



CITY OF
PORTLAND, OREGON

**OFFICIAL
MINUTES**

A REGULAR MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS **22nd DAY OF APRIL, 2020** AT 9:30 A.M.

THOSE PRESENT BY VIDEO AND TELECONFERENCE: Mayor Wheeler, Presiding; Commissioners Eudaly, Fritz and Hardesty, 4.

Under Portland City Code and state law, the City Council is holding this meeting electronically. All members of council are attending remotely by phone and the City has made several avenues available for the public to listen to the audio broadcast of this meeting. The meeting is available to the public on the City's YouTube Channel, eGov PDX, www.portlandoregon.gov/video and Channel 30. The public can also provide written testimony to Council by emailing the Council Clerk at cctestimony@portlandoregon.gov.

The Council is taking these steps as a result of the COVID-19 pandemic and the need to limit in-person contact and promote social distancing. The pandemic is an emergency that threatens the public health, safety and welfare which requires us to meet remotely by electronic communications. Thank you all for your patience, flexibility and understanding as we manage through this difficult situation to do the City's business.

OFFICERS IN ATTENDANCE: Karla Moore-Love, Clerk of the Council; Robert Taylor, Chief Deputy City Attorney.

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

COMMUNICATIONS		
297	Request of Maria Garcia to address Council regarding community participation and civic responsibilities (Communication)	PLACED ON FILE
298	Request of Michael Isaacs to address Council regarding city safety concern (Communication)	PLACED ON FILE
299	Request of Stan Penkin to address Council regarding Public Safety Action Committee update on public safety (Communication)	PLACED ON FILE
300	Request of Tiffany Hammer to address Council regarding Public Safety Action Committee update on public safety (Communication)	PLACED ON FILE
301	Request of Alex Stone to address Council regarding Public Safety Action Committee update on public safety (Communication)	PLACED ON FILE
TIMES CERTAIN		

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<p>302 TIME CERTAIN: 9:45 AM – Proclaim April 2020 to be Fair Housing Month (Proclamation introduced by Mayor Wheeler) 15 minutes requested</p>	<p>PLACED ON FILE</p>
<p style="text-align: center;">CONSENT AGENDA – NO DISCUSSION</p>	
<p style="text-align: center;">Mayor Ted Wheeler</p>	
<p style="text-align: center;">Office of Management and Finance</p>	
<p>*303 Pay property damage claim of Katherain Davis in the sum of \$6,235 resulting from a motor vehicle collision involving the Portland Water Bureau (Ordinance) (Y-4)</p>	<p style="text-align: center;">189925</p>
<p>*304 Pay property damage claim of James Dulcich in the sum of \$45,609 involving the Portland Bureau of Environmental Services (Ordinance) (Y-4)</p>	<p style="text-align: center;">189926</p>
<p>*305 Pay settlement of Leonette Fauria property damage claim for the sum of \$9,221 resulting from a motor vehicle collision involving the Office of Management and Finance (Ordinance) (Y-4)</p>	<p style="text-align: center;">189927</p>
<p>*306 Pay property damage claim of Roger Hucek in the sum of \$18,255 involving the Portland Bureau of Transportation (Ordinance) (Y-4)</p>	<p style="text-align: center;">189928</p>
<p style="text-align: center;">Commissioner Chloe Eudaly</p>	
<p style="text-align: center;">Bureau of Transportation</p>	
<p>307 Rename SW Radcliff Ln to SW Radcliffe Ln for consistency with S Radcliffe Ct, S Radcliffe Ln, S Radcliffe Rd and SW Radcliffe St (Second Reading Agenda 285; amend Ordinance No. 188996) (Y-4)</p>	<p style="text-align: center;">189929</p>
<p style="text-align: center;">Commissioner Amanda Fritz</p>	
<p style="text-align: center;">Water Bureau</p>	
<p>308 Amend Intergovernmental Agreement with the Regional Water Providers Consortium for a no-cost time extension to provide staffing services (Ordinance; amend Contract No. 50880)</p>	<p style="text-align: center;">PASSED TO SECOND READING APRIL 29, 2020 AT 9:30 AM</p>
<p style="text-align: center;">REGULAR AGENDA</p>	
<p style="text-align: center;">Mayor Ted Wheeler</p>	
<p style="text-align: center;">Bureau of Police</p>	
<p>309 Amend grant agreement with LifeWorks NW for the New Options Program in an amount not to exceed \$427,000 through June 30, 2021 (Second Reading Agenda 286; amend Contract No. 32001416) (Y-4)</p>	<p style="text-align: center;">189930</p>

<p>310</p>	<p>Amend Intergovernmental Agreement with Multnomah County to fund a portion of the salary expense for the County Domestic Violence Coordinator (Second Reading Agenda 287; amend Contract No. 30004753) (Y-4)</p>	<p>189931</p>
<p>Office for Community Technology</p>		<p>PASSED TO SECOND READING APRIL 29, 2020 AT 9:30 AM</p>
<p>311</p>	<p>Grant a one-year temporary, revocable permit to Crown Castle Fiber, LLC for wireless communications services in the City (Ordinance) 20 minutes requested</p>	<p>PASSED TO SECOND READING APRIL 29, 2020 AT 9:30 AM</p>
<p>Office of Management and Finance</p>		<p>ACCEPTED PREPARE CONTRACT</p>
<p>312</p>	<p>Accept bid of Kodiak Pacific Construction, Inc. for the SE 136th Paving: Foster to Division Project for \$4,903,534 (Procurement Report - Bid No. 00001413) 10 minutes requested Motion to accept report: Moved by Hardesty and seconded by Fritz. (Y-4)</p>	<p>ACCEPTED PREPARE CONTRACT</p>
<p>313</p>	<p>Accept bid of Landis & Landis Construction, LLC for the Arbor Lodge - Kenton Sewer Rehabilitation Project for \$4,689,495 (Previous Agenda 289; Procurement Report - Bid No. 00001407) Motion to accept report: Moved by Fritz and seconded by Eudaly. (Y-3; N-1 Hardesty)</p>	<p>ACCEPTED PREPARE CONTRACT</p>
<p>Portland Housing Bureau</p>		<p>189935</p>
<p>*314</p>	<p>Accept one federal grant totaling \$245,666 from the Department of Housing and Urban Development for the administration of the regional Homeless Management Information System (Ordinance) 10 minutes requested (Y-4)</p>	<p>189935</p>
<p>*315</p>	<p>Authorize new construction financing in an amount not to exceed \$8,475,000 for the Division Street Housing Partners Limited Partnership or a Central City Concern affiliate (Ordinance) 20 minutes requested (Y-4)</p>	<p>189936</p>
<p>Prosper Portland</p>		<p>37485</p>
<p>316</p>	<p>Adopt the Second Amendment to the Lents Town Center Urban Renewal Plan (Resolution) 30 minutes requested (Y-4)</p>	<p>37485</p>
<p>Commissioner Chloe Eudaly Bureau of Transportation</p>		<p>189932 As Amended</p>
<p>317</p>	<p>Adopt the update to the River District Right-of-Way Standards to include special street design standards for new extensions of NW Johnson St and NW Park Ave, including updates to street classifications and performance criteria to address design considerations of protected bicycle lanes, transit enhancements, and the Green Loop (Second Reading Agenda 294) (Y-4)</p>	<p>189932 As Amended</p>
<p>318</p>	<p>Amend the River District Master Street Plan to clarify the required new street and pedestrian connections through the United States Postal Service site (Second Reading Agenda 295) (Y-4)</p>	<p>189933</p>

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Commissioner Amanda Fritz		
Water Bureau		
319	Authorize Intergovernmental and grant agreements in support of the Water Leak Repair Assistance Program for income qualified Portlanders in an amount not to exceed \$1,250,000 over a period of five years (Ordinance) 15 minutes requested	PASSED TO SECOND READING APRIL 29, 2020 AT 9:30 AM
320	Authorize Portland Water Bureau to acquire necessary easements for construction of the Corrosion Control Improvements Project through negotiation or the exercise of the City's eminent domain authority (Second Reading Agenda 296) (Y-4)	189934

At 11:55 a.m., Council adjourned.

2:00 PM WEDNESDAY/THURSDAY APRIL 22-23, 2020

**DUE TO LACK OF AGENDA THERE WERE NO
WEDNESDAY OR THURSDAY 2:00 PM MEETINGS**

MARY HULL CABALLERO
Auditor of the City of Portland

Karla
Moore-Love

Digitally signed by
Karla Moore-Love
Date: 2020.07.14
11:44:00 -07'00'

By Karla Moore-Love
Clerk of the Council

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

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

Key: *** means unidentified speaker.**

April 22, 2020 9:30 a.m.

Wheeler: Good morning everybody this is the wednesday, april 22 morning session of the Portland city council. Karla, could you please call the roll.

Hardesty: Here.

Eudaly: Good morning Karla here.

Moore-Love: Good morning commissioner.

Fritz: Good morning here.

Wheeler: Here and robert, I understand you are in the box today so if you could just read the rules of order and decorum. I have been told even electronically we need to do that and I will get to the electronic messaging.

Robert Taylor, Chief Deputy City Attorney: Thank you, mayor, to participate in council meetings you may sign up in advance with the council clerk's office for communications to briefly speak about any subject. You may also sign up for public testimony on resolutions or the first readings of ordinances. The published council agenda at Portland.gov/auditor contains information about how and when you may sign up for testimony while the city council is holding electronic meetings. Your testimony should address the matter being considered at the time. When testifying, please state your name for the record. Your address is not necessary. Please disclose if you are a lobbyist. If you are representing an organization, please identify it. The presiding officer determines the length of testimony. Individuals generally have three minutes to testify unless otherwise stated. When your time is up, the presiding officer will ask you to conclude. Disruptive conduct such as shouting, refusing to conclude your testimony when your time is up or interrupting other's 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 placed on hold or ejected from the remainder of the meeting. Please also be aware that council meetings are recorded. Thank you.

Wheeler: Thank you, under Portland city code and state law the city council is holding this meeting electronically. All members of the council are attending remotely by phone, and the city has made several avenues available for the public to listen to the audio broadcast of this meeting. If you are doing that, good morning. The public can also provide written testimony to council by emailing the council clerk at cctestimony@Portlandoregon.gov. We have the need to limit in-person contact and promote social distancing. The pandemic is an emergency that threatens the public, health, safety, and welfare which requires us to meet remotely by electronic communications. Thank you all again for your patience, your flexibility, and your understanding as we manage through this time and conduct the city's business. So Karla, we have communications up first. It's my understanding only one individual is present today, is that correct?

Moore-Love: That's correct, mayor.

Wheeler: Karla, can you read the individual's name, and they can come on.

Moore-Love: Okay, the first person who did sign up is item 298. Just a second here.

Wrong screen

Item 298.

Wheeler: Very good. Mr. Isaacs, are you on?

Michael Isaacs: Yep.

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Wheeler: Three minutes, please. Thank you for being here.

Isaacs: My topic that I am speaking about today is public safety mainly referring to protests with antifa involvement and how Portland police [inaudible] the ability of keeping the task of the public and the citizens safe. Your hands-off approach is dangerous and puts lives in substantial danger. I am demanding that you relook at your response to these protests and rework your plans of actions for these events to happen in the city to keep the city and the businesses safe. Now for the corona era of public safety, mainly protests have been silenced online by facebook, but I promise you they will still happen. We on the side of the aisle that believe the stay at home order and other restrictions are b.s., and is crippling our country and our lower middle classes. We are taking the consideration of people's worries and fears and the situation that they do not trample our rights. My two questions are, one, will you change your policies of police action and the protests in the form of having police ending the line between these two sides, or do you wish to continue to see the violence, vandalism left in their absence. Question two, do you have public safety plan on reopening Portland and its businesses back up so we can go back to work again?

Wheeler: I don't answer questions, but first of all, I will just say you are selling our police bureau short. You are disrespecting the men and women of the Portland police bureau who do, I believe, a fantastic job managing very difficult circumstances under demonstrations. You are probably not aware in the last year, there were over 200 demonstrations. The vast majority of them were peaceful, and many of them were participants that indicated in advance that they intend to commit acts of violence. They were unable to do so because the Portland police bureau acted appropriately, and I would point again to august 17th as being an example of that. So first of all, I just think that -- excuse me, you have had your time and now you are going to listen to me. I believe that you are factually incorrect. Now, you raised a great point with regard to reopening the city. The city is working with our county partners and tri-county area. We are working with the state. We are developing plans as we speak for what the recovery phase will look like and what reopening will look like. I would just question your assumption that physical distancing is quote, "b.s.," unquote. The Oregon health authority has been guiding our direction there. Their belief that our early and aggressive strategies in the state of Oregon have reduced covid exposure by between 50 and 70%, that's up to 18,000 cases, and 500 hospitalizations, so that may be b.s. To you, but I assure you from my perspective that's good leadership. Karla, was anybody else available for communications today?

Moore-Love: No. No other participants registered.

Wheeler: Very good, we will move onto the consent agenda. Has any item been removed from the consent agenda?

Moore-Love: We have had no requests.

Wheeler: Please call the roll on the consent agenda.

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

Wheeler: Aye. The consent agenda is adopted. First time certain item, please, Karla, is item no. -- we can't start that yet. Let's go to second readings. Can we go to item 307 its a second reading.

Item 307.

Wheeler: Karla, I am sorry, I am screwing you up, that's on the consent agenda. But it was good practice reading radcliff. [laughter] I misread the item. 309.

Moore-Love: I am sorry about that. 309.

Item 309.

Wheeler: Thank you, Karla. Colleagues, this is a second reading. We have heard a presentation already on this item. Is there any further discussion on this item? Do we have any here if anyone has any further questions? Seeing none, Karla, please call the roll.

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Hardesty: I am happy to support this agenda item today. It is important that we provide services for folks attempting to escape sex trafficking and this was well presented. I vote aye.

Eudaly: Aye.

Fritz: This program does amazing work and has for a long time. I appreciate the partnership with the Portland police and the extremely difficult work that they do. Thank you very much to lifeworks northwest for all the work you do. Aye.

Wheeler: Yeah, happy to support this. Thank you, amy, for your great work on it. I vote aye. The ordinance is adopted. The next second reading -- reading item is 310.

Item 310.

Wheeler: Colleagues, again, this is a second reading. We have already heard a presentation on this item of testimony. Any further discussion? Karla, please call the roll.

Hardesty: This is a really important position. The gateway domestic violence center will be partially staffed by our approval. I absolutely 100% support this and the work done at the gateway domestic violence center. I vote aye.

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

Wheeler: Aye. The ordinance is adopted. We will move to item 317, also second reading.

Item 317.

Wheeler: Colleagues, this is a second reading. We have heard prior testimony. Any further discussion? Seeing none, please call the roll.

Hardesty: It's interesting when you go through the report that was presented going back to the spring of 1996 with then earl blumenauer as Portland city commissioner, that this has been in the making and in the vision of city leaders for quite some time. I am absolutely proud to vote aye and support this particular measure, and this is absolutely fascinating. I vote aye.

Eudaly: Aye.

Fritz: Really happy this project is still moving forward. Good work, everybody, aye.

Wheeler: Happy to support it. I vote aye. The ordinance is adopted. Great work, everybody, on this. And thank you, commissioner eudaly. Yes. You bet.

Eudaly: I am sorry, I forgot, in my kind of rush to be efficient I forgot to make a brief comment.

Wheeler: Sure.

Eudaly: Do I do that now? This is about 317 and 318, together these two items, we established a traditional Portland grid through the site and include an extension of north park block and advances the Broadway corridor framework plan and the usps master plan. So thank you to all of pbot staff, in particular, nick Falbo for their hard work on this, and thank you to commissioner hardesty for pointing out that it's been about half my lifetime since this conversation began, and I am just really pleased to get to bring it over the finish line 24 years later. Thank you, mayor.

Wheeler: Thank you, commissioner eudaly, for your great work and team's great work. 317, that ordinance is adopted. 318 is the companion ordinance, also a second reading. Karla, please call the roll.

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

Wheeler: Aye. The ordinance has been adopted. And our last second reading is item 320. Karla, please call 320.

Item 320.

Wheeler: Colleagues, this is a second reading. We have heard prior presentations and testimony --

Fritz: Mayor.

Wheeler: Commissioner Fritz.

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Fritz: I needed to clarify something, I made a statement last week about the ordinance that was before council on July 31st when we considered eminent domain to property on [inaudible], the item was 733 and asked for testimony from the landowner's attorney. We asked for the second reading to be rescheduled. As you know the Portland water bureau negotiated an easement rather than a fee acquisition of a smaller parcel of hills property. And that easement is the subject of this item no. 320. So I request that the prior matter agenda item 733 from July 31st, 2019 be referred back to my office.

Wheeler: Without objection. Commissioner, would you like us to move forward on 320 or are you pulling that back to your office, as well?

Fritz: No, that one is all set, and as I stated last week, the owner of Lustered Hill Farms was notified of the hearing last week, and their attorney acknowledged that notification. We are all set to go on this item.

Wheeler: Okay. Very good. And Robert, you don't have any problems with any of this, I assume?

Robert Taylor, Chief Deputy City Attorney: No, sir. That's the proper procedure.

Wheeler: Thank you. Thank you all. So with that, Karla, 320, please.

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

Fritz: Once again, I am very proud of the water bureau and their staff for going the extra mile to make sure that we do everything as collaboratively as possible. Thank you to Teresa Elliott, the chief engineer, and Ben Gosset the right of way manager and thank you Karen Moynahan and Robert Taylor in the city attorneys office for negotiating with the property owners and for finding that correction last week. Thank you to my office, and I am pleased to vote aye.

Wheeler: I vote aye. The ordinance is adopted. It is now 9:45, so we can go back to time certain item no. 302.

Item 302.

Wheeler: Colleagues, today as we face a public health emergency, the principles of fair access to housing are more important than ever. Our most vulnerable communities are facing compounded challenges from both the housing emergency as well as the COVID-19 pandemic. Portland, as a city and as a community will continue to work to support all Portlanders in the face of these obvious challenges. In the past year, we have worked to increase access to housing, and we passed policies such as the fair ordinances to further our commitment to fair housing and tackle the outcomes in housing. Decades of public policy and market forces have pushed our communities out of their neighborhoods and destabilized the housing, in particular, for our communities of color, the elderly and disabled. Our city is committed to ensuring equitable access to all neighborhoods to these communities and to increase the affordable housing opportunities for everyone. As we celebrate the fair housing act, we also want to recognize all the individuals in the communities who fought for equitable and just housing policies throughout our nation and as well as throughout our city. So with that, we are here today to read a fair housing proclamation, but before that, I would like us to hear from Shannon Callahan, the Portland housing bureau director. She will introduce our speakers today. Go ahead, Shannon. Thank you.

Shannon Callahan, Director, Portland Housing Bureau: Good morning, mayor and commissioners. Shannon Callahan of Portland housing bureau. As you know and as you noted stable housing and public health are connected issues, and the foundation of safe and healthy communities. Helping renters and homeowners retain their housing is an essential element of keeping our community healthy, and this work will be more critical in the coming months and years. We know, for instance, that in the last economic recession the impacts were experienced more deeply by some, and the resulting economic gains did not benefit all households equally. Particularly, black home ownership decreased to levels

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that we had not seen since the adoption of the fair housing act, erasing nearly all the gains made over a nearly 40-year period. The work that our -- that we do as a city and our partners do to create more housing opportunities to provide education and enforcement services are critical to our commitment to fair housing. Work like our renter help line and the work of our partners, like the urban league, the community alliance of tenants, and the fair housing council of Oregon. The fair housing council of Oregon has been working to protect and promote civil rights and housing for over 30 years, and we are pleased this morning to have the executive director Allan Lazo here with us, and with that we would like to start the power point, if we can, as well keelen, and good morning, Allan. It's nice to see you again.

Wheeler: Good morning, Allan.

Allan Lazo: Good morning, all. Good morning, mayor, commissioners. Thank you for having me here this morning and happy fair housing month to you all under these very difficult circumstances that we are all working to get through together. So thank you for having me here this morning. I want to talk first a bit about the work that we are involved in partnerships with the city and so many other of our colleagues and community organizations and bureaus at the city, so in the first slide -- let's see -- there we are. So the theme for our poster contest and for fair housing month for us this year couldn't be more apt. It's together we make a neighborhood, and we know that not only in the work we've been doing over the years, but so vitally today that our work together is really what will get us to the visions of inclusive and open neighborhoods that we so dearly hold in our community. The work we've been doing with the planning, with the housing bureau in conjunction with the fair housing advocacy committee, we are currently in the midst of updating the analysis of impediments that's required by hud, and we have been, as a partner, with the housing bureau really proud to see the work that the housing bureau is doing in moving that work forward in a way that is -- goes above and beyond what federal requirements are, where those requirements are headed these days. We know that at the federal level there are changes that we believe may not best serve our communities, and we are proud to see that here locally we are continuing our commitment to figure out what works best in our communities, and that gets reflected in that document, the analysis of impediments, which I believe will be updated throughout this fall and into the coming year. As you know the rental services offices also offers a number of opportunities and services that include the work that we do around educating both residents and housing providers about their rights and responsibilities in fair housing as well as providing legal services and enforcement opportunities through our partners at the urban league and el programma catalico. We also are continuing to do work around fair housing testing, making sure that we understand what barriers might exist for different communities as they go through the rental process or in seeking housing. The city -- the bureau has also put in place preference policies that speak to the historical harm caused by some past government policies both to bring renters back to neighborhoods as well as create opportunities for home ownership in areas that once had not been available to so many members of the community. So if we could go to the next slide. So as we continue our work, as I said, with the fair housing advocacy committee we'll continue to work on the analysis of impediments which will come out later this year. The consortium, which includes Multnomah county, the city of gresham and home forward continue to work on the citizens partition, participation plans and the community engagement pieces that inform those plans about how we spend our federal dollars. So, those pieces will all kind of roll up into the plans that we continue to make together about where we are headed with our commitment to both fair housing and affordable and equitable housing in our communities, so those pieces all are informed, to me at that root level around the implications of fair housing. And as I have said before, you know that this traditionally has been one of my favorite days to come to city council. Even

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before all of this hit I knew that this was going to be a difficult day, particularly this year. We lost commissioner Fish earlier this year, and we all know that he was an individual who was committed to making this city great, just like all of you. As a colleague, he was a particularly settling and calming force for us, I think, and I know that thinking forward to this day I knew that it would be hard not having him here. He's been a great supporter, and I know that he loved seeing the young artists and the work they did today. We also know that he had a very special connection to the fair housing act, and particularly the fair housing act amendment through his father, hamilton Fish. Also really appreciated that he continued to recognize the partnership that we had with the city of Portland and the work that was being done around fair housing. Of course, all of that was made more difficult by the impact of the covid-19 pandemic around us. We also know, mayor, as you so eloquently stated, as you have seen the stories come out about communities of color being more greatly impacted by this pandemic, and by this virus, we know that that is rooted in the historical housing discrimination segregation displacement that has impacted the communities of color and so many other members of protected classes and makes this work even more vital today. So that's again why we know that this theme around together we make a neighborhood is so vital right now. We choose the theme for this poster contest back in the fall or early winter, and to me it really couldn't be more apt as a way to suggest how we move forward in this crisis and in the days to come. I really see this impact that we are experiencing in our communities of color as the second wave that we will experience. I think we need to get through this health crisis first, and then really understand the position that things like historical housing, discrimination, segregation, displacement, the position it has put so many members of our community in and how do we move forward in a way that we root opportunity for all in the days to come. So with that, keelen, if you could advance the slides. Let's talk about the young artists that brought forward their vision for the themes -- for the theme this year. So the poster contest this year, six of the ten awardees to young artists were from the Portland or Multnomah county area. We will go through the ones that came from this area. This is the third prize, grades 4-5 awardee, june curtis, a fourth grader from west hills montessori school in Portland and again illustrating how important home is as a place where love exists. Let's go to the next one, if you could, please. This is the third prize category for grades 1-4 from Analise declant a third grader right here at beverly cleary elementary school. A beautiful photo, or a drawing of a neighborhood with many, many different types of community members and even showing us that it is, indeed, right here in Portland because there is a rainbow right there in the background, depicting the spring weather where one moment it's raining and the next it's sunshiny. That's just the way we live here, so thanks. This is the second prize, grade 6-8 awardee from Betsey paneda. An eighth grader at innovative housing in gresham. So again, this is important to the young artists in our community, really showing us that there are many elements to neighborhoods that are important to the communities. Next one, keelen. And this is our second prize, grade 4-5 awardee from marlinna rogers a fifth grader from west hills montessori school. Again, a short graphic novel about the importance of neighborhoods and creating those inclusive and open communities. And keelen, is that the last one? I don't have -- one more. This is the artist from beverly cleary right here, everett, second prize winner in our grades 1-3 community again, a great depiction of the many different types of members of our community that could make up a neighborhood. So again, it's so refreshing -- the thing that is so lovely about this day is to see the visions that these young folks have in our community about what they think make neighborhoods great and how we can get there together through all of this. So thank you again for having us here this morning. I look forward to our work continuing again. Oh, there is one more -- or not? Oh, there is: Sorry about that. So this is, actually, a first prize awardee, 4-6, alia, a fifth grader aliha dunnes from dunaway elementary school. And this is a beautiful drawing. It must be

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during the sunshine that we had in the last month, the bright, beautiful sun, and actually, the very -- if you look at this closely, the varied types of housing that are there is also really interesting. That one in the middle might be missing middle housing. It might be a duplex amongst single family residents and multi-families so that might be post residential infill drawing. Is that all of them? There we go, all right. Thank you very much, again, and again, I am so happy and so proud of the young artists and their beautiful renderings of this theme around "together we make a neighborhood."

Wheeler: Thank you for that. That was fantastic, and congratulations to the kids who were the award winners, and thank you for remembering our friend and colleague, commissioner Fish. You are right, he always loved this day and loved to come in and see this artwork from the kids, and I am sorry we don't have the opportunity to have the kids actually come into the chamber, but hopefully at a later date we can rectify that. So it is now my honor on behalf of the council, here's the proclamation. I, obviously, still have to sign it. I will take care of that before I leave. But excuse me, commissioner Hardesty.

Hardesty: There are a couple of hands raised before you read the resolution.

Wheeler: I am sorry, I scrolled down too far. I apologize. Go for it. Commissioner Hardesty and then commissioner Eudaly.

Hardesty: Thank you, mayor. I just wanted to say that I am absolutely always amazed at the talent of our young artists, and how clearly they are able to draw communities that are inclusive, that are engaged, taking advantage of all of the riches that the city of Portland has. I agree with mayor Wheeler that once we are able to meet again in chamber, it is one of my favorite days to have those young kids in the chambers with their parents taking lots of pictures, so let's not miss that opportunity. I think it would be a great community building exercise at a later date to have those young people in the chambers, so thank you, Allan, for your continued work. Thank you Shannon for the visionary leadership that the housing bureau is showing around -- showing that we protect our most vulnerable community members, and I look forward to all of us continuing to do the work that makes Oregon such a desirable place for people to live. Thank you.

Wheeler: Thanks, commissioner, and commissioner Eudaly.

Eudaly: Thank you, mayor. Allan, I just wanted to thank you for joining us today. Thank you for recognizing commissioner Fish. I am wondering if the artwork is available anywhere online because I would love to share it. It's unfortunate that the artists can't join us today, so I would love to be able to celebrate their work online. This is one of my favorite days, as well. It's an issue that I am very passionate about as, I think, everybody knows and really proud of the work that we have done to advance fair housing rules and to reduce the housing discrimination in Portland both through fair and with any luck through rip. So thank you, Allan. Thank you, Shannon. Thank you to the mayor, and take it away.

Wheeler: All right. Very good. Thank you, colleagues, and thank you, Allan, thank you, director Callahan. I now have the honor of reading the proclamation for fair housing month. This is a statement of values on behalf of all of us on the Portland city council. Whereas the fair housing act, enacted on April 11, 1968, was adopted to prohibit discriminatory housing practices undo racial segregation patterns, and provide equal access to housing opportunity for all. And whereas in Portland, the combined federal, state, and local civil rights laws protect people from housing discrimination based on race, color, national origin, religion, gender, familial status, disability, marital status, sexual orientation, source of income, military status, gender identity, ethnicity, or a history of domestic violence, stalking or sexual assault. And whereas decades of intentional and unintentional government action combined with market forces created an urgent and long-term need for displacement prevention and mitigation policies. And whereas, this year Portland prioritized displacement mitigation strategies for renters such as a moratorium on evictions, low barrier screening options, security deposit protections, new affordable

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housing resources, and leadership of those most impacted. And whereas despite these legal protections and policies, Portland residents, communities, and institutions are increasingly being pushed out by the economic and social forces of displacement according to the 2018 state of housing report. There were no neighborhoods in Portland affordable to black, and indigenous families based on median family income and severe rent burdens puts households at risk of displacement and homelessness. And whereas, the housing state of emergency is made significantly worse by the covid-19 pandemic. This crisis and ongoing displacement, especially impacts protected classes and vulnerable populations such as children, the elderly and disabled while stressing the health and wellbeing of everyone. And whereas, our city must enforce legal protections put in place to prevent worsening of the public health crisis and the state of housing emergency for our diverse population needs. Fair housing month is an opportunity to reflect on our actions and demand more action. And whereas, we celebrate the passage of the fair housing act. Let us recommit ourselves to eliminating discrimination in housing by better understanding the barriers for housing choice, dedicating resources to meaningfully address the disparities, adopting policies that support our community's most vulnerable residents, measuring the impacts of our efforts, and creating more housing that welcomes and celebrates people of all abilities, races, cultures, and incomes. Now therefore i, ted wheeler, the mayor of the city of Portland, Oregon, the city of roses, do hereby proclaim april 2020 to be fair housing month in Portland and encourage all residents to observe this month by joining the city wide effort to realize equal housing opportunities for all. [applause] Allan, thank you. Director callahan, thank you. Colleagues, thank you all for your leadership on this important issue. Next item is item no. 311.

Item 311.

Wheeler: Karla, 311.

Moore-Love: I am sorry, what was that?

Wheeler: We need 311. That's the office of community technology. This is crown castle.

Moore-Love: Sorry.

Wheeler: No worries. I've been here 3.5 years and you have never made a mistake. I have got 311. Did you want 311?

Wheeler: We want 311. 311 is next. I thought that's what I read. Hold on here. It should be granting one-year temporary revocable permit.

Moore-Love: Sorry, old agenda, sorry.

Item 311.

Wheeler: All right, thank you. I appreciate it.

Moore-Love: Sorry about that.

Wheeler: No worries. No worries. This is the first reading on a temporary revocable permit for crown castle fiber llc, in october of 2018 the federal communications commission issued an order limiting the local government's ability to impose requirements on small cell deployments, including fee limitations. Portland is leading a national coalition of local governments in litigation against the fcc overreach in a small cell order. The order was effective in early 2019. Portland, like other cities, had to update its standard wireless franchise agreements to comply with federal law. Crown castle has agreed to the city's franchise requirements and has asked the city to consider granting a temporary, revocable permit under substantially similar terms as the new franchise. The temporary revocable permit will allow the company to continue to serve its customers and deploy small wireless facilities. Jennifer lee is here on behalf of the office for community technology. Jennifer, take it away.

Jennifer Li, Office of Community Technology: Hi. Good morning, mayor and commissioners.

Wheeler: Good morning.

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Li: I am Jennifer Li, program manager with the office for community technology. As the mayor mentioned in his introductory remark, the city updated its wireless franchise agreement to comply with recent changes in the federal law. The terms of the crown castle franchise is commensurate as required by law to the agreements if at&t wireless and verizon wireless, which were both tasked by city council in 2019. Crown castle builds and operates wireless infrastructure for its clients who can be wireless providers like sprint, at&t and verizon. The ordinance continues crown castle's existing right to operate in the city. The original franchise was negotiated in 2006 to new cast networks, which has since been acquired by crown castle. The temporary revocable permit will replace the franchise from 2006 and will be for a limited term one year or until the franchise agreement is passed by city council. The city charter requires the process for franchise agreements that can take a look at least four to six months to complete. Crown castle has asked the city to consider granting to it a temporary revocable permit under substantially similar terms of the franchise. The temporary revocable permit will allow crown castle to begin deployment of wireless facilities under the new franchise terms, while the city charter process take place. I am happy to answer any questions you may have. Thank you.

Wheeler: Colleagues, any questions on this item? Commissioner hardesty, did you have a question?

Hardesty: Yes, mayor, I do. My question is what are we anticipating being different through the city's charter review process?

Li: Different about the franchises?

Hardesty: I think that you closed by saying something about the charter review. Did you not say that? Did I just misinterpret?

Li: Not exactly, so the city charter has a specific process that it requires for franchises before they can become effective. That involves publication in the daily newspapers, opportunity for written comments or objections, and then 30 days between first and second readings instead of the typical one week, so that's the four to six months where it would usually take a franchise to become effective. Because we have to go through all those steps.

Hardesty: I see. Thank you.

Li: You are welcome.

Wheeler: Any other questions? Karla, do we have any testimony on this item?

Moore-Love: No one sign up, mayor.

Wheeler: Very good. This is a first reading of a non-emergency ordinance. It moves for second reading. And next up we are going to do this slightly out of order, Karla. I had a request to do 313 before 312, so if you can read 313, please.

Item 313.

Wheeler: Colleagues, this procurement report is for the bureau of environmental services for a project that will repair over two miles of failing sewer infrastructure in the arbor lodge kenton neighborhood. This was on last week's agenda. I pulled it back to my office to address some questions that commissioner hardesty raised about how the contractor is meeting the subcontractor's equity program goals. I believe that lester is with us today. It looks like he is, to present this item. Good morning, lester.

Lester Spitler, Chief Procurement Officer: Good morning, mayor wheeler. Thank you. My name is lester, I'm the chief procurement officer, council authorized ordinances 189781 for procurement services to competitively solicit for the project on december 4, 2019. The engineers' estimate prior to issuing this solicitation was \$5,350,000, and the level of confidence was high. We issued the invitation to bid on february 4th, bids were due on march 3rd, we received five bids. Landis and landis had the lowest bid for \$4,689,495.20, which is 12.4% under the engineer's estimate. The city's 20% aspirational goal applied to this project. There is a breakdown in the report for the amount of work that landis and

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landis intends to self perform. The amount of the intent is subcontracted with the certified firms for, and the amount they intend to contract non-certified firms for. There was a question from commissioner hardesty about the utilization of the certified subcontractors, so I will do my best to address that. The city's subcontractor equity program is a race and gender neutral program initiated by the disparity study in 2009. The goal was 35% of the amount that a prime contractor was going to sub out. In 2016, the city changed to an aspirational goal of 20% of the overall project value. The change in 2016 was the result of a lot of outreach and engagement with various stakeholders to turn the most effective way of achieving the certified contract utilization. Because it is a race and gender neutral program we do not prioritize one certification over another. If prime contractors are able to meet the goal of 20% utilization and certified firms, we consider that to be meeting the requirements of the program. Landis and landis is located in Portland, Oregon. They are not a state certified contractor. They have a current city of Portland business tax registration and are in full compliance with the city's contracting requirements. Bes has funds available in the sewer operating funds for both this fiscal year and next. If council has any questions, the project manager is in attendance. If there is any questions about the procurement process, I am happy to try to answer those.

Wheeler: Thank you, lester. Commissioner Fritz has her hand raise.

Fritz: Thank you, mayor. Lester, is it correct that due to state contracting laws, under the low bid requirement, we are not allowed to set hard standards for the contractor or cobid participation?

Spitler: We could set hard goals on invitations to bid if we had a disparity study. So odot, for example, they do a disparity study everyone three to five years. And they have hard goals on all of their construction projects that were the result of the disparity study.

Fritz: And we don't have a current one?

Spitler: We don't have a current one, so ours is considered a race and gender neutral program, which is aspirational in nature.

Fritz: And absent that we have to take the low bid?

Spitler: The lowest responsive bid, yeah. So -- I mean, there is a question for the city attorney's office. I suppose a solicitation could always be reissued, but aside from that, from my understanding we would not be able to bypass a low bidder for another bidder.

Fritz: Thank you. That was my understanding, too.

Wheeler: All right. Commissioner hardesty.

Hardesty: Thank you, mayor. And thank you, lester, for that presentation. For almost a year and a half now we've been having this conversation about what our aspirational goals are around minority and women, and emerging small businesses. And I hear over and over and over again that cobid is how we are going to get to more minority contracting firms, more women-owned contracting firms, and over and over again the excuse of, we can't make contractors do things, is beginning to sound very hollow and very disingenuous. When you have a \$5 million contract and only \$90,000 is going to businesses owned by people of color, and when we as a city say that we have a goal of doing so much better than that. I have heard that from you for a year and a half. Quite frankly, I am unimpressed with us continuing to make excuses for not performing on hiring minority and women contractors. You cannot tell me is a \$5 million contract does not give you ample opportunity to create opportunities for other small contract companies. So as I told you yesterday in our conversation, I am not impressed with our outcome, and our outcomes haven't changed in a year and a half of me asking questions. I am looking forward to the audit report coming out, which I understand when say that we are failing in every corner of contracting with people -- with businesses owned by people of color and women, and we are consistently failing, so if there needs to be a change in policy, we have the power to make those changes, but I am really sick of the excuses as to why we are

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underperforming. Coming out of covid, I expect -- coming out of this covid 2019 crisis, I expect us to be doing better, not worse, when it comes to contracting with businesses owned by people of color and women. And I am just not impressed.

Wheeler: Thank you. Commissioner Fritz.

Fritz: Thank you. Lester, how long would it take and how much would it cost to do a disparity study?

Spitler: The port of Portland is, within the last two years, and I don't know the exact number, but it was more than a million dollars, and I believe from the year and a half from when they started to the time when they had their results.

Fritz: And what you said in answer to my previous question is we're not allowed to set hard requirements without the disparity study, is that correct?

Spitler: That's correct.

Fritz: Thank you.

Wheeler: Commissioner Hardesty.

Hardesty: Yes, sir. I have been around long enough to remember the last time that we did a 13 buy up disparity study that every government in the Portland metro had a part of. We spent \$1.7 million, and at the end of the day nothing changed. So with the disparity study or without a disparity study, the bottom line is that we are not doing what we say that we want to do, and if we are not doing it, we need to figure out how to do it.

Wheeler: So let me chime in here, as well, and I guess I have a couple of questions. Lester, so the disparity study that you referenced, notwithstanding the comments commissioner Hardesty just made, and I have no reason to doubt what she is saying on that point. That requirement that we cannot set hard targets without the disparity study, where does that requirement come from?

Spitler: You know, it's sort of a requirement that has emerged over the years. There is -- there was a case against the Washington state dot in 1996, I believe, and it went up to the ninth circuit of the supreme court, and it was found because they did not have a disparity study, what they did, which was bypass a caucasian male owned firm for a certified minority owned firm was found to be unconstitutional. So I am not a lawyer, but I believe because we are in the ninth circuit, that's the precedent and the case law. So that is why odot conducts disparity studies everyone 3-5 years. That's why the port just conducted one. I know that I worked at tri-met before I came here, and that was an ongoing conversation at tri-met. Tri-met does, you know, they do a lot of big projects, and they use the cmgc method, so they get great participation by using that alternative delivery method, but I know that their position was, you know, a couple years ago that they were achieving around 20 to 25% on their projects, and they felt like if they spent the money on a disparity study, the percentages could come back less than that, and that would be the ceiling for contractors, and they felt like what they were achieving sort of organically was potentially better than what would result from the disparity study. So I think that there is opinions on both sides regarding the disparity study. I think some people would say the money that would be spent on a study could be spent more intentionally, programmatically to get results. But a disparity study does give you that legal justification to set hard goals, and if contractors don't meet those goals, then you do have the ability to bypass them for another bidder.

Wheeler: So when you said the standard is the lowest-cost bidder that meets -- that is responsive to the rfp, is that what you said? And by that did you mean 20% mwesb? What is the threshold that you are using as your baseline standard?

Spitler: Sure. So responsiveness to the requirements of the solicitation are to, you know, obviously complete all the pricing information, sign all our forms, and comply with the, you know, with our subcontractor equity programs. So with their meeting the goal of, I mean, even though they are meeting it using emerging small businesses and business owned

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business enterprises of male and female caucasian ownership, they are meeting the goal with the 28% utilization.

Wheeler: So what is -- what is -- what constitutes minimally responsive? Assuming they fill out the paperwork correctly. If they can't fill out the paperwork I am not interested in them doing anything, but beyond that what do they have to meet in terms of the standards for subcontractors? What are the requirements?

Spitler: So there is a requirement that two hours after they submit a bid they have to fill out a subcontractor disclosure form, that's a statutory requirement. That's where they tell us who they are going to use as first tier subcontractors. If they are meeting the goal, we do not ask them for an outreach law.

Wheeler: What's the goal? I am trying to get at what is the goal?

Spitler: The goal is 20% of certified subcontractor utilization.

Wheeler: So -- I am trying to get to commissioner hardesty's objection, so the issue here, they are meeting that minimum 20% threshold that the portion of that 20% that is going to people of color is, actually, a very small fraction. Therefore, I am assuming the remainder is going towards women subcontractors, is that right? Or is that wrong?

Hardesty: That is wrong.

Wheeler: Somebody clarify that for me.

Hardesty: So the majority of going towards white male, emerging small business owners, is what my issue is.

Wheeler: It's going to the esb part of the mwesb.

Hardesty: That's correct.

Wheeler: Lester, is that correct? I should hear it from you, as well, is that what's going on here?

Spitler: Yes, that's correct.

Wheeler: I will tell you where I am on this, I believe in this community with the work that we are doing through prosper Portland around shared economic prosperity, given the number of minority subcontractors that we have in this community, I am inclined to agree with commissioner hardesty that we're not being innovative enough. We're not being thoughtful enough and not driving a hard enough bargain. Now, it may be the case that the current rules that we are operating on are tying our hands. These projects that are on the agenda today, I want them to move forward, but I am in agreement with commissioner hardesty that we are not being intentional enough. It is my understanding -- do we have a work session planned on this in the near future? I heard rumors of such?

Hardesty: We don't, mayor, but I know that the auditor wants to schedule a work session on her report, and I have asked her to invite lester so that we could have a more robust conversation about what policy changes need to be made in order for us to have better outcomes.

Wheeler: Okay. And I will get to commissioner Fritz in a moment I see she has her hand up, but I want to finish my thoughts here. And lester, it may be that you are doing this exactly by the book as our current rules require. I think that given our interests in seeing more minority contractors get a larger piece of the economic pie, particularly on publicly supported projects, I would support you and your team coming back with specific options on how we can improve this, and maybe, maybe we can be smarter about it. Why does every jurisdiction have to do their own disparity study? Can't we throw in with other jurisdictions? Can we do this on a metro-wide basis? Is there something more that we can do to capture more opportunity? I will leave those as questions for the moment and I will move to commissioner Fritz, who has been waiting patiently.

Hardesty: And then come back to me, mayor, please.

Wheeler: You bet. Yes.

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Fritz: Thank you, mayor. Lester points out that there is another way to do it, and that's the construction management general contractor approach, which is what tri-met has moved to using, and you can then get better outcomes, and you know, commissioner Fish and I had been raising the issue, the money going to emerging small businesses for over ten years. So this is a challenge that we've been working on, and using the construction management general contractor is the way that some of the bigger projects have been able to get much better outcomes. And it's nearly a matter of do we want to take longer and have citizens some times pay more in order to meet additional goals. So that needs to be part of the conversation as we look at the policy questions. There are ways to do it. What are the trade-offs in terms of efficiency and additional staff needed in the different bureaus to be able to do the more intensive program.

Wheeler: Okay. That's helpful. And now I feel like we are getting somewhere. I would be interested in looking at those options. Commissioner Hardesty.

Hardesty: Thank you, mayor. I am just going to say this is not that complicated. Metro has been able to do this in a way that has been transparent as has Multnomah county. What we know is that the only way to get good outcomes on construction contracts is to have a monthly meeting with contractors and subcontractors to check and make sure that we are utilizing these subcontractors that we say we are, and then we can correct course every month. We've done that twice at the city of Portland. Both times we far exceeded our goals. So we don't need a disparity study. We don't need to figure out, you know, what other folks do. We have best practices already at the city of Portland that have given us excellent results. The problem is, is that we tend to fall back to the way that we have always done business because it appears to be more efficient to do it that way. When Lester said to me that they don't even review kind of who they reached out to, we don't know if these major contractors are, actually, reaching out to contractors owned by people of color or women because they don't check to see who they talk to. They just check a box and say, yeah, we reached out. This is what we are going to do. That is not an effective way to get the outcomes that we are looking for, and again, we already have models of what works. I am really disappointed that it's taken us so long to realize that all these systems that are supposed to benefit minority contractors and women consistently fail. We've been hearing that -- I've been hearing that for 30 years, and so, in the year and a half that I have been here I keep hearing reasons why we can't meet our goals.

Wheeler: So let me just say this, and commissioner Hardesty, I appreciate your passion on this issue, and I want you to know I agree with you. I believe Lester that it is within our administrative rules to require that follow-up on questions. Is that your understanding, and if it is, why aren't we doing it? Why aren't we following up with these contractors that we're turning taxpayers dollars over to and asking them, who did they reach out to? Why are we not doing that or is there some rule that prohibits us from doing it, and if so, can we change it.

Spitler: Sure. We reach out -- we ask for the contractors, outreach and engagement log if they don't meet the 20% aspirational goal, from my understanding when we changed it in 2016 from 35% of the contract value, 20% of the overall project value. One tradeoff that the city made was we won't ask for their log if they met the goal. So when the contractor doesn't meet the goal, we review their log, we make sure they have met the expectations under the good faith effort which means phone calls, emails, fax from contractors, not just the 150 emails we blasted them out and they got stuck in people junk mail we're actually looking to see if they had a personal touch and they made the effort towards the good faith track the opportunity.

Wheeler: But if you don't ask it sounds to me like 20% is sort of a get out of jail free card, that if they meet that 20% and as commissioner Hardesty is posited and you confirmed, if

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that 20% is going to white male operated esbs, then there is no follow-up to see if they, actually, reached out to any contractors who are women or people of color? Is that right?

Spitler: That's correct.

Wheeler: That's terrible. I don't support that. And I think we need to do better on that front, so I support the idea of a work session, and I agree, perhaps, the audit report coming out would be the impetus for us to have that work session and have a very thorough discussion about what alternative strategies are available, and I certainly would like to know more about the strategies that metro and Multnomah county are doing that are apparently achieving some results. I have one more question, and again, I don't want you to think lester, I am piling onto you. I think that there are policies here that we, as a council, need to revisit and hold ourselves accountable to, and you are just the guy who answers the question right now. It's come to my attention that one of the strategies used by firms is they can meet these goals by subcontracting to a member of their family. For example, if a member of my family is female, and she sets up her own llc, I can, actually, subcontract to a female member of my family and meet the threshold, is that right?

Spitler: Unfortunately, that's correct.

Wheeler: I don't like that. Is that -- what precludes us from changing that? That seems like a gigantic loophole.

Spitler: Well, we need to -- I mean, I think it's a change in policy. We need to be specific about sort of not allowing that, and aside from that, the two companies you know, have established themselves with the state. They are certified by the state. They have their construction contractors board license, you know. They meet the legal requirements for being an independent company. Yeah, we just discovered that recently.

Wheeler: All right. Commissioner hardesty, you raised your hand, I believe?

Hardesty: Yes, I did. Thank you, mayor. Nothing requires us to use the state certification system. We continue to use the state certification system that we know only represents less than 25% of minority owned businesses in the state. Again, I think that we have been really reliant on failed systems that have been put in place long before any of us got here. It's time for us to think creative. I will be working to develop policies that I think will get us to the goals that we need to get to. I am very concerned about continuing to tinker around the edges because coming out of this covid-19 there will be economic devastation. If the city can't show that it's actually leading and contracting with minority and women owned firms, we will be a failure at this effort.

Wheeler: Commissioner hardesty, I thank you for that, and I would love to work with you on that. I would also like to schedule the work session. I am mindful of the fact that we are getting into the throws of the budget discussion, as well, but this is not something that can wait for long because I agree with you coming out of the covid crisis it's -- in particular, minority and women owned subcontractors that are going to be hit the hardest, have already been hit the hardest, frankly, but the slowdown, and I want to make sure that we have a stable platform for recovery on the other side that does push he could to the front, so thank you for that. I look forward to it. And I will just signal you, I am going to support this today but I think that the days of this status quo approach to mwesb, I believe, the days are numbered because I agree with commissioner hardesty, it's not doing what we need it to do in terms of the outcomes. Any further discussion on this? If not, I will entertain a motion.

Fritz: Move to accept the report.

Eudaly: Second.

Wheeler: We have a motion and second. Commissioner Fritz moved, commissioner eudaly seconded. Karla, please call the roll.

Hardesty: I will no longer support contracts that don't live up to the values of this city council. I think that this is a woefully inadequate contract, and I vote no.

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Eudaly: I will support this item but I do have a few comments to make before I cast my vote. One, I share the concerns of commissioner hardesty and the rest of my colleagues. This has been an ongoing frustration for over three years of my time on council. I do think that the city could benefit from looking at how we are achieving over 30% utilization rates with fixing our street projects. That's one program in the city that is absolutely not failing to meet our aspirational goals, and I want to appreciate lester's hard work on this issue. I mean, we can only be as strong as our -- as we make our policies. As long as we leave this as an aspirational goal and we don't take a real active role in outreach to businesses and recruiting new mweb firms, as well as supporting preapprentice and apprenticeship programs, other types of workforce development, technical assistance to these businesses, and access to capital, all of which will help them to build capacity, we are not going to see better numbers. So I vote aye, but I am likely to start protesting more actively like commissioner hardesty is today.

Fritz: This is a good discussion, and it's one that's been going on for the entire time that i've been on the council, and as was mentioned we have been making different attempts to address it over time. There was a point in 2016 and still we're not getting the results that we all want. I appreciate the mayor being willing to work with commissioner hardesty on a revised policy. I know that former chief financial officer jennifer cooperman was hoping that the new lester spitler coming in with some fresh ideas would be able to help spearhead that. And with your various experience, lester, in other jurisdictions, and so it would be very satisfying to me to finally get the better policy before the end of the year before I leave office. In the meantime, we should not be changing the goalposts on individual contracts. This one is a necessary rehabilitation project that the kenton neighborhood is going to really need, and the customers served by it, so I appreciate the discussion and I vote aye on the bid.

Wheeler: Thank you. This is, actually, a fantastic discussion, and I think that it's surfaced a lot of important issues that we need to address. I want you to know sonia Schmanski from my office has already reached out to the executive staff's to schedule a work session so hopefully we can get that going sooner rather than later. Commissioner hardesty I look forward to working with you and your team. Our teams can work together on this. And let's see if we can really shoot for the stars on -- I don't want to just be as good as metro or as good as Multnomah county. I think that we should be the shining example of how to do procurement and how to build shared wealth in this community. We know these publicly financed construction projects are one of the surefire ways to do it. It's a great opportunity, and if we are not getting the results we want around minority and women participation, we are missing a really important opportunity for shared economic prosperity. So I look forward to that. Commissioner eudaly, you raised a great question. Part of the mystery to this is why in some areas of contracting we are doing exceptionally well and in other areas, like the contracts we are discussing today, we are getting really disappointing results. So I think that as we think broadly, and more innovatively about how to bring these policies forward, we should also look at the consistency across the contracts that we issue. So a great conversation. I vote aye. The report is adopted. If all of you could work with your executive teams to make sure we schedule that work session sooner rather than later, I would appreciate it. Thank you all. Karla, we are going to go back to item 312 now.

Item 312.

Wheeler: The southeast 136 paving project is the largest paving project in the fixing our streets program. The Portland bureau transportation pbob is using system development charge funding to provide protected bike lanes and sidewalks along the entire corridor as well as other safety improvements. Lester is, obviously, here, and Timur Ender from pbob is also available to answer any questions related to the project, but before we have lester

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and Timur present I would like to turn it over to transportation commissioner eudaly for opening remarks. Commissioner eudaly.

Eudaly: Thank you, mayor. I am excited to present this to you today. The winning bid is kodiak pacific construction. Kodiak is it a woman owned firm. Their bid came in under the estimate, and we hit 33% with a cobid firm. So I wanted to take a moment to recognize and celebrate that success. This is the single largest project in the fixing our streets program, as the mayor mentioned, and this funding allowed us to leverage other funding for a complete street transformation, including sdc funding for sidewalks and protected bike lanes. I want to thank the community for their patience during construction. The long-term benefits for the powell hurst gilbert neighborhood will be obvious once construction is complete in spring of 2021. I want to thank bes for providing financial contributions for stormwater facilities, and thank the property owners along southeast 136th, including Portland parks and recreation and pge who donated property to pbob in exchange for wider tree line sidewalk. These sidewalks will make it safer and easier for students to get to gilbert heights and gilbert park elementary schools, and the protected bike lanes on southeast 136th will connect to other protected bike lanes on southeast division, southeast powell, and the spring water corridor, thereby providing a safer, more connected bikeway network. And finally, the new crosswalks and ada ramps will make it easier for residents to get around the neighborhood and access tri-met bus lines 2, 9, 10, and 17. That concludes my remarks.

Wheeler: Thank you, commissioner, lester.

Lester Spitler, Chief Procurement Officer: Hi, thank you again, mayor wheeler, lester spitler, chief procurement officer. Before I go into the report I do really want to say I do appreciate the conversation that occurred on the last item, and I really appreciate your leadership, commissioner hardesty. I am sorry to have been a disappointment but I really do look forward to working with your office and the mayor's office, looking at our existing policies to be more intentional, so I just wanted to say that, so thank you. For this chief procurement officer report council approved 189708 on september 25, 2019, with the engineers estimate prior to soliciting for bids was \$5, 308,410.10 the confidence level was high, we issued the invitation to bid on february 7, 2020, bids were done march 10 and we received three bids. As commissioner eudaly said, kodiak pacific construction incorporate is the lowest responsive bidder in the of \$4,903,534.00 which is under the estimate, and they are a state of Oregon certified women owned business enterprise. The city's 20% aspirational goal applied to this project, and as commissioner eudaly said, kodiak pacific is achieving 33% certified subcontract utilization, and combined with the work that they are going to self perform, that brings the you know, the overall percentage of certified work on the project to about 71%, so that is a good result and we are happy to see those numbers. Kodiak pacific construction is located in tualatin, Oregon, they a city of Portland business tax registration and are in full compliance with the city's contracting requirements. Funds are available for the project from fixing our streets and the transportation system development charges the pbob project manager is in attendance if there are any questions about the project, and I can certainly try to answer questions you have about the procurement process, but if not, I recommend council accept this report and authorize execution of the contract with kodiak pacific construction, incorporated.

Wheeler: Commissioner hardesty has a question, lester.

Hardesty: Thank you, mayor. For me the obvious question is, this one is at 70% some utilization, the last one was almost nil. What is the big difference in these two contracts that we get such different options?

Spitler: The self performance by kodiak as a certified prime, you know, technically we don't count that towards our subcontractor equity program, but overall, I did want to mention that, so this contract has 33% certified subcontractor utilization, the other contract

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had 28. That was a sewer rehab project. This is a paving project. And you know, my guess would be that there is a higher saturation of certified firms in this type of work versus sewer work, but that may not be correct, a correct assumption.

Hardesty: I would not make that assumption, just kind of based on the kind of work that they are going to be doing so I don't know that assumption would bear fruit, but thanks.

Wheeler: Lester, do we track over the long-term the performance of individual contractors in meeting our mvesb goals? Do we, ultimately, a lot of these firms come back to the city year after year after year. It seems like we should be developing some sort of a ranking system based on long-term performance to our standards.

Spitler: Yes. We, we are working on that. We have about five years past history now. We switched to an online system about two years ago, and so -- we decommissioned a server with the previous history, so we have the ability to sort of seamlessly report on projects for the last three to five years, before that it would have to be manual. We are trying to come up with a system where we have an issue, cpo reports to council, we have a history, we can sort of summarize what their historical performance has been, and we would like to put that on our website so anybody can go and look at sort of contractor, look at the projects they have had and look at the performance on the individual projects, we would certainly want to start presenting that to the oversight committee that oversee the larger projects, and get their feedback about where contractors are falling short and where they should be spending additional efforts, so that's a long answer but we don't have it today but we are working on it, and that will be the recommendation of the audit, as well.

Wheeler: Good. And I haven't read the preliminary audit yet, but my idea, if you want to create a culture of support for mvesb programming, the way you do it is you rank the companies based on their past performance. Make them compete for it.

Spitler: Like a scorecard.

Wheeler: Absolutely.

Spitler: So that's what we are trying to work on where we can hopefully at some point in the future present that scorecard to council when we are presenting reports so you cannot just see the project, but the history of the contract.

Wheeler: I would like to see that presented as part of the work session, or at least I would like to see the framework that's being discussed.

Spitler : Okay. We can do that.

Wheeler: Very good. Any other questions on this particular item? This is a report. And I will entertain a motion.

Hardesty: So moved.

Fritz: So moved.

Eudaly: Second.

Wheeler: We have a motion from commissioner hardesty. I will give the second to commissioner Fritz, who almost got the motion. Any further discussion? Seeing none, please call the roll, Karla.

Hardesty: I believe that when we are intentional about reaching out to the businesses we say we want to contract with, we get the results that we have before us today. My compliments to the transportation commissioner, commissioner eudaly and her team for their intentionality around this contract. I am proud to vote aye in favor of this report and this contract.

Eudaly: Thank you, commissioner hardesty. Like I said, I am really excited about this project, and especially proud of the high utilization rates we achieved, and I am really looking forward to this conversation moving forward because it has been an area of interest of mine since before I was elected, and something that I have focused on throughout my term. I know that we can do better. I recognize that there are variables from project to project that make it easier or harder to achieve those goals. I do think that we

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need to move beyond the aspiration and put some teeth into this policy in order to achieve the goals that we say that we want to achieve. I vote aye.

Fritz: First I want to say that I have absolute confidence in chief procurement officer Lester Spitler's capacities and abilities to make it clear you have to follow the council's policies, and that's what you do when you bring the contracts to us, so I am, I know you've been working hard with commissioner Hardesty's office, and in discussing what needs to change and also with the mayor's office. I have absolute confidence in your ability to help us figure out better policies, and I look forward to the work session. Secondly, I am really excited to see these improvements on 136th Avenue. This is an area of the city I've been waiting for them for a very long time. I commend the Portland Bureau of Transportation for their attention to equity and to making sure that we take care of areas that are greatly in need of transportation improvements. I was pleased to hear commissioner Eudaly talking about not just the basic nature of the improvements, but actually a splendid street it sounds like it will be, and thanks to the property owners for having a wider sidewalk and trees and all those good things. This is an exciting project. As commissioner Eudaly mentioned, we have been able to get great results in certain areas, our park bond measure projects achieved very high levels of minority contracting, and partly because, for many of them we did use the construction management general contractor mechanism of selecting who got the contract. So I think that there's multiple different values to weigh as we move forward on this guided by the city attorney's office in what's legal and what's not. Maybe even what do we ask the state to change if there are things to make it more difficult for us to make sure that everybody in our community benefits from these public dollars. Aye.

Wheeler: That's a great conversation today. I appreciate it. And I've been thinking on this question, why are we so successful in some cases like we are here on this project, and by the way, thank you, commissioner Fritz, for noting the project itself, is extraordinary, it's a really, really great development program for the entire community, and I know years of hard work went into this so thank you to everybody who has worked so hard on this. Number two, Lester, I have confidence in you, and we're asking you tough questions because you are the subject expert on this, but it feels to me like we are in a position where we have momentum to move forward and really excel in minority contracting standards. As I look at the success and the lack of success on the other contract, what's hindering us a bit is the recognition if somebody reaches, a firm reaches that 20% MWESB threshold, we can't actually dig in and find out why that contract has such low minority participation because we gave them that proverbial get out of jail-free card. So it seems to me if we want to really evolve our understanding of the issue, we need data. We need information about what efforts are actually being made, particularly on those contracts that fall below our desired goals. So I believe that by bringing these two items together today this council has moved in a significant and important direction, and I look forward to seeing where this path is going to lead us and I look forward to helping to lead us down that path. Great project. Thank you, everybody, who worked so hard on it. Thank you, commissioner Eudaly. This is fantastic work. Really happy to vote aye. The report is accepted. The next item 314, please, Karla.

Item 314.

Wheeler: Colleagues, speaking of data, the Portland housing bureau has an ongoing yearly grant from the department of housing and urban development for the maintenance of our homeless management information system software. This grant includes a match requirement of 25% of the total, which is paid for by revenues that the Portland housing bureau receives from other jurisdictions in Oregon for the use of the software. The software provides crucial data on the homeless in the city of Portland. The director Callahan, good morning, and thank you for being here, and more importantly, thank you for being there, and being with us.

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Shannon Callahan, Director, Portland Housing Bureau: Good morning, mayor, and good morning, council. Shannon Callahan of the Portland housing bureau, and I am here on the call with Wendy Smith, who manages the HMIS system on behalf of the city, county, and for the majority of the rest of the state. We are just here, if you have any questions about this grant.

Wheeler: Colleagues, any questions? I don't see any questions. Karla, was there any testimony on this item?

Moore-Love: No one registered, mayor.

Wheeler: Very good.

Fritz: Actually, I have a question.

Wheeler: You bet.

Fritz: Thank you. I am wondering what exactly does the system do? What kind of accounting or tracking does it do?

Callahan: So we use a contracted service through a system called Service Point. So we track and vary the information across the homeless system spectrum, so all of the providers that work within the homeless system input data on the client's level. So we can see what's happening with different individuals across different systems within the homeless system, and then for the city and the county, Wendy could expand a bit on exactly what we track, but we also change based on the needs that we are hearing both from our partners to collect data and, of course, from our joint office to be able to collect information. Does that answer your question? Or would you like Wendy to speak more in detail?

Fritz: That's generally -- I am wondering, could it be used to make sure that people who live outside or register with the census?

Callahan: I don't know that it would have that functionality very easily, but we can look into that and see if there is a way to connect that work with the census work.

Fritz: Yeah. Especially with, I know, it was going to be extensive outreach workers making sure that everybody got counted. It's not happening because of the coronavirus pandemic, so if you can be thinking about that especially with data, management systems like this, that would be very helpful.

Callahan: We will do. Thank you, commissioner.

Wheeler: Very good. Any further questions on this item? Thank you, Director Callahan. This is an emergency ordinance. Karla, there's no testimony, correct?

Moore-Love: That's correct.

Wheeler: Please call the roll.

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

Wheeler: I'm very pleased with the work that the housing bureau is doing with the joint office, Multnomah County and all of our housing service providers to put together more information and data on who is homeless, why they are homeless, where they are, what services they need to get off and stay off of our streets. This is another step in the right direction. As you noted, this is city funding being leveraged four fold. I'm happy to vote aye. The ordinance is adopted. Next, 315. This is an exciting item. I'm happy to bring this.

Item 315.

Wheeler: This is an exciting item and I'm happy to bring this forward. The division street housing development is the first of two projects awarded to Portland Housing Bureau's 208 Nofa for permanent supportive housing pilot that the Portland Housing Bureau's capital funds with much needed funding for services and the county to provide housing for our neediest residents. We want to thank the development team of Central City Concern, one of the city's key nonprofits that of course houses many chronically homeless in our community and related Northwest is the project manager in bringing this to fruition during these uncertain times when permanent supportive housing is needed more than everyone.

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The projects will meet the critical needs of the southeast Portland area and leverages off the location near the newly opened Blackburn Center that provides comprehensive wrap-around services. With that I will turn this over to Director Callahan, who has a slide presentation. Hello again.

Shannon Callahan, Director, Portland Housing Bureau: Good morning again. Shannon Callahan of the Portland Housing Bureau. If we could please put the slide presentation up. Thank you. As the Mayor mentioned in 2018 we paired funding from the state, joint office, Multnomah County's mental health and addiction services division and the city to pilot creation of low cost low barrier deeply affordable housing with supportive services. We challenged our partners to bring us their ideas how we could create as deeply affordable units as possible without any ongoing rent support, so we could serve formerly homeless individuals who need supportive services. The Division Street project by Central City Concern rose to that challenge with a 60 unit three story new building at Southeast 115th and Division in the Powell-Hurst-Gilbert neighborhood. 40 are single residency occupancy also known as SRO's and are designated as supportive housing serving those who may be homeless or at risk of homelessness facing mental health and/or addiction issues. Ten of these units are designated to serve individuals with severe mental illness and there are 20 studio units as well. Construction is expected to begin in June of this year and welcome new residents next summer. Next slide, please. Single room occupancy units or SRO's will target households who earn 30% or less of median income, meaning for an individual that is someone earning \$18,000 or less a year. Rents will be set at \$500 a month to be affordable for residents on a fixed income such as social security disability so they are not unduly burdened by their rent. For studios rents will be about \$740 a month for households who earn less than half of area median income, for an individual that would be someone who makes less than \$30,000 a year. The Division Street apartments will be constructed in accordance with our green building policies and will have an earth advantage energy efficient feature such as energy star appliances, efficient lighting and air conditioning, plus durable finishes and materials and in a really beautiful setting and as the Mayor mentioned we are going to leverage more funds than what we're putting in and with that I would like to turn it over to Mary-Rain O'Meara, Central City Concern's director of housing, so she can talk more about this exciting new development. Mary?

Mary-Rain O'Meara: Thank you, Shannon. Good morning, Mayor Wheeler and Commissioners. I'm excited to be with you today to speak about this very exciting project. My name is Mary-Rain O'Meara and I work for Central City Concern as director of real estate development. Central City Concern has operated in Portland 40 years providing comprehensive solutions to homelessness through our front line clinical workers, case managers and employment specialists we help those in need access housing and support in finding a meaningful place in one's community. The Division Street apartments will embody these values by providing 60 homes to vulnerable individuals who will be supported daily through extensive onsite services and find the stability to realize their full potential. We aim to certify the building as a federally qualified health center and services provided on site will include mental health counseling, peer mentoring, life skills coaching and supported employment access. There will also be extensive engagement through on-site community events. In the past two years it has expanded our agency presence in east Portland through the completion of 328 units of affordable housing and a new integrated services center at the Blackburn Center. We're responding to the growing need in east Portland through the potential location of new housing communities and the Division Street apartments will be part of this new network of our expanded services. As mentioned our partners on the development team are Related Northwest as co-developer, Ankrum Moisan Architects and Walsh Construction. On the funding side we thank our partners at the Portland Housing Bureau, joint office of Homeless Services and Multnomah County mental

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health and addiction services department for their collaboration that enabled this project to proceed. Lastly I want to thank you all of our elected city leadership for ongoing support for affordable housing in our city. We all know that now more than ever the importance of having a home to retreat to takes on new urgency. The division street apartments will be that safety net for 60 people in need for decades to come, thank you.

Wheeler: Thanks Mary-Rain, next up, jill chen, the housing investments and preservation portfolio reservations manager. Good morning Jill.

Jill Chen, Portland Housing Bureau: Good morning. Mayor, commissioners, this is jill chen with the Portland housing bureau. Keelan could we have the next slide, please? Thank you. We just want to update everyone in terms of the partnerships that mary-rain had already mentioned. We have leveraged a substantial amount of funds comparable to the total amount that phb is funding. This is low-income housing tax credits in partnership with Oregon housing and community center services as well as ohcs's mep program. We also are working with our area partners and including metro, for a transit oriented development gant as well as our community partners including maya memorial trust and of course central city concern has put in some contribution as well as developer fees and our partner bureaus in the infrastructure organization have provided the sdc exemptions. Next slide please, so in sum, the request today for the city council and the mayor is to authorize a funding in an amount not to exceed \$8,475,000 to division street housing partner, limited, central city concern affiliate, also for the director of phb to execute any documentation needed for this project. This project as mentioned is very exciting and we are so pleased to move forward on this pilot project for permanent supportive housing. Any questions?

Fritz: I have a question. Go ahead, your hand is up, commissioner.

Eudaly: Thank you, commissioner Fritz. This is an exciting project. It seems like a good value. Just a little confused about the sro rent caps. Maybe you could clarify that for me. It says rents initially capped at \$500 per month are unsubsidized by federal vouchers but we know that \$500 won't be affordable for our target population, so how will those rents be subsidized?

Chen: This is jill chen and mary-rain. In the original 2018 nofa we capped the rents at \$500 in anticipation that targeted residents who are on fixed income would be able to afford these. Mary-rain, would you like to answer or provide more explanation?

O'Meara: Absolutely. Part of ccc's services we have a benefits acquisition team that works with individuals that are transitioning out of homelessness to secure social security, disability, veterans benefits, other secure sources of income if they otherwise do not have access to that. We also have a supportive employment program at ccc that will be accessible to these tenants. The idea again is achieving a rent level without subsidy in place, but providing the benefit and income acquisition services to make sure that tenants are stable in their monthly income. Ccc also has a rental assistance program in this time of covid we have been able to assist tenants with \$40,000 of emergency rental assistance out of our own funds, so the long term vision and at move-in we'll be able to provide benefits acquisition support then keep folks stable in housing going forward.

Eudaly: What's the income to rent ratio? Cap? How much of their income are you expecting them to be able to pay? Is it 50%? Is it over 50%?

Callahan: Commissioners, this is shannon from Portland housing bureau. 30% of their income would be \$462 a month. So it is going to be just slightly over 30% if you're targeting someone who is making around \$18,000 a year. But as you know, there is no rent support for this project. In the face of the fact that there are no new vouchers coming from the federal government we're trying to be frankly creative with our partners in ways we can built low cost housing that is able to house people at very low incomes with the absence of support. Obviously I think all of us would be more than happy if we could offer section 8 vouchers but that's not the world we're currently operating at.

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Eudaly: I appreciate the information. I was assuming a much lower income for these individuals which is why I was confused by the cap and the lack of subsidy that it sounds like you're figuring that out and keeping it below 50% of income will be quite an achievement. So thank you.

Wheeler: Commissioner Fritz then commissioner hardesty.

Fritz: Thank you, mayor. First a technical question. Why does the ordinance talk about or the housing partners limited partnership or central city concern affiliate?

Chen: Thank you, commissioner Fritz. This is jill chen. It talks about either of these because at this time we think it is going to be the division street housing partnership limited, but because this is leveraging tax credits and different -- there may be a slightly different entity with a slightly different name once the documentation is finalized. But we wanted to make sure this was a special purpose entity.

Fritz: Thank you. My second question is how are the permanent supportive part of the housing services going to be paid for?

Chen: This is jill chen with Portland housing bureau. This is going to be paid for through the partnership we have with joint office of homeless services as well as Multnomah county of mental health and addiction services division. They have --

Fritz: Do you know where they are getting the money from?

Callahan: Commissioner, this is shannon callahan. The mental health funding is traditionally through the state and then flows through the county and the joint office has a base level of support services dollars that flow through the existing iga with the city and the county. So these are funds that they have had in their budget and have been budgeting for both through the joint office and then through the mental health funding that's flowing through the state to the mental health division at Multnomah county.

Fritz: Thank you.

Wheeler: Commissioner hardesty.

Hardesty: Thank you, mayor. Thank you, shannon and team, for the presentation. What is the difference square footage wise between the sro and the studio?

Callahan: Mary, would you mind taking that? This is shannon.

O'Meara: Thank you for that question, commissioner hardesty. The sro units are -- i'm just pulling up my -- 175 square feet and the studios are 350 square feet. I will note that with the sro units our design protocol at ccc going forward is to provide each sro unit with its own bathroom so each unit does have its own toilet and sink and then there are shared kitchen facilities and community room facilities for the sro units. The studio units are self-contained with their own kitchen and bathroom.

Hardesty: Thank you for that. That's helpful to get a visual. So my understanding is that the support services are already committed to this project, to the 60 units.

O'Meara: We have the funding as an annual commitment through the joint office and Multnomah county for the services.

Hardesty: Those were my most important questions. Thank you.

Wheeler: Commissioner eudaly, do you have a follow-up question?

Eudaly: I do not. Thank you.

Wheeler: Very good. Does that complete your presentation Shannon?

Callahan: It does, mayor, thank you.

Wheeler: Very good. Karla, can you confirm we have no public testimony on this item?

Moore-Love: That's correct. No testimony.

Wheeler: This is an emergency ordinance. Karla, please call the roll.

Hardesty: While I know that this is a good start on permanent affordable housing, you know, I guess i'm concerned about just a small nature of the sros. I certainly understand the population that we are targeting for this housing it's a pilot I hope it works, I know it's desperately needed. I share commissioner eudaly's concern about the income

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requirements because it seems inconsistent with the people who will make this property attractive to and building it for. I will vote aye and stay tuned and pay attention to whether or not this is a model that we should be duplicating or just trying it one time and realizing it doesn't serve the purpose it was intended for. I vote aye.

Eudaly: Well, thank you for answering my questions earlier. I feel reassured and i'm excited about this project. I want to take an opportunity to clear something up that came up on the last item, commissioner Fritz, you expressed concerns about the census count for people who are unsheltered, and as the co-chair of the Multnomah county count committee I was alarmed to hear something that I wasn't aware of, so I followed up on that and we are in fact doing that count, it's just been postponed until may 1st. I am fully supportive of the sro model. I lived in shared housing most of my adult life and many people do. I see sros as a similar living situation with shared resources but also affords much needed privacy and I think it's a model we need to increase. We allowed sros to be purchased and converted to market rate housing. They are really critical kind of step out of homelessness for a lot of people, and I hope we build more of them. I'm happy to support this. Aye.

Fritz: Well, this is an exciting project again in east Portland that desperately needs to have services in places that people want to live so I appreciate that. It's a very well thought out project with funding for the supportive housing already in place. Also the programs to help people make sure they have an income which is great. I was happy to hear the single occupancy will have a toilet and sink, I think that makes them much more livable. When I think of some of my friends and constituents currently living outside I think they would be very happy to be housed in a facility like this. I'm very pleased to vote aye. Thank you for your work.

Wheeler: I am very excited about this project and I'm sure as people are aware part of the work I have done as housing commissioner and the work that director callahan has led as the director of the bureau of housing is to find partnerships not only to secure permanent supportive housing per the commitment that the council made but we also wanted to have an innovative, new, fresh approach to single room occupancy. This project is part of that effort to create modern sros. This is not our great grandparents' sro as people often conceptualize in their own minds. There will be 40 units deeply affordable capped at no more than \$500 per month. There are ten units reserved for people with severe mental health issues, so that's going to be significant in terms of getting some of our chronically homeless off the streets. Of course this is all about partnerships that basically a stone throw away from the Blackburn center. There's opportunities to work with others in the community, central city concern, of course, is a key player in providing the services that this sro model will provide. It's my hope and expectation that this is not anyone's final residence, that the sro is a place for recovery, a place where people can find stability, a place where people can get off the streets and get those services they need to move into a more positive part of their life. So I am strongly supportive. Very happy to vote aye. I thank all of the partners for their hard work on this project. I vote aye. The ordinance is adopted. Thank you all. Next 316.

Item 316.

Wheeler: We will turn this over to director branam and I understand we'll hear from tony barnes and director callahan will come back for a cameo appearance. Director branam, good morning.

Kimberly Branam: Good morning, mayor, commissioners. For the record i'm kimberly branam executive director of prosper Portland and as mentioned I am joined by shannon callahan and tony barnes. Our development manager Carl Dinglespiel is on hand to answer questions. We're pleased to bring this item today for council's consideration and to have an opportunity to share with you the results of our efforts in the past few years in the

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lents district. We have made significant progress on community priorities over the last five years and the proposed amendment would both benefit taxing jurisdictions and increase resources available for household and commercial stabilization in the tax increment finance district going forward. Can you pull up the power point presentation, please.

McClymont: Kimberly, this is Keelen. Are you able to share your screen?

Branam: I'm happy to do that. Yes. Happy to. Everybody can hear me okay?

Wheeler: Yes.

Branam: Great. So to provide context for the technical action of the proposed plan amendment our presentation this morning includes a high level summary of our collective performance on the lents five-year action plan, a discussion of our current priorities and the impact of the proposed amendment before you today. As a reminder city council adopted the lents five-year action plan in 2014 which established key priorities for the district's neighborhood centers, commercial corridors, affordable housing and industrial open space. Based on the solid foundation laid by public investment between 1998 and 2013, the lents action plan set out a strategy to maximize the visible impact of public investment and ensure existing residents and businesses would benefit. The action plan was predicated on two assumptions. The first was that lents deserved bold actions and calculated risks. The second was making strategic investments ahead of market changes would preserve affordability and create economic opportunity. We recently released an accomplishment report which evaluated results of the action plan including performance against the 37 actions that were identified to be completed or significantly under way by 2020. The report shows we made substantial progress on these actions and fully completed 68% of the actions by 2020 with all but one of the remaining 12 items near completion or in progress. We have learned a lot through the implementation and are proud much the significant progress alongside our public-private and community partners ranging from Portland housing bureau and Portland bureau of transportation to project developers and many nonprofit organizations. The idea of the action plan was to deliver on the community's strong interest to define more specific actions to create a healthy, vibrant and inclusive neighborhood. The four major actions were delineated geographically as you see here. The two blue areas are the neighborhood centers. On the left is the area near southeast 72nd and foster and on the right is the lents town center at southeast 92nd and foster. Red are the commercial corridors including foster road, powell boulevard, southeast 82nd and southeast 122nd and the orange are predominantly single family residential housing. The purple oval covers the industrial and open space along the foster flood plain. The next few slides we'll walk through highlights of the accomplishment report by each of the focus areas. Starting with neighborhood centers, the objective was to stimulate development that would increase the neighborhood vitality with focus on activating prosper and housing bureau owned properties. With partners we delivered transformative community centered projects that collectively provide mixed income housing, small business support and community services. In total we invested approximately \$61 million through the Portland housing bureau and prosper Portland into lents commons, palindrome's oliver station, rose cdc's woody guthrie, reach cdc 72nd and foster, hacienda Portlanda mercado and the asian health and service center new facility. We secured 364 residential units with 258 of these units at affordable for zero to 60% median family income as well as 80,000 square feet commercial space for dozens of small businesses and more than 22,000 square feet of dedicated community space. Among the priorities articulated in this section of the plan the one item that we have not yet been able to move forward in spite of multiple attempts is an effort to secure a grocery store which remains a community priority. Within the commercial corridor section the action plan calls for increased safety and commercial vitality along 82nd, powell boulevard and southeast foster. Over the five years of the plan pbot completed an amazing 25 transportation infrastructure projects that

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supported community safety and livability and connectivity including the transformative work along southeast foster which included new sidewalks, paving, crosswalks and traffic signals. Prosper worked closely with the bureau of transportation and community partners to ensure businesses along the corridors where new investment occurred could benefit from these investments once complete. We supported 64 businesses such as like that apparel and the deli with \$1.4 million in loans and grants and ensured that we applied an equity lens and directed 55% of the grants resources to people who identified as people of color. The action plan called for greater intensity of industrial uses, a city-wide approach to adjusting the impacts of the 100 year flood and support for natural amenities and nonprofit partners. Oregon solutions facilitated a process that defined a phased approach to begin addressing the impacts of future floods and related cost burdens of insurance and we provided resources to support critical community assets and amenities through partners from the leach botanical gardens, zinger farms to wisdom of elders and the Portland youth builders. While we've seen some activities to support middle income job growth, the freeway land site and other industrial lands adjacent to 205 and johnson creek remain lower density as industrial businesses have yet to engage in efforts that would lead to more dense industrial development and greater job growth. This action remains an area of focus for us in the months and years ahead. With that i'll turn it over to shannon to touch on the next two slides.

Shannon Callahan, Director, Portland Housing Bureau: Thank you Kimberly, good morning again, mayor, commissioners. The housing bureau is proud of our work in lents working with partners like rose community development to create 258 new affordable rental units like the beautiful woody guthrie featured here. We have also created 319 new homeowners through tax increment financing resources, homeowner limited tax exemption program and sdc waivers and we stabilized 297 existing low income homeowners with grants and loans for needed repairs like roof replacements, new furnaces, foundations, and accessibility plans. Next slide, please. Over the next few years we anticipate jointly deploying with prosper \$50 million to achieve major objectives to stabilize families and businesses. We anticipate continuing to stabilize low income homeowners, to create additional affordable rental housing on lands located at 92nd and southeast teryl. Prosper is looking forward to supporting small businesses and commercial properties with a space for affordable commercial at lents commons creating a permanent location for the lents international farmers market also at 92nd and harold and engaging with long time property owners to actively maintain ownership and reposition their properties to actively support commercial activity. Prosper also intends to further their work to retain and expand job growth within the district with a particular focus on middle income employment and intensifying industrial lands. And they intend to continue support anchor nonprofits like providing tenant improvements for the east Portland collective a partnership that provides space for community events, classes and shows and enhancing the hacienda cdc Portland mercado with parking, a permanent canopy for outside seating and improved ada accessibility. They intend to improve the capacity of the Portland chinese together we build program which offers language school, youth activity space, job skills training and child care center. Over the coming months the housing bureau and prosper Portland will also be engaging with community partners as we focus and refine our work and plans over the next years. With that I would like to turn it over to tony barnes at prosper Portland.

Tony Barnes: Good morning mayor and commissioners, here's some background on.

Hardesty: Tony, your voice is shading in and out. Maybe you can move to a better location.

Wheeler: Also if there are other wi-fi devices that are currently operational where you are if you can turn them off that also helps.

Barnes: Can you hear me now?

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Wheeler: Much better, thank you.

Barnes: Sorry about that. All districts are approved through adoption [audio not understandable] board of commissioners -- it includes specific stipulations including maximum amount of debt issued and [audio not understandable] the maximum indebtedness is the amount that can be issued. [audio not understandable] for lents the original plan was adopted in september 1998 with a indebtedness of \$75 million. [audio not understandable]

Wheeler: We're still having troubles hearing you. If you cannot move to a better place, shannon, can you do some pinch-hitting here?

Branam: I'll do that. Tony can step in and correct me. As tony was mentioning, when any new urban renewal plan or area is adopted and while that's a technical term i'm going to start using tax finance district based on the history of urban renewal and current use of how we use these resources. The maximum indebtedness tells how much resources can be used to invest in projects as well as to pay debt over the life of the district. The district was created in 1998 with an original maximum indebtedness of \$75 million and about 2700 acres. In 2008 the district was expanded to increase maximum indebtedness by an additional \$170 million to \$254 million and the acreage was increased by 140 acres which largely took in the portion of southeast foster that you see.

Hardesty: Kimberly, did you misspeak? Is it \$245 million?

Callahan: Yes. What did I say?

Hardesty: You said something else.

Branam: My apologies. So the proposal today is to extend the last date to issue debt from its current last date to issue debt of june 30, 2020, to june 30 of 2024 and potentially a counterintuitive way this extension of the last date to issue debt and without increasing maximum indebtedness because it allows for more flexibility in the issuance of debt and the use of short term borrowing instead of long term debt, it saves the city \$1.3 million in debt management costs, and it actually accelerates the speed at which resourceless come back to the overlapping taxing jurisdictions so the resources would come back in 2025 instead of 2026, and because there are fewer borrowing costs while we increase the same maximum indebtedness it allows increased tif resources for investments in key priorities. Of approximately \$8 million. You see that in more detail here. So, the existing forecast assumes that we would issue a bond in this fiscal year and get to about \$52 million of resources that we could invest and in the amended approach we would rely more heavily on short-term debt proceeds and be able to deploy \$59 million to the household and business stabilization priorities that we talked about while returning resources to the taxing jurisdiction a year earlier than currently anticipated. So with that we would be happy to take any questions that you might have.

Wheeler: Colleagues, any questions? I see commissioner hardesty has her hand up. Commissioner hardesty.

Hardesty: Thank you, mayor. Thank you, kimberly and shannon, for that presentation. My question is only what's different since the covid-19 and your plans are some things going to be more doable and some less based on what we know today?

Branam: Terrific question, kimberly branam here. I'm happy to take that. I'm sure shannon has some reflections as well. I think when we were thinking and just a few months ago we were anticipating needing to do a lot of business stabilization because we anticipated rising rents with increased demand for spaces, and pushing pressure on our local businesses for those price reasons I think in this new environment we will need to similarly or perhaps even more aggressively support local businesses but it's because of the hit that they have taken and so stabilizing them and helping them maintain solvency and really think about how they reposition themselves will become of critical importance. I mentioned that focusing on middle wage job opportunities has been a priority, will continue to be a

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priority but I think that will as we're looking at high levels of unemployment again be of increased importance. Shannon, anything to add?

Callahan: Thank you, kimberly and commissioner hardesty. I think we have really done a lot in lents both in terms of -- i'm sorry if you're hearing all those beeping noises. We have done a lot in lents with homeowner stabilization and creating new homeowners. I think that our direction is still solid especially as it relies on creating new -- i'm sorry, stabilizing existing homeowners where they currently are. I think that work is going to be even more critical to providing some assistance to homeowners to meet critical repairs that they are not going to be able to get funding for in the market. I think we are looking at the housing bureau about how we're timing our actions now so in terms of homeownership fund deployment we may want to hold off for a few months and then frankly double down. We may have opportunities coming out of covid and it's hard to sometimes think about the positives that may emerge, but I think we're going to see homeownership prices go down. We in fact may be able to help more folks at different incomes actually get into homeownership. It's something that our teams are actively investigating with our partners now as the pace that we deploy these funds and in what order. Then I think ultimately when it comes to the development of 92nd and herald the funds that the housing bureau has in its control now will not probably bring that property to fruition in the very near future unless we leverage some other type of funds like metro bond. I look now at the 92nd and herald property as a land banking opportunity for the near term to work with the community on creating really the type of housing that they are wanting in partnership with what prosper is doing on the remainder of the parcel. Hopefully that answers your question.

Hardesty: I appreciate both of your answers, shannon and kimberly. As I have said to both of you in separate conversations, I hope that we are looking for opportunities to acquire both affordable housing units and affordable commercial space as we come out of this pandemic because I don't want us to miss the country we missed in 2008 to be prepared to make some immediate investments as they present themselves and so I absolutely appreciate the fact that both of you are thinking about what opportunities will present themselves as we come out of this and so I think we have a solid plan moving forward I hope you will also be open to the opportunities that will present themselves coming out of this. So thank you both.

*****: Thank you, commissioners.

Wheeler: Any further questions? Karla, this is a resolution. Any public testimony?

Wheeler: No one registered, mayor.

Wheeler: Please call the roll.

Hardesty: It is wonderful to see such hard work coming together in a way that truly will benefit the community. I know that there was an article that came out that talked about the failure of the lents urban renewal area and it's clear that we have a lot to be proud of in the work that's already been done. Clearly we have more work to do as well. I believe we have the right people in charge making good decisions as we prepare for the future. I vote aye.

Eudaly: Thanks for the presentation. I am looking forward to the lents ura audit coming back to council. Happy to support this technical amendment especially in light of the cost savings. I vote aye.

Fritz: This is a project that housing bureau, prosper and the community have worked on for a long time and continue to have good conversations and lots of negotiations. It's astonishing to be in lents now and think about how it was even five years ago never mind ten years ago so i'm pleased to see this wonderful new community coming along as I say in partnership with the people who live there and who need to be able to continue to stay there, aye.

Wheeler: I want to thank kimberly and shannon for your leadership and thank the community for their hard work and their doggedness in making sure this vision is realized. I

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share tremendous sense of pride on behalf of the city of Portland and it's great just to see the city's vision investments and long term commitment to collaboration is transforming lents in a very positive way. As has been indicated I recognize there are persistent challenges facing lents. There's obviously still more work to be done, but I am confident that the tax increment finance resources that have been and will continue to be invested in lents will deliver on a city-wide priorities achieving broad economic prosperity and affordable housing. I'm also pleased that the council is being asked to take this action today specifically. I think it's financially prudent, saves on borrowing costs and it will also as kimberly indicated accelerate the district's. [audio not understandable] and state and I think that's a really great side impact of this. So thank you, everybody, for your hard work. Thanks to my team who worked on this. Happy to vote aye. The resolution is adopted. Thank you. I believe we have one item left, 319, Karla.

Item 319.

Wheeler: Commissioner Fritz.

Fritz: Thank you, mayor. Portland water bureau offered water leak prepared assistance to income qualified homeowners since 1988. Water leaks can be expensive to repair and can increase the cost of water, sewer and stormwater utility both significantly. This program is designed to help the most vulnerable homeowners stay in their homes by offering support for costly repairs. Through this program the bureau funds water leak repairs and replacement of inefficient fixtures, projects can include repair of broken or leaking pipes, faucets and toilets, replacement of inefficient washing machines and other water repairs that help reduce water use. The water leak assistance program is just one of the suite of financial assistance services that the bureau offers and income qualification requirements for this program match some of the bureau's discount program. Obviously with folks being concerned about paying bills during the covid-19 crisis, if you need assistance deferring or paying your bill please contact customer service at Portlandoregon.gov to find out what programs are available. This ordinance renews the bureau's commitments to providing these services and authorize the bureau administrator to enter into grant agreements and intergovernmental agreements with community partners to provide future services. Sarah Santner, the water bureau water efficiency program manager, is here and has a short presentation.

Sarah Murphy Santner, Portland Water Bureau: Good morning, commissioners. Thank you commissioner Fritz for that great introduction. I just wanted to tell you about a program that the water bureau is quite proud of, a program we have operated for 32 years. So, water leak repair assistance program. I do have a presentation. Can we bring that up on the screen? Thank you so much. So, again I'm sarah murphy Santner, I'm the water efficiency program manager. This is one of a suite of programs the water bureau offers for financial assistance. This ordinance before you is really just to continue our commitment, something again we have been doing successfully for 32 years so we're here to share a little bit about the program and move forward with our commitments. The program also authorizes the bureau administrator to enter into grant agreements and igas to do program implementation the program as commissioner Fritz shared is to serve single family homeowners across the Portland water bureau surface area. In order to be eligible for the water assistance program customers need to be enrolled in the bureau's bill discount program or at least income eligible and meeting those same criteria. Criteria in case you're not familiar with it is to be enrolled in the discount program and receive services you need - your income should be at or below 60% of mfi. This slide is just a picture of the services we have provided since 2012 and as you can see we have worked across the city with a focus on the outer east part of Portland and north Portland. Next slide. Since 2012 we have served an average of 55 customers. The numbers change. This is a program we have done primarily through referral and in partnership with Multnomah county's

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weatherization program in the past. As you can see fiscal year '19-'20 we served 38 customers. That's the blue bar on the side and we are a current waiting list of 47 customers. The demand for the program has been increasing and we have changed how our marketing program changed a little bit about how we're administering that application process, its making it easier for customers to receive services and consequently we have seen an up tick in need and requests for services. Next slide. There's one more. We are proud of this program. It's a small program. We serve an average about 55 customers per year. The reach of it is somewhat limited but it's a program that really does help the customers that we're helping. The quotes on the screen are from customer satisfaction surveys we have been doing recently, things like replacing a toilet can make a significant impact. There's a quote there at the bottom. The toilet replacement decreased my water bill significantly, my water bill went from \$200 to about \$50. Toilets are one of the largest water using things in the house so if it's broken, leaking or inefficient this program can help get customers back into a lower water using position. With that is a summary of the program and an introduction into what the ordinance is requesting. If you have any questions, please let me know.

Wheeler: Any questions? I'm not seeing any -- commissioner Fritz. Go ahead.

Santner: I think you may be muted.

Fritz: I muted myself. Unfortunate. Made it almost to the end of the meeting without messing up. Thank you Sarah for that presentation. This program is available for low income homeowners and so again please contact the customer service center if you need assistance on this. This ordinance reauthorizes the amount of money in it. My staff particularly Astrid Dragoy and the water bureau staff are working with mayor wheeler's staff to look at what additional assistance can we give to multifamily property owners and renters especially in relation to the covid crisis and we expect to bring something to council regarding that in the future. There are suites of different things that are available for water users and also a reminder that the bill that comes from the water bureau is actually two-thirds stormwater and one-third drinking water. So that's why we're working with the bureau of environmental services and mayor wheeler's office to see what else we can do to support our customers at this time.

Wheeler: Thank you. Any further questions? Comments? Karla, is there any testimony on this ordinance?

Moore-Love: No one registered, mayor.

Wheeler: Very good. This first reading of a nonemergency ordinance. It moves to second reading. Karla, I believe that completes the agenda for today is that correct?

Moore-Love: That's all we have, yes.

Wheeler: One more thing. I just want to acknowledge today is administrative professionals day. Karla and Keelen are probably two of the hardest working administrative professionals I have ever met. I want to thank you for your great leadership and service you provide not only to the city council but by extension to the people in this community, your jobs are very, very difficult and you do it with grace, style, and effectiveness. So I want to thank you on this administrative professionals day for everything that you do. With that we're adjourned.

At 11:55 a.m. Council adjourned.