

Portland Planning Commission

December 12, 2023

Commissioners Present (*all virtual*)

Michael Alexander, Wade Lange, Mary-Rain O'Meara, Nikesh Patel, Steph Routh, Eli Spevak, Erica Thompson

Commissioners Absent

Michael Pouncil

City Staff

Patricia Diefenderfer, Tom Armstrong

[Documents and Presentations for today's meeting](#)

Chair O'Meara called the meeting to order at 12:33 p.m.

Items of Interest

Chair O'Meara: We have the final letters of recommendation for the Housing Regulatory Relief and Lower SE Rising projects that was sent to all commissioners. Commissioners confirmed the letters are good to send to City Council.

Director's Report

Patricia Diefenderfer

- This is the last meeting of 2023 for the Planning Commission. We don't have projects for January, but we are looking to cancel those meetings and schedule a late January retreat. At the retreat, we hope to do a year in review and a look ahead for the Commission among other items. We will reach out to confirm dates for availability and talk about the agenda.

Tom Armstrong provided the Housing Production Strategy (HPS) Outreach Plan update.

[Presentation](#)

Council is scheduled to adopt the Housing Needs Analysis tomorrow morning. 29/30 people who testified are in favor of the HNA and P:NA proposal. We have begun to pivot to the HPS including working on the draft production strategy we hope to publish by the end of January as well as look at beginning outreach efforts in early 2024. This effort will go through the spring, then we'll make refinements and will publish the Proposed Draft for the Planning Commission likely in May/June.

Outreach includes:

Phase 1 Targeted internal and external outreach:

- Planning Commission, Design Review Advisory Committee, Citizen Involvement Committee.
- Portland State University Homelessness Research Center, Anti Displacement PDX, Sightline, Cully Neighborhood Association, Portland Neighbors Welcome, Development Review Advisory Committee, BPS Community Involvement Committee, Portland Homebuilders' Association, Portland Building And Development Council, East Portland Action Plan Housing Committee, Central Eastside Industrial Council, Oregon Smart Growth, North Portland Land Use Group, SE Uplift, and the Southwest Land Use & Transportation Forum.

Phase 2 Targeted internal and external outreach:

- Planning Commission, Design Review Advisory Committee, Citizen Involvement Committee, Rental Services Commission (RSC) and the Fair Housing Advocacy Committee (FHAC). Portland Housing Advisory Commission, same external groups PLUS try again with FHCO, CAT and ADPDX AND seek to reach out to Housing Alliance and Housing Oregon.

BIPOC – applied for and received grant from DLCD specifically to conduct BIPOC targeted outreach, must include 6 focus groups, and one open house/community meeting. We are working internally on executing this work plan quickly with community organizations.

A timeline of outreach is on slide 6.

Chair O'Meara: Is the strategy to partner with PHB to engage organizations that work in affordable housing and stakeholders that live in affordable housing?

- Tom: Yes, and for these different audiences – developers, providers, and residents / potential residents.

Commissioner Spevak: Is the CIC active? It would be great to bounce the outreach strategy off them.

- Tom: We are going to the January 9 meeting.

Commissioner Spevak: For the state grant for BIPOC outreach, is that very individual? What about including the work from Dr Bates?

- Tom: We have been updating the economic vulnerabilities analysis. The state also requires us to have contextualized housing analysis, so we're taking the HNA work and doing a next analysis including fair housing.

Commissioner Spevak: And what about infrastructure?

- Tom: We have a second grant from DLCD to look at infrastructure capacity in the inner eastside.

Commissioner Thompson: Will there be an attempt to review the existing programs that are in place e.g. IH or affordable housing or first-time homeownership to understand those perspectives?

- Tom: Yes, definitely. We're looking to get insights about what people think are effective programs and if it's about the program or a more generalized question about what would be helpful.

Commissioner Alexander: Thank you for this presentation. The community outreach will be problematic from the sense that for it to be beneficial, you'll have to narrow the gap between a difference in how the bureaus communicate and how communities hear. This is just a reality. It's process-laden, and this is not a criticism, but it will be muddy even though I'm encouraged by what I hear.

Consent Agenda

- Consideration of Minutes from the November 7 and 14, 2023 Planning Commission meetings.
- Street Vacation request RW8796: SE Lambert St, SE Malden Ct, & SE Malden St

Commissioner Routh moved to adopt the Consent Agenda. *Commissioner Lange* seconded.

(Y7 – Alexander, Lange, O'Meara, Patel, Routh, Spevak, Thompson)

The Consent Agenda was adopted.

Adjourn

Chair O'Meara adjourned the meeting at 1:05 p.m.

Submitted by Julie Ocken