in terms of what's the benefit for the water bureau in having a more diverse work force. I would imagine we're one of few water bureaus in the country who has a chief engineer who is a woman and we know from our experiences on the council when you have different kinds of people who think different kinds of ways you get better outcomes. Many of our water bureau staff work in the field so they are going to be in contact with our community members, they need to be able to communicate with community members and community members need to be able to relate to them as people like everybody else. So I think it's really important. I know it's really important that our crews are reflective of our community not only because of the good jobs that that provides and the fact that we have both city and state and federal equity goals but also because it's operationally better for the water bureau and of course the environmental services to have the kind of work force that has multiple different capacities including language capacity as well as various others. So I appreciate the documentation. I will not read it into the record. We know that this is really important because if the council has made a considered decision on moving forward with the program like this and is able to document why we're making that decision then we appreciate that. Aye.

Hardesty: I am always thrilled when we're proactively seeking a legal opinion. This is something of course that's near and dear to my heart because which has been our theme today, keeping our promise, when we talk about who has benefit of these contract dollars and who doesn't and how do we ensure that as we move forward that we are actually growing the work force that will have the opportunity to work on these projects, this is absolutely the right proactive move for us to take. How wonderful that we're actually asking

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for an opinion before we get sued because you know people like to sue us for some odd reason. But this is going to be good work. I'm thrilled to see the commitment to actually moving forward on this work and I'm very proud to hear director say this matters. This matters personally, it matters professionally, and it matters for the city of Portland. I vote aye.

Eudaly: Well, colleagues, staff, I'm thrilled to share with you that a rubric is a matrix. But not every -- I don't know the plural of matrix. Matrices are a rubric. But joking aside -- [laughter] it's been a long week. This is great and necessary work. I really appreciated the response to commissioner Fritz's question and thank you for your caution and your diligence. I vote aye.

Wheeler: I want to thank all of the city bureaus for working on this because it is important. All joking aside after a long day that we can poke a lot of fun at this at the end of the day, is it a rubric, is it a matrix, I still think of it as a chart. [laughter] the important thing is what we're seeking here is consistency in our approach and making sure that the use of ratepayer funds in particular comports with the appropriate legal definitions of how those dollars need to be spent. With this guidance, of course, early guidance, we hope that the chart will be validated confirming that our spending will actually be in alignment with the city charter and I have great confidence based on the great work you're all doing that that will be the case. So thank you for your hard work. Sorry it comes at the end of a very long day. We should have a better way of celebrating this but I vote aye. The amended resolution is adopted. Thank you and we're adjourned.

Council adjourned at 2:38 p.m.