



July 17, 2024 Council Agenda

5774

1900 SW Fourth Avenue, Room 2500, Portland, OR 97201

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Wednesday, July 17, 2024 9:30 am

Session Status: Recessed

Council in Attendance: Commissioner Dan Ryan
Commissioner Rene Gonzalez
Commissioner Mingus Mapps

Comissioner Gonzalez presided.

Officers in attendance: Naomi Sheffield, Senior Deputy City Attorney; Keelan McClymont, Council Clerk

Council recessed at 10:07 a.m.

Communications

660

[Request of Joanne Rees to address Council regarding temporary alternative shelter site at Reedway in Lents](#) (Communication)

Document number: 660-2024

Disposition: Placed on File

661

[Request of Lajune Thorson to address Council regarding our next Keller](#) (Communication)

Document number: 661-2024

Disposition: Placed on File

Dean Barnett shared the communication spot for agenda item 661.

662

[Request of Marc Poris to address Council regarding government transparency](#) (Communication)

Document number: 662-2024

Disposition: Placed on File

663

[Request of Addie Smith to address Council regarding taking over responsibility of the Department of Community Justice](#) (Communication)

Document number: 663-2024

Disposition: Placed on File

664

[Request of robert butler to address Council regarding new Bull Run water treatment plant](#) (Communication)

Document number: 664-2024

Disposition: Placed on File

Regular Agenda

665

[Accept recommendation of Chief Procurement Officer to award contract to Moore Excavation, Inc. for the North Schmeer Rd East of Whitaker Rd Project for \\$1,430,623](#) (Report)

Document number: 665-2024

Introduced by: Mayor Ted Wheeler

Bureau: Procurement and Business Opportunities

Time requested: 10 minutes

Disposition: Accepted

Motion to accept the report: Moved by Mapps and seconded by Ryan.

Votes: Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Absent

Commissioner Dan Ryan Yea

Commissioner Rene Gonzalez Yea

Mayor Ted Wheeler Absent

666

[Accept recommendation of Chief Procurement Officer to award contract to Raimore Construction, LLC for a guaranteed maximum price of \\$42,800,000 for pre-construction and construction of the 82nd Ave Major Maintenance Project](#) (Report)

Document number: 666-2024

Introduced by: Mayor Ted Wheeler

Bureau: Procurement and Business Opportunities

Time requested: 10 minutes

Disposition: Accepted

Motion to accept the report: Moved by Mapps and seconded by Ryan.

Votes: Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Absent

Commissioner Dan Ryan Yea

Commissioner Rene Gonzalez Yea

Mayor Ted Wheeler Absent

667

[Amend contract with Gresham Automotive, Inc. dba Gresham Ford to increase not to exceed amount by \\$5 million for purchase of vehicles \(amend Contract 31002055\)](#) (Ordinance)

Document number: 191832

Introduced by: Mayor Ted Wheeler

Bureau: Bureau of Fleet and Facilities

Second reading agenda item 653.

Disposition: Passed

Votes: Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Absent

Commissioner Dan Ryan Yea

Commissioner Rene Gonzalez Yea

Mayor Ted Wheeler Absent

668

[Amend the FY 2024-25 Adopted Budget to provide a temporary interfund loan not to exceed \\$45 million from Portland Parks & Recreation to Fire and Police Disability and Retirement to provide interim financing for cash flow deficit due to the timing of property tax collections](#) (Ordinance)

Document number: 191833

Introduced by: Mayor Ted Wheeler

Second reading agenda item 631.

Disposition: Passed

Votes: Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Absent

Commissioner Dan Ryan Yea

Commissioner Rene Gonzalez Yea

Mayor Ted Wheeler Absent

669

[Create the N Richmond Ave and Crawford St Local Improvement District to construct street, sidewalk, stormwater, water main, sanitary sewer, and railroad grade crossing improvements \(C-10074\)](#) (Ordinance)

Document number: 191834

Introduced by: Mayor Ted Wheeler

Bureau: Transportation

Second reading agenda item 658.

Disposition: Passed

Votes: Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Absent

Commissioner Dan Ryan Yea

Commissioner Rene Gonzalez Yea

Mayor Ted Wheeler Absent

Wednesday, July 17, 2024 2:00 pm

Session Status: Adjourned

Council in Attendance: Commissioner Carmen Rubio

Commissioner Dan Ryan

Commissioner Rene Gonzalez

Commissioner Mingus Mapps

Comissioner Gonzalez presided.

Officers in attendance: Linly Rees, Chief Deputy City Attorney; Keelan McClymont, Council Clerk

Council adjourned at 3:41 p.m.

Time Certain

670

[Accept Portland's Housing Bond Oversight Committee 2023 Progress Report](#) (Report)

Document number: 670-2024

Introduced by: Mayor Ted Wheeler

Bureau: Housing Bureau

Time certain: 2:00 pm

Time requested: 45 minutes

Disposition: Accepted

Motion to accept the report: Moved by Mapps and seconded by Rubio.

Votes: Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Commissioner Dan Ryan Yea

Commissioner Rene Gonzalez Yea

Mayor Ted Wheeler Absent

671

[Streamline and update the land division regulations and other related code provisions \(amend Title 33 and Title 1; amend Ordinance 175965\)](#) (Ordinance)

Document number: 191848

Introduced by: Mayor Ted Wheeler

Bureau: Planning and Sustainability (BPS)

Time certain: 2:45 pm

Time requested: 90 minutes

Disposition: Passed to second reading

Passed to second reading July 31, 2024 at 10:45 a.m. time certain.

Oral and written record are closed.

Thursday, July 18, 2024 2:00 pm

Session Status: No session scheduled

Portland City Council Meeting Speaker List
 Wednesday, July 17, 2024 - 9:30 a.m.

Name	Title	Agenda Item
Rene Gonzalez	Commissioner	
Keelan McClymont	Council Clerk	
Mingus Mapps	Commissioner	
Dan Ryan	Commissioner	
Naomi Sheffield	Senior Deputy City Attorney	
Joanne Rees	(Communications)	660
Mike Jordan	City Administrator	660
LaJune Thorson	(Communications)	661
Dean Barnett	(Communications)	661
Marc Poris	(Communications)	662
Addie Smith	(Communications)	663
Robert Butler	(Communications)	664
Kathleen Brenes-Morua	Interim Chief Procurement Officer	665, 666
Briana Orr	Project Manager	666
bRidgeCrAnE siMChA-jOHnSoN	(Testimony)	665

Portland City Council Meeting Speaker List
 Wednesday, July 17, 2024 - 2:00 p.m.

Name	Title	Agenda Item
Rene Gonzalez	Commissioner	
Keelan McClymont	Council Clerk	
Mingus Mapps	Commissioner	
Carmen Rubio	Commissioner	
Dan Ryan	Commissioner	
Linly Rees	Chief Deputy City Attorney	
Donnie Oliviera	Deputy City Administrator, Community and Economic Development	670
Megan Grillo	Bond Coordinator	670
Anneliese Koehler	Bond Oversight Committee Member	670
Todd Struble	Chair, Bond Oversight Committee	670
Elsa Natal	Director of Affordable Housing, Our Just Future	670
Brian Shelton-Kelley	Director of Real Estate Development, Our Just Future	670
Charles Bishop	Resident at The Aurora	670
Helmi Hisserich	Housing Bureau Director	670
bRidgeCrAnE see 666 above/below siMChA-jOHnSoN	(Testimony)	670
Eric Engstrom	BPS Interim Director	671
Sandra Wood	Principal Planner	671
Mary-Rain O'Meara	Planning Commission Chair	671
Morgan Tracy	Project Manager	671
Justin Wood	(Testimony)	671
Priya Dhanapal	Deputy City Administrator, Public Works	671

Portland City Council Meeting Closed Caption File

July 17, 2024 – 9:30 a.m.

This file was produced through the closed captioning process for the televised city Council broadcast and should not be considered a verbatim transcript. The official vote counts, motions, and names of speakers are included in the official minutes.

Speaker: Good morning, everyone, and welcome to the July 17th, 2024 morning session of the Portland City Council.

Speaker: Keelan, please call the roll. Here. Maps. Here. Rubio Ryan. Here. We'll thank you.

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

Speaker: Good morning. Counsel, to testify before the council and city virtually, you must sign up in advance on the council agenda. [W-w-w .com/ council slash agenda](http://W-w-w.com/council/slash/agenda). Information on engaging with the council can be found on the council page. Individuals will testify for three minutes unless the presiding officer stated the council. Your microphone is muted on your time, so the presiding officer reserves. Disruptive conduct such as shouting your testimony when your time is up or interrupting others testimony or council deliberations will not be allowed.

Speaker: If you cause a disruption, a warning will be given. Further disruption will result in ejection from the meeting. Anyone who fails to leave once ejected is subject to arrest for trespass. Additionally, council may take a short recess and reconvene virtually. Your testimony should address the matter being considered. When testifying, state your name for the record. Your address is not necessary. If

you are a lobbyist, identify the organization you represent. Virtual testifiers should unmute themselves when the council clerk calls your name. Thank you.

Speaker: Thank you. We will now move into communications. The first item is 660 Keelan. Let's hear from the first individual.

Speaker: Please request of Joanne Reese to address council regarding temporary alternative shelter site at Reed Way in Lents. Joanne is joining us online.

Speaker: Can you hear me?

Speaker: Sure can. Thank you.

Speaker: Joanne Lunn, strong housing team, safe rest village, redway stakeholder. Good neighbor agreement committee member, updating January communications, continued trauma to diverse communities of poor working poor and working class neighbors. Unhoused and housed increased city sanctioned blight. The city operates in bad faith. The city convened a February 2024 committee seven months after redoing July 2023 opening. After announcing its expansion, neighborhood problems will increase as capacity doubles this summer. In March 2024, Willamette Week uncovered allegations of serious misconduct at Clinton tasks and Sri Redway. Len Strong requested a community advisory committee be jump started. We were arbitrarily instructed that a cac was contingent upon a signed a. As a knee neared approval, we were told that only a signatories could be on the initial cac. Two days before a July 11th meeting when the nha was to be signed, the meeting was arbitrarily canceled by city shelter team, with no further meetings until September. The nha is aspirational, however, community guidelines for guests should have less mixed messaging, strictly prohibited and not allowed behavior has been discretionary. Unclear expectations do a disservice to house unhoused guests, urban alchemy practitioners, and housed and unhoused neighbors, eroding people's autonomy. When hb 4002 takes effect in September, there will need to be

clear criteria regarding operations at low barrier shelters. Despite repeated questioning, stakeholders only received updates yesterday on the urban alchemy investigation into allegations of on site drug dealing, and this probably only because I am testifying today. This should not be gatekept information sv dashboard indicates 12 deaths between July 2022 and March 20th, 24. Statistics as to causes of death and where would help to proactively address health concerns and houseless populations, assess the effectiveness of extremely low barrier shelters in recovery and pinpoint locations where on site or local drug dealing might be contributing to overdoses. Lents was forced to host an srt task funded with public dollars. The srt task is on our turf, and any activity therein is on our watch, being told that by the city that the city trusts urban alchemy and reminding that people die every day is not reassuring a commitment to alleviating the humanitarian homeless crisis would include addressing the root causes of homelessness and ensuring transparency, accountable accountability, and equitable, collaborative problem solving with the housed and unhoused neighbors in front line neighborhoods. Thank you.

Speaker: That's it. Thank you, I we're going to see if there's anyone from the mayor's team available to respond. But, mike, is it possible that your team can look into this further?

Speaker: Certainly.

Speaker: Absolutely would be. Brandi

Speaker: Any questions for my colleagues? Thank you so much for your testimony. Next individual item 661 request of lejeune thorson to address council regarding our next keller. Welcome. Three minutes, please. Thank you.

Speaker: I'm lejeune thorson, board member of the downtown neighborhood association, which has over 500 members. This is doctor dean barnett, member of

our land use and transportation committee and resident of the American plaza towers, which 520 people call home and which is the east neighbor of the proposed psu site. We're going to share my three minutes to express our concerns about the ability of southwest lincoln to accommodate the influx of traffic that the psu proposed performing arts complex would bring. We have read kittleson's report, which focuses on truck loading and unloading on the site and parking for visitors on the site. This is not a traffic study. Our concerns are about how passenger vehicles and mass transit can be accommodated on southwest lincoln.

Speaker: The psu site is bounded on the east side by American plaza towers, a private residential property, and on the south and west by i-405 and the fourth avenue off ramp, lincoln street. The north boundary is the only city street with access to the psu site. Lincoln street also serves public transportation. The max orange line, as well as four bus lines and f x2. The max station platform in the middle of lincoln takes up two lanes. There is one lane on each side, giving east and west traffic. The trimet busses pick up and drop off passengers in those lanes with no turnout. Private vehicles, cars and trucks also share that lane with busses. Lincoln is the street that leads on to the tilikum crossing for the connection between east Portland and downtown. The challenges and costs have changing lincoln street to accommodate the psu proposal have not been addressed or discussed with trimet. Psu presentations have suggested the traffic issue will be addressed by the city after site selection. We respectfully suggest that you include pbot and trimet experts when you consider psu's proposal to build two performing arts venues, a hotel, a conference center, bars and restaurants, along with classrooms and underground parking.

Speaker: Psu announced at their presentation to the public on April 27th that they they had contracted with kittleson and associates for a traffic study of the area

around the proposed site at three minutes, and since it's public testimony, we've got to hold the line on that.

Speaker: We welcome any subsequent comments to be submitted in writing. So I appreciate your testimony.

Speaker: We're just let me just say one more thing. Our ask is that if there need to be changes on lincoln, that those the expenses of those changes be calculated into psu's, cost.

Speaker: Appreciate it. Thanks so much. Thank you. Next individual please.

Speaker: Item 662 request of mark porus to address council regarding government transparency. Mark is joining us online.

Speaker: Welcome mark. You have three minutes.

Speaker: Can you hear me?

Speaker: Sure can.

Speaker: Great. Good morning, presiding officer Gonzalez and commissioners maps. Ryan. My name is mark porus. I use he him pronouns, and I'm a member of Portland copwatch, a grassroots volunteer organization that is working towards a police bureau free of brutality, corruption and racism. Today, though, I'm just testifying as an individual. A 20 year resident of the city of Portland, back in may, I signed up for this communication spot to talk about government transparency. I've said this before, but thanks again to the folks behind pdx 311 who respond to website feedback. There's a lot of good info on the city's website, and I appreciate the many opportunities to provide feedback. The 311 folks do a great job of getting that feedback to the right content owners, and thanks to this council clerk for promoting and enabling transparency, and for reaching out to offer communications waitlist opportunities when there are cancellations. And there's a short agenda today, I can only guess that one reason the session wasn't canceled is

because there's a full slate of five Portlanders signed up for communications, so thanks for being here to listen, on a day like today with such a short agenda, council might consider adding additional communication spots. The next available date for communications is in mid September, two months away. It's a long time for community members to wait to be heard by their elected representatives. You might also consider adding an additional five communication spots every week. It doesn't seem unreasonable to provide 30 minutes of open public testimony per week, so you can hear what's on the minds of ten Portlanders instead of five. And it's also important to recognize that as the election draws near, folks aren't just addressing you. We are also speaking to all of the soon to be elected officials who are watching and preparing to serve in our new form of government. Now, a few things came up during last week's session. I did get confirmation that members of the Portland committee on community engaged policing were not notified about the rapid response team introductory press conference until after the fact, and that's disturbing, the mayor pulled one of 18 items off the consent agenda. So staff could present, and there was some invited public testimony. It would be ideal if the public facing testimony order smartsheet denoted whether each person was invited, and if so, by whom, and council should consider the message that is sent when deciding the order of testimony and whether to give invited testifiers more time to speak than those who sign up the usual way, and finally, from last week, risk management and the city attorney's office presented a \$29,571 settlement agreement with the Portland police association for an employment discrimination claim. No facts were provided, no exhibits were attached, and the attorney stated that there was a small exception to the complainants release of claims and left it to council to ask about it, but nobody did, and commissioner Mapps, before voting said that the facts of the case suggested that there might be cause to look at the

bureau's procedures and situations like this. If so, it would be nice for the public to know the facts of the case in advance of council voting on it, I asked the listed contact two days before the meeting if they could share any more information with the public and was told that I should submit a public records request. I filed a public records request, which might get filled in the next few weeks, so the city strategy here worked to perfection. There were no questions, no testimony. We didn't have any facts about why the city agreed to a \$29,000 settlement with a ppb detective who's been with the bureau for 25 years. So might there be cause to look at the police bureau's procedures in this case? Our city government works best when people are fully informed and genuinely encouraged to participate.

Speaker: Thank you. Thank you. Mark. You know, we disagree about much related to policing in the city, but I do appreciate your respecting both the spirit and the letter of our council rules by signing up for community communications today. Thank you. Next individual item 663 request of addie smith to address council regarding taking over responsibility of the department of community justice. Welcome. You have three minutes.

Speaker: Good morning. My name is addie smith. I am a Portland resident, and I'm coming to you on behalf of my son, jalen smith. I have spoken with you all before in the past. I am a 35 year plus democrat voter, and this year in this coming election, I have told you all that not only my family, not only myself, my daughter, my other son, my 28 year old son, and my son jalen, who is incarcerated right now in the Washington county jail. But his grandparents, my parents, his paternal grandparents, his aunts and uncles, we have all collectively decided his cousin's, several other family members that we are going to either not vote if we can't stomach the vote for trump, or if we can, we are going to support trump. Here is the problem that black people in this country have. We have collectively decided,

for some reason, to sell our soul to democrats, and we get absolutely nothing in return. The lgbtqia plus plus community gets your respect. They get your ear. They get your support. Asian community and all of those things get your support. The jewish community 100, 10,000. Get your both of your ears, your eyes and your support. But when it comes to black women, when it comes to black voters, we don't get anything. And you get our vote across the board for absolutely nothing. We come to you consistently and we tell you to stop these white racists from discriminating against our children, from murdering our children, from harming our children. You do nothing. And this year I am going to vote for people I know won't do anything. Instead of continuing to vote for people who I have trusted that when they told me for my vote that they would do something for 35 years and have not done a thing, you think that what you do collectively for all of those other communities and white people is what black people should be grateful for. We haven't gotten reparations in this country for slavery, which was America's original sin, not the holocaust. We can't get you guys to move an inch. My son has been sitting in the Washington county jail now for crimes that he did not commit. Because you all know that judges like kathleen proctor, like ricardo menchaca, like brandon thompson, are disgusting, vile racists. And you guys sit here and won't do anything about it. You let my son sit there and you won't support him. You won't speak out. You won't tell these. You won't even hold rachel mortimer, who is responsible for the commission on judicial conduct, responsible for going after these judges. It is her responsibility when they violate the law, when they violate their code of conduct, when they violate ethics, when they violate, when they commit perjury. It is her responsibility to admonish them, to reprimand them. And you guys don't do that. You don't deserve my vote, not the president who's committing a genocide. None of you. Thank you so much.

Speaker: Thank you for your testimony. Next individual, please. Item six six for request of robert butler to address council regarding new bull run water treatment plant. Welcome robert. You have three minutes.

Speaker: I'm robert butler, Portland resident.

Speaker: Well, things have changed. A lot since I saw it. So when I last talked here about the sand filtration project, I told you that if I had time in my testimony, I explained why I referred to as a \$3 billion project. So I didn't have time. So let's talk about that. It's a \$3 billion project. Just real simply, if you calculate the interest, I use 2.5% as the weighted average interest rate on multiple loans for this project. 30 year amortization, that's \$900 million. So you add \$900 million to the \$2.1 million capital cost. We're at 3 billion. So that's how we get to \$3 billion. And I think that's the number the public ought to have in mind. Incidentally including the City Council. It's not 2.1. The second thing is kind of a new thing, I think it's a big thing, even though percentage wise may be not so great, but so gresham is going to have their wells online in 2026. So by by bull run as gresham is as a customer of bull run. That's too bad for everybody particularly Portlanders. So they're they're at oh 20 about their 12 million gallons per day. Gresham that they buy from bull run. So, that's bull run water that we're not going to have any customers for. And the rest of us are going to have to share that. And then there's the, dalton valley, water district. They're leaving bull run, too, aren't they? So, 72% of their water comes from, bull run there. They'll be up and running in 2026 as well. So we're losing 26 million gallons per day in customers, which is in revenues. And that's, that's about 13% of our revenues. So to make up those revenues, we're going to have to share a greater load than promised. And we haven't even started. So that also, loss of revenue of \$400 million, \$400 million loss means that, our reserve, our big reserve. I sorry about that. Our reserve, \$150 million is now gone. It's gone. And now it's \$250

million in the negative because of what's happening that nobody talked about. So I want you to reconsider what you're doing. This is a big change. It's only been since April 10th. Three months. I don't know, robert.

Speaker: We're at three, so thank you. Now, on to the regular agenda. Keelan. Please read items six, six, five and six, six, six together. I'm sorry.

Speaker: Item 665. Accept recommendation of chief procurement officer to award contract to moore excavation incorporated for the north shamir road, east of whitaker road project for \$1,430,623. Item 666. Accept recommendation of chief procurement officer to award contract to raymer construction, llc for a guaranteed maximum price of \$42,800,000 for preconstruction and construction of the 82nd avenue major maintenance project.

Speaker: So item 665 authorizes the Portland water bureau to move forward. Project along north schumer road east of whitaker road, to line water infrastructure along the newly developed right of way. Interim chief procurement officer kathleen morua is here to present the report. Welcome kathleen.

Speaker: Thank you, good morning. For the record, I'm kathleen brennan, murua interim chief procurement officer, and I am here to recommend authorization to enter into a contract with moore excavation incorporated for the north schmeer road east of whitaker road project. City Council approved ordinance 191107 on December 14th, 2022, and the project construction estimate was \$1,386,000. With a high confidence level, procurement services issued the invitation to bid in. Three bids were received on June 4th of 2024. Moore excavation incorporated submitted the lowest responsive bid in the amount of \$1,430,623, which is approximately 3% over the estimate. The city's aspirational 20% subcontractor and supplier utilization goal applied. Moore excavation has committed to subcontract 20% to contractors certified by the state's certification office for business inclusion and diversity, as

identified in the report. Before you moore excavation is self-performing, the remaining 80% of the work. Moore excavation incorporated is in full compliance with all city contracting requirements, and I recommend that you accept this report and authorize execution of the contract.

Speaker: So before moving on to public testimony, I just want to speak to item 666, which allows the Portland bureau of transportation to move forward with the construction work of the 82nd avenue major maintenance project. Please continue, chief procurement officer and I believe brianna is joining you from pbot.

Speaker: That is correct, we are here, brianna, or capital project manager with the bureau of transportation. We're here to recommend authorization to enter into a contract with raymore construction for the 82nd avenue major maintenance project. Council approved an exemption from the low bid procurement method on December 14th of 2022, authorizing procurement services to conduct a request for proposals solicitation process for construction manager general contractor services. The construction services estimate was estimated between 30 to 40 million and had a low confidence level rating. We issued a request for proposals on February 24th of 2023, and received two proposals on April 4th of 23, the proposals were evaluated by a four member evaluation committee and the committee recommended a contract be awarded to raymore construction for pre-construction services that included collaborative project design. Constructability reviews, development of construction, procurement, management, equity and safety plans, and the development of the guaranteed maximum price for the construction of the project. Brianna is here. She has a brief presentation and we'll talk more about the guaranteed maximum price.

Speaker: Thank you. Kathleen

Speaker: Good morning, commissioners. Again. For the record, my name is Brianna. Or and I'm a capital project manager for the bureau of transportation. I'm excited to share information about Pbot building a better 82nd Avenue program and the 82nd Avenue major maintenance project on behalf of our team. So the building a better 82nd Avenue program is a multi-year investment with two main phases of work: our near-term improvements, critical fixes is already underway and will finish in 2026, and the major maintenance project is a part of this near-term work. The second phase of work will start in 2026. So for critical fixes, we have \$80 million in funding from the American Rescue Plan Act. This money must be spent by 2026. And we also have \$5 million from the Portland Clean Energy Fund to support tree planting on 82nd Avenue. For the second phase of work, we have \$770 million in funding from the Oregon Department of Transportation and a remaining \$30 million city commitment. And while these investments are significant, there will still be a huge funding gap for needed safety and maintenance improvements along the corridor. And that's because these needs are vast. Here are just a few example photos of current conditions of our assets and the safety issues, including sidewalks, pavement, street lighting, curb ramps, and lack of safe places to cross the street. In addition to these current conditions, our near-term work on 82nd is informed by crash data. 82nd Avenue is one of the city's high crash corridors, averaging two deaths and 13 serious injuries per year, which equates to 5% of our citywide totals. There are a number of factors that contribute to fatal and serious injuries along the corridor, and on this slide is a map of the hotspots of where we see these fatal and serious crashes occurring, these hot spots informed our major maintenance project areas, which are indicated in those black boxes. So a little bit more about this project. The 82nd Avenue major maintenance project will improve two segments of 82nd from Northeast Fremont to Schuyler and Southeast Mill to

foster road. Funding for this project includes \$56 million from that American rescue plan act funding, and 1 million from pcef to support tree plantings. Construction is expected to take two and a half years, beginning later this year, and concluding before that 2026 funding deadline. A little bit more about the scope of this project. The project includes includes two miles of repaving, 140 ada curb compliant ramps, sidewalks, widening, five new or upgraded traffic signals, two new or upgraded signalized pedestrian crossings, and 175 trees planted in medians and along segments of sidewalk. And on this slide, you can see a current condition photo. This is southeast 82nd avenue, looking south towards foster road, and an artist's rendering of what this same area will look like after the project is complete. So as part of this project, we've done a lot of community engagement and I've shared here a few photos from time we've spent with the public at open houses and tabling events, community walks and community events. And to put a finer detail on these engagement activities, we've released 3060 and draft final concept designs, which we translated to the four languages most commonly spoken along the corridor. We hosted five in-person open houses and two online surveys. We went door to door to businesses, talking to about 250 businesses along the corridor. We also met one on one with 50 business owners and managers, participated in 18 meetings with neighborhood associations and organizations, 12 community events and walks, 31,000 letters and postcards, and also sent 36 bi weekly email updates to our 2700 subscribers. So as you can see, we've worked really closely with the business community and the overall community on this project. And on this next slide, I've included just a handful of our vocal supporters on the about this project. The project has been endorsed by the 82nd avenue business association, and both collective Oregon eateries, or core food carts, and todd's point. As tyers has shared their support for the project. We've also been

working closely with the 82nd avenue community coalition, which is a coalition of organizations including Oregon walks, a piano, verdi and unite Oregon. So lastly, I just want to touch on a couple benefits of the cmgc delivery method that we've selected, because we've seen two big benefits from using it on this project. First, there's schedule benefits. By using this method highlighted in the blue schedule at the bottom, we've been able to meet our strict use it or lose it funding deadline of 2026. And this just wouldn't be possible with the traditional design bid build schedule, which is highlighted in the gray on the top of the slide. And secondly, our cmgc contractor, raymore construction, is projecting they will surpass our subcontractor equity goals. I've listed the aspirational goals here from the construction diversity, inclusion policy and raymore projects. They're going to surpass these goals by nearly double the percentage points. Raymore has committed to meeting the goals of the regional workforce equity agreement, or the rwa, as well. Thank you so much for your time today. I'm going to pass it back to kathleen to close this out.

Speaker: Thank you. Brianna raymore construction, is a state certified minority business enterprise. They are in full compliance with all city contracting requirements. And I hereby recommend you accept the guaranteed maximum price and execution of this contract.

Speaker: Fantastic. Keelan. Do we have anyone signed up for public testimony?

Speaker: We have people signed up for both items.

Speaker: Okay, i'll let you read them in.

Speaker: Okay, for item 665, we have johnny cortez galindo.

Speaker: Oh. Commissioner Ryan did have a question. I'm sorry. I didn't see his hand there.

Speaker: Yeah, I think this question would be relevant before the testimony, but, I'm just a suggestion. I didn't see schools listed on your map. So there's mcdaniels, there's the elementary school there. And so much of our concerns with pedestrian safety is about our children. And our youth. So in the future, could you consider in addition to parks, adding schools on the maps that would be really helpful. Thank you.

Speaker: So back to public testimony.

Speaker: Okay, johnny cortez galindo, I don't think they've joined us, brant. Screen. Seneca johnson.

Speaker: If you don't mind staying up here, that'd be great. Just welcome. You have three minutes. You know the drill. Please state your. Thank you, mr. President.

Speaker: I'm charles bridge. Graham johnson, y'all are poster children or cover models or something today for street roots. Not your individual faces, but just, of course, the historic logo. I think i'll be able to provide you with a copy for these. Wow. The joys of the city getting control of 82nd avenue. Fortunately, at a time when we could use American rescue funds and not have to try and drive commissioner Mapps insane by trying to fix 82nd within the pbot budget, when we look at the, you know, there's a little bit of talk about the, diversity of the workforce for ray moore on this. And, of course, we're all very grateful for, influx of, hombres buenos or whatever that actually make the city work, but when we're talking about, minority involvement and improving minority representation in the workforce, I really think that we need to, become a little bit more serious about Juneteenth, about mlk day, about black history month, and honestly, talk about stagnation of median family income, particularly for african American Portland residents. Maybe there's not stagnation, but we, know that there's a huge and unfortunate, median family income gap among the different ethnic groups in our city. And when we're

having, a focus on the progress that's been made since 1865, we really need to look for opportunities, not just say, oh, great, we're going to have strong minority representation in the workforce working on 82nd, but we need to go to the bigger picture to find out. Are we getting, diverse background of people into above median income jobs? So while we celebrate the fact that the federal government financially kind of saved our whatevers out of the fire of having to make 82nd a more livable, safe, less of a heat sink street, you know, let's, talk consistently throughout the year about doing the maximum good for the communities that get mentioned when we talk about, dei and workforce diversity that doesn't make that token phrase, but use those holidays to address that issue in the systemic problem. Thank you. Thank you.

Speaker: Next, for item 666, we have heather phipps, heather phipps, and then bridge crane, you signed up for both, are you? You're good. Okay. That completes testimony.

Speaker: Okay. Are there any questions or comments from my colleagues? Any additional discussion? Nope. Can I get a motion to accept the report? So moved. Can I get a second? Second moved by commissioner Mapps, seconded by commissioner Ryan Keelan. Please call the roll.

Speaker: And then just to clarify this for item 665.

Speaker: I'm sorry. Yes, that's for six, six, five.

Speaker: Okay. Great. Thank you Mapps I Ryan I Gonzalez I now with respect to 666 I move to accept this report.

Speaker: Okay. Second, moved by commissioner Mapps. Seconded by commissioner Ryan Keelan. Please call the roll Mapps i.

Speaker: Ryan. Yeah, I just want to say I was pleased to hear the cobid numbers on.

Speaker: The second one was, for some reason, more challenging to find than the first one, and they actually were higher. So it's great. I vote I Gonzalez, I vote I the report is accepted.

Speaker: Thank you so much. Thank you. Next is a second reading of an emergency ordinance Keelan item 667.

Speaker: Please amend contract with gresham automotive incorporated, dba gresham ford to increase not to exceed amount by \$5 million for purchase of vehicles.

Speaker: So item 667 is a second reading of a nonemergency ordinance. We've already had this presented to us and an opportunity for public discussion. Is there any further business on this item? Hearing none Keelan please call the roll Mapps I Ryan I Gonzalez I the ordinance passes. Next is the second reading of a non emergency ordinance Keelan item 668.

Speaker: Please amend the fy 20 2425 adopted budget to provide a temporary interfund loan not to exceed \$45 million from Portland parks and recreation to fire and police disability and retirement to provide interim financing for cash flow deficit due to the timing of property tax collections.

Speaker: Boy, that's a mouthful. Item 66a is 6688 is also a second reading. We've already had this presented to us and an opportunity for public discussion. Is there any further business on this item? Seeing none Keelan please call the roll Mapps I Ryan I Gonzalez I the ordinance passes our last item this morning is also a second reading of a non emergency ordinance. Keelan item 669.

Speaker: Please create the north richmond avenue and crawford street local improvement district to construct street sidewalk, stormwater, water, main sanitary sewer and railroad grade crossing improvements.

Speaker: Once again, this was a second reading we've already had. This presented us an opportunity for public discussion. Is there any further business on this item?

Speaker: Hearing none. Keyn. Please call the role maps. Hi, Jordan. This passes.

Speaker: Keyland. Does this conclude this morning's business.

Speaker: Without it. We are adjourned until this afternoon at 2 pm.

Portland City Council Meeting Closed Caption File

July 17, 2024 – 2:00 p.m.

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Speaker: This is the afternoon session of the Portland City Council. Good afternoon. Keelan, please call the roll. Good afternoon.

Speaker: Gonzales. Here. Maps here. Rubio. Here. Ryan. Here Wheeler.

Speaker: I'll turn it over to the city attorney. To state the rules and decorum.

Speaker: Thank you. Commissioner. Welcome to Portland City Council to testify before council in person or virtually. Must sign up in advance on the council agenda at [Portland.gov/council/agenda](https://portland.gov/council/agenda). Information on engaging with council can be found on the council clerk's web page. Individuals may testify for three minutes unless the presiding officer states otherwise. Your microphone will be muted when your time is over. The presiding officer preserves order disruptive conduct, such as shouting, refusing to conclude your testimony when your time is up or interrupting others testimony or council deliberations will not be allowed. If you cause a disruption, a warning will be given. Further disruption will result in ejection from the meeting. Anyone who fails to leave once ejected is subject to arrest for trespass. Additionally, council may take a short recess and reconvene virtually. Your testimony today should address the matter being considered when testifying, please state your name for. For the record, your address is not necessary. If you are a lobbyist, identify the organization you represent and virtual testifiers should unmute themselves. When the council clerk calls their name. Thank you.

Speaker: Thank you. Our first item this afternoon, which is one of two, is a report Keelan. Please read item 670 except Portland's housing bond oversight committee 2023 progress report. I'd like to hand this over to deputy city administrator oliviera to introduce the report. Good afternoon.

Speaker: Thank you, commissioner gonzales. Danny oliveira, for the record, commissioners, before I dive into the talking points, I want to just take a moment to acknowledge that, you know, oftentimes, you all have to deal with some tough conversations about what's going on in the city. And every once in a while, we get to celebrate some success. And this is what this first item is really about, is to highlight the success of the city of Portland partnerships with community to really bring housing to those that need it most. So with that, I'd first like to start by thanking the bond oversight committee members for the time, effort and expertise they each bring to the oversight of Portland's housing bond passed by voters. In 2016, Portland's housing bond committed 258 million to create 1300 permanently affordable homes for Portlanders in need. Fb has far surpassed that goal by creating 1859 units alongside the bond oversight committee, the housing bureau has ensured that bond investments reflect the values of the communities they are intended to serve and support. Today's bond oversight committee report demonstrates that the city is investing in bonds, the bond funds wisely and expeditiously in the way Portland voters intended. Today, members of the bond oversight committee will present the 2023 progress report for Portland's housing bond. Council will also hear from our just future, owner and developer of the aurora, a Portland housing bond project, and also from a resident at the aurora. These stories exemplify the goals, achievements and true impact of Portland's housing bond. I would now like to introduce megan grillo from the Portland

housing bureau, who will walk us through this presentation today, along with boc members todd struble and annalise kohler. Thank you. Thank you.

Speaker: All right.

Speaker: Good afternoon, commissioners. My name is megan grillo. I am the bond housing program coordinator at the housing bureau, and I'm joined here today by bond oversight committee members to present the 2023 bond progress report. The bond oversight committee is composed of community members appointed by City Council. Our current members include chair todd struble, vice chair alan lazo, and at large member susan emmons and annalisa curler, with meetings facilitated by doctor stephen holt. These committee, these committee members convene quarterly to oversee implementation of Portland's housing bond. The primary areas of their oversight include ensuring adherence to the goals and priorities of the bond policy framework, creating community through public engagement and financial accountability. And now I am pleased to introduce todd struble and annalisa kerler to present the 2023 bond progress report. And I believe we have slides.

Speaker: There they are. We do, good afternoon commissioners. My name is annalisa curler. I use she her pronouns and I am a member of the Portland housing bond oversight committee. If you can advance to the next slide for me, please. The bond oversight committee is really honored to be here today to talk about the 2023 annual report to council to really recognize the achievements of the Portland housing bond and highlight the commitment of the remaining bond funds and the project openings in 2024 and 2025, as outlined in our report to council, our committee reviewed progress on three areas of oversight. First was monitoring how bond activities and investments adhere to the goals of the bond policy framework. At our quarterly meetings, we review progress being made on the

projects awarded bond funds and the number of units completed or in progress, and the extent to which we are on track to meet our end goals. By keeping close watch over our progress, we have been able to strategize how to invest the remaining funds within the 5 to 7 year implementation time frame approved by voters. As you can see from the slide. Good news all around. We've exceeded all of our goals around production. So as of 2023, all Portland housing bond resources have been committed to 15 projects. This represents a little over 1800 units, which is 143% of the original goal. We have also been able to provide 774 deeply affordable units, which is 129% of the original goal 399 units, which is 133% of the original goal and finally 836 family size units, which is 129% of the original goal. So across the board, we're really proud of this program and the way it has exceeded expectations and our goals. Next slide please. In addition to closely following progress on our production goals, the committee has also been reviewing where new units are being created. This is to ensure that they are meeting the intent of increasing opportunity, community partnership and preventing displacement. This is all what is outlined in our framework as described in our progress report. 83% of the new units constructed are planned for construction are located in high opportunity areas. This means these new homes are located in areas with access to transportation to jobs, high quality schools, service and other amenities. 39% of the units purchased, constructed or planned are located in areas of high risk for gentrification. These areas are where residents are more vulnerable to changing economic conditions due to race income, education level, age, and housing cost burden. This is our efforts to help prevent displacement in these areas. In addition, 93% of the projects include permanent permanent supportive housing units. Next slide please, next up, we want to talk to you about our equity and contracting goals at a big picture from big picture perspective. What we see here is that the bond has

injected 289 million into the local economy, creating jobs, helping small businesses grow, and also providing opportunities and workforce development from an equity perspective, the city of Portland set a goal of achieving 20% disadvantaged, minority owned, woman owned, emerging small business and service, disabled, veteran or dmw, sb, sdv, very long acronym contracting for all Portland housing bond projects. The Portland housing bureau set a more ambitious goal of 30. I'm really pleased to report today that as of December of 2023, the Portland housing bond projects were exceeding this goal, achieving 32% dmw sb sdv participation in contracting. This also includes 24% by certified dmw mwbe firms exceeding rfbs 14% sub goal category. In addition, the Portland housing bond projects are also achieving the goals of fbs apprenticeship and workforce diversity programs of a minimum of 20% of labor hours worked on contracts that exceed 300,000. These are worked on by state registered apprentices. Additionally fb set aspirational goals that 22% of the total apprentice and journey level hours are worked by bipoc individuals, and 9% of the apprentice and 6% of journey level hours are worked by women. In 2023, apprentice hours for bond projects represented 20% of the total labor hours worked, with apprentice hours reaching 40% for bipoc individuals and 14% for women. Journey level hours were over 50% for bipoc individuals. Next slide please. Finally progress has also been made in increasing assets for priority communities outlined in the bond policy framework. This is done through alignment of services with community partners and the homeless system of care. The housing bond relies on partners, many of whom are culturally specific nonprofit community organizations, and these organizations. Their work and their impact grew as a result of their involvement in the Portland bond projects. More than two thirds of the bond projects have are bond funded. Projects have partnered with culturally specific agencies, including the native American rehabilitation association, the

native American youth and family center, familias in action, and the immigrant and refugee community organizations to provide supportive services and referrals. Additionally, our supportive housing developers have partnered with clinical mental health and addiction service partners, including cascadia behavioral health care, central city concern, lifeworks northwest, and new narrative. Next slide and i'll turn it over to todd.

Speaker: Good afternoon commissioners. My name is todd struble. I use he him pronouns and I serve as the chair of the bond oversight committee, transparency and collaboration with community partners is among our guiding principles. The oversight committee ensures housing stakeholders in Portland communities are kept informed and have opportunities to provide feedback. Bocc meetings are open to the public and include time for public testimony. Fb staff attend stakeholder group meetings such as neighborhood associations and planning and advocacy groups. The committee works closely with fwp staff and project development teams to communicate progress through reports, newsletters and meetings. We also seek to engage the community to inform the implementation and development of bond projects through alignment with homeless service providers, culturally specific agencies and our other community organizations. We have worked to create housing for communities disproportionately affected by the housing crisis. Communities of color, families including families with children, immigrants and refugees, and intergenerational households, households experiencing homelessness or at imminent risk of experiencing homelessness and households facing displacement. Next slide please. As of 2023, we have 11 projects that are providing affordable housing to Portlanders. This data represents cathedral village, the joyce high, utilizam, ellington east burnside, crescent court and crescent court. Demographic data is collected at least annually to track how

well bond projects are serving the priority communities outlined in the framework. As you can see, the housing bond is already creating much needed housing for vulnerable populations like children, seniors and adults with disabilities, and will continue to do so in the remaining 1200 units not counted here. Next slide please.

The third focus of our report is maintaining fiscal accountability, reviewing expenditures and ensuring financial accountability is a core responsibility of the bond oversight committee. Bond dollars are spent clearly and separately tracked. As mentioned previously, Portland's housing bond committed \$258.4 million to create 1300 permanently affordable homes for Portlanders as of December 31st, 2023, 211.3 million of bond funds were expended on project acquisitions and projects under construction. Additionally, 50.4 million in bond funds remain committed for the projects awarded through 2023. This total will decrease in 2024 as distributions continue for projects under construction. A total admin expenses was at 5.45. At the end of 2023, there was a 7% set aside for this, and as projects near completion, we will continue to accrue costs and expect it will be close to 7% when all bond projects are complete. We expect to spend the entire admin allocation by the time the bond is fully implemented. A few reasons why this may vary. At any point in time. The calculation is actual payroll expenses over actual bond expenses, including including issuance costs. Payroll costs can be lower or higher depending on the timeline of the projects. For example, if there are delays in construction and this expense also includes the external audit expense as well.

Independent auditor harvey emrose and associates completed a financial audit of the housing bond for the July 1st, 2021 through June 30th, 2022. Fiscal year in October, in December 2023, with no findings. Bond funds for future projects are fully allocated and remain remaining interest in future interest and credits will be used for funding grants expended and committed funds include the 7% program

delivery delivery fee, including fees, administrative costs and interest and credits will continue to grow as they issued, but unused bond funds earn additional interest. Next slide please. And here we have the projects that are opening in 2023 or that opened in 2023. We have emmons place. South and north. Excuse me, emmons place seven in July 2023 and north 1223. The aurora completed in October 2023 and amount house the south completed in June of 2023 and east completed in October of 2023. And then the joyce completed in June of 2023. Next slide please. And looking forward, 149 bond units at the hollywood hub are projected to be completed in 2026, the project has a total of 222 new affordable units, but only 149 are funded by the Portland bond and the remaining units are funded by the metro bond. Again, as mentioned previously, the hazel ying lee is now open, but as depicted in construction in these slides, as this, presentation covers progress through the end of the year 2023. And with that, I will pass it back to megan.

Speaker: Great. Thank you, we would like to conclude our report today with remarks from our partners that are just future who will be joining us virtually. I'm not sure if, elsa and brian are.

Speaker: With megan, we are both on. Yes

Speaker: Great. Thank you, from our partners at argus future, whose expertise, partnership and projects highlight the goals and achievements of the Portland housing bond. I would like to introduce elsa natale, director of affordable housing, and brian shelton kelly, director of real estate development at argus future. They will be attending virtually and they should have slides titled the aurora. And I will pass it to elsa and brian.

Speaker: Good afternoon, commissioners, thank you for that introduction. My name is elsa natale, I am I use she her pronouns. I am the affordable housing director at August future. I'm here to tell you a little bit more about our wonderful

project. The aurora consists of a total of 93 units of affordable housing for low and extremely low income families and individuals. It is located at the corner of aurora and southeast 160th street in the glen lanfair neighborhood. The site was formerly a restaurant, and in 2016 the county provided funding to our just future for the purchase of the building and to rehab it into an emergency shelter. In 2020, our just future began the process of developing the building into permanent, affordable housing and it and, a couple of important, information about the amenities of the building. It is in close proximity to several places of worship, including a culturally specific and culturally specific markets, coffee shops. And it has good access to public transportation and other amenities. The design approach at the aurora was to emphasize the quality and to enhance the standard of construction of affordable housing development in our portfolio. Next slide please. This, building was developed in partnership with edlund as, edlund island and co as the development consultant consultant. Holst as the architect told us, as the general contractor and including, several funding partners, including Portland housing bureau, Oregon housing, community service, metro transit oriented development program, as well as capital financing partners, which included pnc and chase bank. I will now pass it over to brian to provide us with more detailed overview of the development process, including some lessons learned and some important sustainable features of the building. Next slide please.

Speaker: Thank you. Elsa and thank you, commissioners, for this opportunity, again, the aurora is 93 units, we when we set out to develop this project, we wanted to, really emphasize the need for, units that are going to accommodate families, so the aurora does feature 46, units of two and three bedroom, units for, for those families, we also incorporated 16, permanent supportive housing units within our within our unit mix, to give families that are experiencing homelessness, an

opportunity to access, both housing that's affordable, but also with services that help them be successful in, in, retaining their housing, 31 of the units, are available to households making 30% or less of the area median income. And that includes those 16, permanent supportive housing units, and those 16, permanent supportive housing use units also have, project based rental assistance vouchers, through home for, through home forward. Excuse me, our just future provides resident services. And then in this building, we're partnering with lifeworks northwest, for their provisioning of behavioral and mental health services. And the priority communities that we're serving include low income families, the households and families exiting homelessness. And, emphasis and focus on, families that identify as, as bipoc, next slide please. So just to review some of the some of the project's schedule, again, this this project took us, you know, a few years to, to get going. We started construction in the summer of 2021, this was definitely a covid era, project, with, with everything that, that, brought, but we worked through all of those issues with our, wonderful, design team and, and, wonderful general contractor, we achieved construction, complete, completion and temporary certificate of occupancy in may of last year. We leased up the property through the summer and fall of, of 2023, and as of the end of 2023, the property was fully leased up. And, into, operations and, and kind of stabilized, stabilized, occupancy, like, performing, performing as intended. We're wrapping up the rest of the development and financing, work now, and should be fully, fully closed out, in the next couple of months, next slide please. Just wanted to review the, the financing, as I'm sure everyone is aware, the financing of affordable housing projects, requires multiple different sources, multiple different partners, all, all working together to, to produce the housing, the aurora represents a \$38.4 million, investment into the glen fair neighborhood. And I think it's important to highlight,

that in in that, you know, this particular neighborhood, like other east Portland neighborhoods, don't see the same level of investment, as as central city neighborhoods, so we felt it very important to be able to produce affordable housing where people already live, and, and housing that will be affordable for the long term to, buttress against, displacement or future gentrification, you know, this project will be affordable for at least 60 years, and provide a community asset and resource for, for people that live in the, in the eastern parts of Portland. The Portland housing bond contributed, just under 15 million, towards this project. And, and that allowed us to leverage about 23, 24 million in other project. Capital sources, including tax credit, equity, construction and permanent debt, lift, front lift, funds from Oregon housing and community services. Metro's transit oriented development program, and then a variety of other sources. Renewable, and energy efficiency incentives through pge and the energy trust of Oregon, some philanthropic support and, and again, the city's, system development charge waiver program is very instrumental in getting these projects financed and built, next slide, please, some of the achievements we wanted to highlight about the project, we're very happy to report that we did achieve earth advantage platinum certification, for our efforts in, in advancing energy efficiency and, and importantly, resident comfort, in this project, you know, this project came online, right as, we were all starting to grapple with the increasing heat, that we're facing now, and so, in this project, we are providing, air conditioner units for each, each household, to, to help mitigate against, the warming climate, we're very happy that we met and or exceeded the equitable contracting outcomes, set forth, particularly in our workforce diversity, goals. And we really attribute this to the important, work that colas construction did in, in reaching out to, a diverse workforce, also wanted to note that we were able to partner with several refugee resettlement agencies that

were looking for housing. That met the needs of their participants, especially larger units, and that was a really useful partnership for us when we were leasing up the, the, the project last summer and fall to partner with those agencies to get, to get, their, their participants into, secure and safe housing, next slide please. I just want to share some of the, some of the challenges we faced in the project. Again, this was, a covid era, project. So we did have delays in construction, most notably a electric equipment delay of about four months that did impact construction completion and our lease up schedule. Again, we were able to work through that. But I think this project, like many of the projects that were being built in that era, had had delays that, that all development teams had to really, really be creative and, and, and do a lot of, work through to get to get those done. We, as an owner and developer learned some things in the, you know, in the, in the construction, we always like to do kind of a post construction reflection and say, you know, what worked, what what didn't in both the design and construction phase, and then, you know, we did have some challenges in the lease up. I think one in particular that we want to highlight. And this isn't to, you know, blame any anyone in particular, but really just to point out a system level, issue that we think we want to all, pay attention to a bit is, is the, the permanent supportive housing lease up process? Did, prove to be slow and cumbersome and needed a lot more, owner and property management involvement, than I think we initially intended. And again, we were able to lease up those 16 units, in partnership with the joint office and the coordinated access system and the service providers. But it took it took a fair amount of coordination. And I think a lot more than than we originally anticipated, next slide please. Then we had some other, observations that we wanted to share with, council and the bond oversight committee, and we really saw this in the lease up. And we really view these as, kind of system level and policy level challenges,

wanted to highlight that, the there are just not enough 30% ami affordable units area median income, units. Available and not enough rental assistance. We found that the unsubsidized, 30% ami units in our property were the most in demand and the first to lease up, and that, I think, really illustrates the, the lack of units that are affordable for the very lowest of income. Families and individuals in our community. Very high demand for three bedroom units at any price point. Again, I think that really illustrates the relative lack of larger sized units for households that need, three bedroom units or above, we did find lower demand for the, one bedroom units that we had priced that that the 60% ami level, and I think we're starting to see that more in the market. As, as as that shifts some. And then I think another important thing that we're, wanting to highlight and, raise up, is, the that the rental assistance, especially the shorter term rental assistance does definitely help get people into housing, but we are seeing kind of the unintended consequences that happen when that rental assistance ends after three months or six months or 12 months, we're really seeing that once that assistance ends, the, the families and households are, unable to pay rent and are starting to build up delinquencies. That does put them at risk of eviction or, or, having to exit their housing, for that, I think we're, you know, we're really seeing that it takes a good 12 months for the families and households just to get stabilized, let alone to the point where they're finding secure and stable employment that are paying living wage jobs or paying jobs that are paying living wages. Excuse me, and, and yet, the risk of, of eviction or for further housing instability can both be, are, new, incidents of trauma and set them back in their, in their stability, path, we don't have any great answers for that, I think this is something a lot of, operators and, folks operating in the affordable housing space are seeing, but we did feel it important to highlight to the to the policy, policymakers, next slide, please.

Speaker: Thank you, brian.

Speaker: And then i'll turn it over to elsa for just a review. Some of the demographics of our property.

Speaker: Thank you. Brian. Yeah, just building a building a little bit upon that, it is important to note an overview of the tenants that are served in this building. We intentionally designed this building to serve the population that is representative of our just futures mission and values, that this building primarily serves. Bipoc households, large, low income families with children, and some low income seniors. The average household income at the aurora is approximately 21,000, which is less than than the 30% of area median income. This wage amounts to approximately 1700 per month. Most of our residents are on fixed incomes. They are, persons without regular full time employment. They are gig workers and part time workers and low wage service jobs, it primarily the, food delivery drivers and care attendants that type of positions, as brian, brian previously mentioned, it is important that to highlight that given our average resident profile, most if not all of the residents of aurora would benefit from rental assistance, which again, would allow for long term stability and the prevention of rent burden, at the moment that aurora benefits from only 16 rental assistance vouchers. Next slide please.

Speaker: I think that's oh is that is that I think that's the end. Yeah,

Speaker: Well happy to happy to take any questions again. Thank you so much for the opportunity, to present to you. And we're happy to answer any questions that you might have.

Speaker: Does that conclude the report?

Speaker: It does not. We have one more presenter. Yeah. Unless you all have questions for brian and elsa, for the group that's here now from I think bryce, brian and elsa will stay on so we can do questions at the end with helmi, the director.

Okay, great, I would now like to introduce someone who can offer a unique and important perspective of one of our Portland bond projects, the aurora charles bishop is a resident at the aurora and is going to provide some information for us.

Speaker: Good afternoon council. My name is charles bishop and I am a resident. Me and my children are residents at the aurora. Since October of 2023. And, how my family came to be present at the aurora was that I came back from texas on a temporary visit to in April of 2023 to help one of my younger children, who was kind of struggling with some dynamics in school and my absence. He's never not been around me. And, it caused a kind of a vacuum that I need to come back and support the mother in on on completion of the school year, we got him kind of up to speed and back into a safe mentally health, mental, mentally stable place, the mother of my two middle children passes away abruptly. And to say the least, there was a shift in my whole life dynamic, I was chopping cedar in central texas, providing and coping on the homestead down there, ready to bring one of my two sons down there. And I had to change that plan abruptly, and so for the first few months after I assumed full custody of my two middle children, after the mother passed away, we were doing the couch surfing thing, the pillar to post friends and family type of thing until I was able to establish a foothold on some work. I was driving a school bus for first student for the summer months and then into fall, and then, upon that, we had to establish housing, you know, and, living in central texas, living on 30 acres of land. And then seeing the opportunities here in the city was a big, you know, a paradigm shift. I'm from Portland, but my mind had already shifted to something different. And, 1/60 in stark was a very big jump for me. I was used to open spaces and fields, one of the backyard for my kids. So of course, I looked over the aurora many times. But when it comes to providing stable housing and making a move that will benefit your family, there was a relationship that I previously had

through church, one of the managers at the aurora was a friend that I had through church, and she suggested that she suggested she suggested that I come apply and I did and, I walked in, I did a tour, and when I say that, you know, it was it was an immediate connection. It was everything that my children needed, everything that, you know, that we hope for in a home. It was just like I said, location, location. You know, my mind was using something else, but also, I'm now not a single, person for myself. It's a family affair. It's the benefit of the family. And one of the best needs for them. And it was located next to the schools that they were already attending in the area that they were already accustomed to. So it was a perfect fit. We did the paperwork and, you know, if you don't know anything about affordable housing, paperwork, it's very detailed. It's very, not scrutinous is not to say it's in a bad way, but it's just you gotta cross your t's and dot your i's because they want to make sure that you know that everything that they need in federal guidelines that and you have match up and it's solid. So we did all that. That was about a couple of weeks of going back and forth. But the management, at aurora made that possible. And they worked with my then employer to help me get in the doors and secure housing for my family. And that in itself was just gratitude, because living on living, living on your oldest daughter's couch with your with the younger siblings, in a one bedroom and of course, a younger sibling who I originally came back to Portland for had to come too. So we had to have him there. So that's four people in a one bedroom situation. And granted, there's people that have to do bootstraps and live in all kinds of different conditions. Grateful for every opportunity that we've been through. But having that that three bedroom and getting stable housing for my children was so essential. And this is what it created. It created a place, for us to now set up. And now for my children to grieve, you know, in a, in a, in a, in a secured environment, a safe environment. They're no longer worried about where

we're going to sleep today, where we're going to go to tomorrow. They're now there's now stability. And I think that once, a person can have shelter, food and basic accommodations, they can start to expand their thought process. And that's what we were allowed to do, they were able to go to school, and be successful in school this school year because they had stable housing does not mean they did not come without challenge. Right? We have we have all kind of microcosms in in the area of the aurora, not necessarily in the aurora, but we do have those behavioral dynamics. That are both beneficial and both challenging. So the aurora and the wraparound services that are just future provides are essential. There's a our just future coordinator there three days a week. And there's management there every day. So there's a they're the way to set up is there's a building management, cushman wake do their thing. Rents and administration. But there's a services that are direct provision to the people that live at the aurora, whether you're a social, economic situation is, higher or lower, or whatnot. They provide the same baseline services for all residents there and do an impeccable job. It's a it's a team. I've only met one of them, in miss chinese, but I know there's a team behind closed doors that help the different residents at the aurora. And I think the reason why those wraparound services are very essential is because there's a lot of mental health that has been prevalent in that area, and you can build the building right. But and you can take the people off the street. But sometimes that street, survival mechanism is still prevalent in them. So you gave them shelter, you gave them an elevator, you gave them central air and a secured building. But their mind has to heal their ptsd and their trauma has to heal, has to change. And, we have a we have our daily, citizen that's outside from midnight to early morning yelling all kind of obscenities and, and stuff like that, like, right. Like he he's going through trauma obviously. And at first my kids did not understand what was going on. Right. They

were like, you know, why don't want this guy to stop? And I said, well, he's not in our situation. He's had an experience like we had. There's a lot of people not in your situation. You know, that are glad they're not in your situation. So my children, in their healing process has learned to have a different compassion and resiliency that they probably wouldn't have had if they not had to be in a situation to witness that firsthand. So now you got this thing that's happening, right. We're no longer seeing bad as bad. Maybe it doesn't serve us the best, but we're not seeing bad as bad. We're seeing a human condition happen. And that's what's happening around the aurora and in the surrounding area. We're doing our best to provide services and accommodations that will help us solve a more, bigger problem that came well before the aurora was ever built or even thought of, you know, so those wraparound services are in that partnership is one half. You got the building, that's another portion. And just like your funders and developers and architects, you need a whole team to make the whole thing happen on every level. Right? On every level. My, my I myself. Yeah. I'm single. I'm a, I'm a dad that's doing it by myself. But I have a village, I have a partnership in a coalition to help me with these children in the school, in the community. There are surrounding churches that the kids love to attend. And so with that, I'm very grateful. Every time I walk into my home with the yelling, with the broken down elevator, at times, because I understand that that's not the building itself, it's the human condition. And so we we've learned to give that grace. We learn to give understanding. We learn to evolve our own thought process. And we would not have ever experienced, experienced that if the aurora wasn't available. Right. So there's a there's a more of a nugget than a negative going on. This just shows that there's just more work to do. You know, there's just more work to do. The funding is essential. And even though my aspect is my aspect, it comes from a place of I had to suffer, I had to go through, I had to see. And so

with that, I'm able to send that message down to my neighbors because they're a part of my village, too. That guy yelling, that guy going through a traumatic experience. Those people that come with with, the ptsd of being in the streets are part of my children's village, too. So we may not be able to bring everybody into our house and feed them. We may not be able to, you know, befriend them, befriend them as a close family member, but we see them differently because we understand that they're part of this. They live in the same building. I am right, so we're having this experience together. So we got to make it right. And, if it wasn't there, you know, and if the resources weren't there, I think that we will find more people and there will be there will be more expanded issues that would be on the streets plaguing more people right now. We have less people on the streets that are seeing hope, that are seeing an opportunity that are now changing their mindset, because where there was no way there is a way now and the aurora are just future, these\$ that you guys signed off on are providing that. And I just want to say thank you. And we're grateful.

Speaker: Thank you, thank you, thank you, thank you so much, charles.

Speaker: Yeah. Wise words about human experience. Yes. All right. And now I wanted to pass it off to helm the director of the Portland housing bureau for some closing remarks and questions. Thank you. Thank you for your patience and for allowing us this opportunity to share this with you.

Speaker: For the record, helm, historic director of the Portland housing bureau. I use she her pronouns. I want to take a minute to express my thanks to the bond oversight committee members annalisa kohler and todd struble, who have been who presented today and have been part of the oversight of this bond for several years. Thank our partners from argus future and mr. Bishop for his fantastic remarks and also to megan grillo, who is our bond coordinator and has put this

presentation together and has been instrumental in clear public, explanation of the bond program. I also want to take a minute to thank the Portland City Council in particular, extend my gratitude to commissioner Rubio, commissioner Ryan and mayor Wheeler, who have overseen the housing bureau over the past several years. As we have implemented the Portland housing bond and I also want to acknowledge the staff of the Portland housing bureau and the prior directors, whose excellent administration and implementation of this housing bond has resulted in really strong results, not only has this bond exceeded all major production goals, but each of these homes is mandated to be affordable for 99 years and that's a very important thing in somewhat unique or exceptional for the city of Portland. You may or may not know, but the federal low income housing tax credit mandates 30 years of affordability. Not every local jurisdiction has the courage to require 99 years. But Portland, adopted this policy. And these bond funds will create permanent affordability, or 99 years worth of affordability for all the homes that are built by exceeding the production targets and by extending the affordability period. This has created a multiplier effect for this generational investment, creating a highly effective investment of taxpayer funds for approximately \$40 for a year. For 22 years, which is the average cost of the Portland homeowner. We are creating 1859 permanently affordable homes or homes that will be affordable for a century. For 99 years, this is largely thanks to our partners, the developers, the builders, the property managers, and the service partners who ensure that these projects will be a vital component to a livable city. The future of Portland depends upon the continued investment in affordable housing and through Portland's housing bond, we have demonstrated that we can steward significant public investment in affordable housing to achieve measurable

outcomes that will last for decades to come. Thank you. Oh I do want to mention that we also have a printed bond report, which we will make sure all of you have.

Speaker: Thank you. Does that conclude the report?

Speaker: Yes it does. Thank you, thank you. Keelan.

Speaker: It looks like we have at least one sign up for public testimony. That's correct. Make just a little bit of space here. Good point,

Speaker: Bridge crane, simcoe. Johnson.

Speaker: Good afternoon, mr. President of the council and other mere commissioners or. So, where to start, it's maybe not the best choice, but let's start with Oregon live, the website of the Oregonian. Portland paid its housing director \$88,000 to leave. Of course, this is two housing directors ago or one permanent housing director. Go before molly rogers was interim director of housing.

Speaker: Did I pause you one second? Is. Yes. Is this germane to the matter before us?

Speaker: I believe we've got the, we're talking about how the housing bond, which is covered in this, eight page printout, us mere peons that live on the street don't get a preview of the slides that come with this presentation.

Speaker: I'll let it go. I just I can be a stickler on this.

Speaker: Yeah, you can, you can, we can you can you can convene remotely or you can allow me to talk for the remainder of three minutes. Please keep going. Thank you, this presentation in spite of the fact that the public, every taxpayer in Portland was deprived of those slides because the electronic presentation on the city agenda only made this different presentation available. But in a way, that was an excellent thing, because the slide presentation goes above and beyond, on the page here where it talks about, how what we did over looks like 559 units above the goal. And on this little side here, there's only a check mark, but the excellent presenters

provided us with a slide that gave us percentage every. I think every category over 120. We've exceeded, what the taxpayers needed, and it's good to pat ourselves on the back sometimes, but there's no contextualization of these numbers. What has been the situation with homelessness since the voters passed this in 2017? I don't think anybody in here could say it's gotten better. It was supreme that, our just future coalition went with mr. Bishop, who could honestly relate that right outside the doorway of his, you know, what he's benevolently been blessed with at the aurora. There's a person who's underserved, partially because we didn't have a matching investment in community mental health. There's probably not going to be a sobering center until 2026. So it's good, very good. The bond oversight committee, only four people. I'm so glad that we did that with just mr. Struble, alan lazo, susan emmons. I'm not sure if that's related to stuart emmons or not. And analyze, and I don't want to be totally, I don't think I've been totally negative. But in addition, Portland is not hemorrhaging people, but we are losing people. So as population declines, housing should get better, right? As people go away, there are vacant houses, homes, apartments, whichever, so we can have some look at when we're dealing with. And of course, this bond measure inspired metro to pull off another miracle. And so we'll, you know, we'll see if they can exceed the dollar value that you had done excellently here. I think in closing, as you all are familiar with, we often talk about 3 or 400 slot seed projects for new home ownership. So I hope that the management that mr. Bishop is getting will help his family go even beyond the blessing of the aurora as we partner them to improve home ownership ratios for, communities that are, doing so much. Thanks.

Speaker: Thanks so much. Any other public testimony that completes testimony, colleagues, any questions or comments?

Speaker: Oh, yeah. Sure I just want to start off by saying thank you. That was a great report. The volunteer network is vast and it's also just really good to see, the data being so clean and clear and, let's see, I want to figure out how to do this, actually, could you please come back up, mark bishop, is that your name, charles bishop, could you come back up to the table? And why? Mr. Bishop's coming up. I'm trying to remember if this was how relevant this was, but when I had the brief time overseeing the housing bureau, I remember we thought there was a big leap from 30% to 60% in ami. And there was conversations about, 40 to 45% like, that's like the missing number in between for workforce housing. Covid really exposed how many of our essential workers didn't live in Portland, and yet they were the ones that we needed to come to in-person work. And and so there was some talk that the 40, 45% would help us with that. And then, as I recall, i'll hang on this isn't for you. You'll have a dialog. I'm learning. There was talk about this was a salem issue, that there was something that we'd have to do down in salem. Has there been any more conversations about that, about the ami levels?

Speaker: Yeah, there's a lot of conversations taking place. I think the bond implementation was done using very traditional tax credit financing methodologies.

Speaker: I appreciate that you said traditional, right.

Speaker: Yeah. The way it's often done in most jurisdictions. And I think the look back, we will be taking a look back at all the housing that's been produced and seeing if it's actually meeting the needs of Portlanders and our current the current conversation is that we probably need to look at deeper affordability in many of our units. Yeah.

Speaker: So I wasn't dismissing the 0 to 30. It was more that, once we got above 60, it was not as a big a need. And there was like this gap between 30 and 60 that we needed to look at. And I was always told that was an issue we'd have to take up

in salem. So maybe we can have dialog about our legislative agenda. And I'm sure this is already in conversations amongst all of you. And commissioner Rubio has been doing a great job with this, and I haven't had a chance to speak with her prior to this presentation. But I wanted to acknowledge that, when I had the assignment, i'll never forget these situations. I would call the provider, say our just future, and let them know they were awarded and over half the time I would get this feedback that, we really have some concerns and they kind of got to what you were talking about, mr. Bishop, that we need some extra, we have workforce challenges, everyone has a workforce challenges, but theirs was around safety, and they were having challenges with getting people to take the job and stay in the job in the evenings and such. And they felt like they were all alone sometimes. And it was. This was back when, 911 wait times were much longer than they are now. But it was it was pretty scary to, listen to those stories. And they, of course, wanted to be a part of the team. They were going to accept the award. They were enthusiastic about it, but they really wanted me to hear that. And when I was listening to you, it reminded me of those phone calls. And it's, it's I remember when I was building the cyprus villages, I would hear, especially from women, that they didn't feel safe in some of the affordable housing they had lived in in the past, because the person that was maybe a that was causing them harm was in the same hallway. And when they were out on the streets, they sometimes felt like they had easier escape patches, if you will. And I know I'm being really vulnerable and explaining, like some of the real issues that we have out there. And this is hard. But my point is, they said basically they needed more staffing for both wraparound services and for just basic safety and security. And when I listen to you, mr. Bishop, it reminded me of those conversations. So this is your chance to just give us some more feedback on what

you hope, as we move forward, building affordable housing that makes it safe for you and your children,

Speaker: You did address the fact that the conversations have been happening before the aurora in different projects. So in that same dynamic, you know, is prevalent. But it's also, again, we brought a thing into the aurora, you know, building it itself was very important. But there's still, experiences you know, lifetime experiences happening there at the same time, the manager is wearing multiple the property manager is wearing multiple hats to make sure the building can be as safe as possible. But that's really a team effort, a lot of things that happen, happen after they're gone, right? So that conversation that you're talking about, you know, there's a real case for it, you know, we can use, some more protocols in place to secure the building even more. I don't know what conversation, you know, and what stage it is in right now. It has been brought up by the management to have security there at night, neighbors, look out for neighbors, though. We still have some, you know, kind of community, even though we're in a building and we're in a kind of incubator. It's still a community, though. Yes. There's kids there. My kids play with other kids there.

Speaker: Now, you're part of the solution by being in that building.

Speaker: It's about having the comfort. Yeah. And the solution is really about having the conversation and the people that you wouldn't think want to be a part of that conversation absolutely want the same thing that everybody does. I know that my family will one day be able to, move on and exit from the aurora and allow another family that is in transition, like I was to be able to have the opportunity because that's the whole goal, right? Even though we have ssh in place, you want people to be, self-sustainable as possible from dependance to independence. Yes. And until then, there is a ongoing dynamic, but not all of it is negative. It's just that

you may have the same people that are bringing in their old behaviors into a new situation, and either their support is maybe this is not the best place for you, because this is a place for families and community that want to thrive and live together, no matter what your condition was, how you got here, but also that the conversation that you know, security and other protocols in place would be a valuable asset to maintaining community safety.

Speaker: I like what you're saying in that it's about the community solution. It starts within the building. And so the more that you engage residents that live there like yourself, 100% with the management team, then that's part of the solution. Yeah. And your friends and your the partners that are just future, they're part of helping set that table for that type of dialog.

Speaker: Right. And you and you can never know. And even when the last screw was drilled in and the doors were hung, you'll never know what's going to happen until you have that living experience. So now that we're a year down the road after completion of the building, and the building is almost full of families, you now know, okay, let's let's reevaluate. This is the time to say what can we do better? You know, going into year two, three and beyond. Right. So like, you have people on the waitlist ready to get in for the opportunity. You have people that like, I had a neighbor who, was aa and for her, the outside element was not safe for her and her sobriety. So she did have to move her family wasn't an issue. It was alcoholics anonymous. Yes, yes, she was three years clean and sober, and there was just a kind of a refueling of old, old environment for her. But that doesn't mean that it that that's a bad move for her. It just means that she's making the best move to keep her family safe. Right, there's people that love it there, right? Are thriving there, we have refugees. We have immigrants. We have people that are from all walks of life there. So they see it as a step up in their situation. That might not have

been available unless aurora was there and other housing projects like that. It's just a matter of really now let's let's kind of like rehone what we do here and how we do it. You know, it's not management's job or our just our just future's job. You know, to figure out the whole thing. Like come talk to residents, the management, shanice and draya, the people there that like draya is part of cushman wake and she's part of our future. They have ongoing conversations with us. They provided they knew that they were hungry children there. They provided a summer lunch program. Right. They've opened the doors for many things to happen there. And these are just the small things that they do to help expand services there and make sure that the community is getting their needs met as best possible. I know they won't hit every nail on the head, but that's where the partnerships come from. That's where the conversations expand to those who can.

Speaker: And it sounds like you've helped create that type of a culture in your dialog with management team and with the partners that are just future only because we're, we're they're in it with the with our neighbors.

Speaker: Right. So sometimes it might not be a thing to directly impact my, my family specifically, but it is one of our community members that do need that service or that help. And just having that conversation, understanding that we've all been there. Like I said before, before I was pillar to post after aurora, I remember to, you know, have a different conversation and maybe help someone else too. You know, I've been helped by others there, we've established great relationships with each other there. You know, like I said, it's a it's a wonderful place to live. It does have its thing, right? It has an element. And that element has to probably be a team conversation that happens over time to solve it. But it's a great place to live, and it's great for your children to stay in the same school district.

Speaker: And we do that consistently. Absolutely.

Speaker: That consistency was very beneficial for there. You know, in the morning. That's part of the weighted formula on choosing families okay.

Speaker: Yeah. Right. I think it was just important to hear do some more dialog about this because it's been a concurrent theme of dialog. So I think my question would be I don't know what we build it. And then there's the management of it. And I know that that's always challenging. And who's now on first after the construction is done and operations continue, do we at the Portland housing bureau set up the learning communities so that our just futures and other peers can talk about these relevant issues that are probably taking place at many of the affordable housing complexes that we're building, or whose responsibility would be to tackle that.

Speaker: So we do monitor, housing over the entire period of affordability. I don't believe we have learning communities, but the affordable housing community is, in fact, a community of professionals who talk to each other. And there are many different forums for us to engage in. Those dialogs often through, sort of statewide convenings and, and even local convenings. So we're in the conversation, but not specifically if we set up metrics that look at, the retention of housing, the going from dependance to independence, children that are in the units, if they're continuing to succeed in school, I can't help myself.

Speaker: So I'm just wondering, you know, these are one of those type of north star guidelines and metrics that we're looking at. We it's one thing to build it, but then it's like, how is this becoming successful for the long term?

Speaker: Yeah, we definitely manage the quality we do. We do manage quality. We have a process for making sure that the affordable housing is remains affordable, that households are doing well. We have helplines for folks if they're in distress, and then often what will happen is, is if there's, I'll just say, I don't believe we have a specific monitoring that you're describing, to make sure that we're tracking every

family we have don't have the capacity for that, but we have mechanisms to make sure that if we're hearing that there's distress within a community, that we're responding to that.

Speaker: And I think it gets at some of our dialog, we're having with the joint office, on the joint office for homeless services, it's one thing when someone leaves a safe rest village into housing, what really matters is that three years later, they're still in housing. They're still stable. They're hopefully, if they weren't, if they were addicted to various things, they're now sober and they're in employment. And so I think government has to take a stronger position on how we measure the outcomes going forward. Just like when I was involved in education space, it didn't matter how many people enrolled at psu, it mattered how many people actually got a degree from psu. Otherwise they just went into bad debt. And so it's like I kind of think about housing that way as well, that we want to see families like yours. We want to see your children, of course, graduate from high school and go much further. We want to see that you will go from dependance to independence. So I think as long as I'm on this council, I want to keep asking those questions so we can start to have those community wide benchmarks that allow us to see the return on this investment really is something that voters will continue to get behind. And then we'll see more investment from the voters, because they'll see those long term results, if you don't mind.

Speaker: Yeah, please. Part of your constituency, your voters, you know, maybe not district by district, but just all citywide live in that apartment complex, right? Yes. So in order for them to feel a part of the process, they have to be brought into the conversation always, you know? So, the metrics is way above and not to this is not a like an intellectual insult. It's just like they're not thinking about that. Of course not. They're thinking about day to day peace, harmony, elevator working.

You know, clean environments, stuff like that. Like that's just day to day. So, when we have the metrics conversation, you know, if you break it down to the people that are living there, it has to be in a sense of what can we do better for you, which will lend itself to a bigger and better living space and environment. And then from that conversation of that bigger lens, we can start to say, okay, on the ground level, we're it really matters because you're you're a numbers guy, right? From your experience, you love you. I'm at an elevation where I have to look at information. Of course you see it differently. Your scope. Right. And I've been that and I'm also in this real time situation. And from that and from that lens, like that won't matter if people are starting to exit and rather go live with a family member or feel unsafe. And you got a bunch of 911 calls and stuff like that, like we need like the conversation. Yes, government take a stronger stance. But also you have all these organizations on all these partnerships out in the community that are providing great work and great services. So government can have those conversations with those partners.

Speaker: Right, to do it all, don't you think? Like you have to look at the practices that actually allow people to want to stay there?

Speaker: And I'm not disagreeing with that. I think practices are essential. I think that what happens is, is that we get burnt out and we get we get overworked, the same group doing the same thing. And you have a lot of nonprofits out there doing a lot of good work, right, that are actual frontline boots on the ground. And they need they need this energy like they need this conversation, maybe not directly from you, but they need to have the conversation with our judge future, with the sis, with the Portland housing bureau to say, how can we just do our thing on the ground level better? Because ultimately that leads to the numbers that you want that leads to the livability and the community that you do want. It benefits you. It

benefits the community. So developing those relationships over oversight has to have, you know, kind of a multi approach, right? We have to have that that relationship capacity. And these people that are living on the front line day to day life need to be a part of the conversation, because oversight can't really see it. See the vision clear unless you have all aspects dialed in.

Speaker: So yeah, no, you have to have the relationships on the ground to have any merit in this 100.

Speaker: And they can tell you you don't get a lot of opportunities to have a person come to this dais to speak to us with such authenticity about the experience.

Speaker: So it's really helpful, and maybe i'll have a neighbor that will have a different conversation.

Speaker: What's that, maybe one of my neighbors will have a different perspective, right? Yes. From from their lens. But you collect all that information, you're able to make the best.

Speaker: That's why it's getting at the learning community. So if the are just futures in this are meeting together frequently, having facilitated dialogs about this conversation that includes most importantly input from the ground. Absolutely. And I think as Portland moves forward beyond the building and into the sustainability, because I heard 99 years, which is phenomenal. That is how do we make that count in in five years from now? What does that look like in ten years? It evolves look like. Definitely. And so I think when we have an opportunity to have someone like you come here just gives us gives someone that's curious and you shouldn't run for office unless you're incredibly curious to have these kind of conversations. So I really I really do appreciate it. One last thing. Do you think the workforce, opportunities are available in terms of the services at the housing

complex? And is that a is that part of one of the practices that you hear about very frequently?

Speaker: I think worksource food, and even you know, just becoming clean and sober are all resources that are available in that area. And even at the building, I think that a person so it is accessible, it is accessible. I think that a person has to be willing to reach up and get it. You know, you can you can put out a buffet, but if they don't, if all they want to eat is spam, you know, then they're not going to eat any, any of the good things you prepared for them. They have to want it really bad enough. And there's a lot of families that do want it right. So they'll come to shanice or even drea if you know they need to, and look for resources and they'll go above and beyond. If our just future doesn't have it built in in-house, they'll they'll go above and beyond to find that that resource. Like they're really good people working there, I think that just resources and connecting them to the people or the main dynamic that need to happen. Okay. Yeah, that might not be necessarily more money. It just means just over time, building a relationship. Yeah, yeah.

Speaker: Charles, thank you so much for being here today and for being so open and candid. It really helps us as policy makers. Thank you. You're welcome.

Speaker: Any other questions comments, discussions from my colleagues.

Speaker: No, I move to accept the report though.

Speaker: Can I get a second, second, second, so that was a move by commissioner Mapps. A second from commissioner yea. Rubio. Keelan, please call the role maps,

Speaker: I want to thank, commissioner Rubio, for her work in this space. I want to thank the housing bureau and the housing bond oversight committee. It has been a remarkable experience to watch this particular program, unfold over time. I think it's an unambiguous success, and I sure hope it will be a model for bringing

affordable housing to the Portland metro area. Moving forward, which is one of the many reasons I am glad to vote to accept this report.

Speaker: Yea. Rubio I'd like to thank the committee members for their time and expertise that they bring to the oversight of this really important work, and making sure that the bond, is used in the way that Portland voters intended. The it's been an incredible success. It's been seven years since we asked voters, to invest in this, this, first housing bond ever. And they've done an excellent job at the bureau exceeding the goals, and 40% more than what we said that we were going to do. That's incredibly just, so compelling and, an impressive track record. So I'm also deeply appreciative of the continued focus to ensure these investments center racial equity from construction to providers to housing, residents and also, encourage about how many of these buildings are including permanent supportive housing. I also want to appreciate the comments about the project challenges, because that too is really important for us to review lessons learned so that we're continually improving our systems, especially when we're, when the system is so dependent on multiple partners. So we're eagerly looking for the next set of buildings to cross the finish line, that connected to the bond. And I just want to say thank you so much to the excellent, housing bureau team. Committee members and partners for this exceptional work. Congratulations, I vote yea. Ryan

Speaker: Yeah, first of all, thank you, staff. It was really a great presentation. And it's great that we went well beyond our goals, I think when I was there, I was like, well, wait, maybe our goals weren't high enough, but, we get to learn from that. My point is, we're at a place where we get to, do some study on what's working, what's not, and then what success looks like after someone moves in. And I just think we need to continue to ask clearly. I think it's important to ask those through line questions, I think that that's what people are desiring. They want to see that when

someone moves in, that they have a stable life. And it's for the long term. And as we continue to try to build more transition housing, which is really what the safe rest villages were always about, is to make sure that we do the proper assessment. So when we move people into housing, you have more information on who's moving into the housing. And so they have more insight into how to provide those services. So I hope that between the city and the county, we're constantly working on the information that will be helpful for our providers so that we can continue to be successful with hope that we'll continue to be open to learning and that we can celebrate this step of success with a lot of curiosity and ambition to continue to improve. I vote yea Gonzalez I vote I the report is accepted.

Speaker: Keelan. Item 671.

Speaker: Please streamline and update the land division regulations and other related code provisions.

Speaker: I'd like to hand it back over to deputy oliviera to introduce this ordinance.

Speaker: Thank you, commissioner Gonzalez. Don oliviera, for the record, counsel, I'm happy to introduce this ordinance for the land division code update. This is a zoning code project. It's recommended by the planning commission to you all the proposed zoning code amendments encourage new housing development, streamline and speed up the residential land division review process, and reduce regulatory barriers and uncertainty while providing beneficial outcomes for the community. These changes are especially useful for small residential sites which represent most land division applications. Some of these changes remove ambiguities from the code, providing greater certainty for both applicants and neighbors. Other changes will result in lower direct costs to applicants, which in turn helps improve the feasibility of developments. This is particularly important today when we face a housing emergency and are doing everything we can to

increase housing production. The code amendment is brought to you by the bureau of planning and sustainability, and now I'd like to invite bts interim director, eric engstrom, to introduce his project team. Thank you.

Speaker: Thank you again. For the record, this is eric engstrom, director at the bureau of planning and sustainability, I want to just start off by mentioning that the land division process is inherently really a multidisciplinary process. It involves a lot of professionals from a lot of different disciplines, including utility experts, environmental professionals, attorneys, forestry. And so with that in mind, I just want to, acknowledge that we had a lot of input from several different bureaus in this process, including p and d, bts pbot, water parks, urban forestry, and the city attorney, and with that, i'll pass it on to the project team, which is principal planner, sandra wood and senior planner morgan tracy.

Speaker: Great. Thank you so much. Director engstrom. Good afternoon, commissioners and city administrator. I think, my name is sandra wood. She her, I use she her pronouns. I'm a principal planner and manager of the code development team. And with me is morgan tracy, senior planner. We're here to present the planning commission's recommendation on the land division code update, we're going to switch our order around a little bit. We have our, commission chair, available to give a few, a few remarks before we begin, she has some time constraints. So, I see mary rain o'mara is on on the line.

Speaker: Thank you so much, sandra. And good afternoon, commissioners. Thank you for changing the order here so that I could get my recommendation, relayed to you all this afternoon. So again, my name is mary rain o'mara. I am the chair of the city of Portland planning commission, and I'm really pleased to offer our recommendation today to City Council to adopt the land division code update draft report, appeal the zoning code, and repeal the 2002 potential landslide hazard

map. This project, the land division code, came before the planning commission on March 26th and April 23rd. We had two meetings with agenda time dedicated to this project. After holding a public hearing and reviewing the written testimony, the commission voted unanimously to recommend approval of the land division code update project to you. Before City Council. If approved, these changes to code will remove barriers to housing production by simplifying the land division process for small residential development that will add to the city's housing stock of new homes, including duplexes, triplexes and fourplexes. This smaller scale infill development is a crucial tool to addressing the city's need for new housing units over the next 20 years, as demonstrated by the housing needs analysis. Given that these regulations had not been updated since 2002, it was overdue to revisit the efficiency of this process and make improvements that can help streamline development for residential property owners. As part of this process, the planning commission really does want to recognize the tremendous amount of work and outreach conducted by bts staff that was involved with the updates to the landslide hazard map, which I'm sure staff will speak to in their presentation. We learned that staff received outreach and testimony from nearly 80 individuals regarding this aspect of the project, and staff was able to explain to us and at the planning commission how they really addressed these concerns by clarifying the intent of the map update and providing additional information about the forthcoming improvements to the land subdivision process. So, in closing, once again, I just want to emphasize that we unanimously approved this project at planning commission, and we appreciate that these improvements will lead to an easier path to production at smaller scale infill housing throughout our city. Thank you so much for the time to offer this recommendation.

Speaker: Thank you. Chair o'mara. Appreciate you being here and presenting the planning commission's recommendation. So we'll go ahead and get started with our, presentation, we have a quick agenda to share. And what we'll, you'll hear, are we slide? We we'll get there. There we go. So what we have planned for today is to give you an overview of the land division code, update project, give a quick introduction to land divisions and share some relevant data of things that we learned along the way. Share the goals and what the proposal is for the project, and then of course, we already had our, our chair, present, and we'll hear some public testimony. We have some, I think one person signed up, one person signed up. And then we hope to continue this item to July 31st, for to for second reading at that time. So just a little background on this. In 2002, council passed a resolution calling for regulations to be streamlined to increase housing production. One of the projects that was initiated at that time was this project, the land division code update project, that was specifically aimed to reduce barriers to residential land divisions. Additionally, those the ors which is Oregon revised statutes, the state legislation now requires that cities offer a clear and objective standards tract, for approval of all housing, the last comprehensive update to the land division code was done in 2002. So that's a while ago, and this project is a pretty big update. And it streamlines the approval process, especially for smaller land division processes, this project couldn't have been done with the support and expertise of technical advisers from various bureaus. I also want to take this opportunity to thank morgan for his leadership on this project, as he's led a whole group of people, and negotiated with them so we could bring this proposal to you as part of the public outreach. We reached out to various stakeholders, briefed neighborhood coalitions, and mailed notices to over 5000 property owners. This next slide shows where we are in the process. As chair o'mara mentioned, we received a unanimous

recommendation from the planning commission in April, those these zoning code amendments, if passed by council, will go into effect on October 1st, which is when we like to have all of our codes effective. On October 1st, and that will give the Portland planning and development staff time to get trained up and to update their forms and materials to provide information to the public for applications received after October 1st. With that, i'll pass it over to, morgan tracy.

Speaker: Well, thank you, sandra, for the record, I'm morgan. Tracy. He him, senior planner and project manager, senior planner with the bureau of planning and sustainability and project manager for this project, I just want to start out by saying, while the vast majority of our housing production occurs in multi-dwelling and mixed use zones, which tend to not need the land division process, as sandra noted, land divisions are one of the ways to unlock the full housing potential in our single dwelling zones, which accounts for most of the city's land area. Before we get into the project proposals, I thought I'd take a moment to first get us on the same page about what land divisions are, they are the process where one property can be split into multiple smaller lots. Each of these lots can then be owned and developed by different people. Land division serves several key functions a real estate function, an infrastructure function, and a planning function to manage development density. Encourage good site layout and connectivity, and lessen public risks. Land divisions can vary in complexity. For example, land division could be used to split a property where there's an existing house, to sew. Another house could be built on the new lot land divisions with only a few lots are often smaller in scope and less complex to review. Large vacant pieces of property can also be divided. These types of projects might involve building new roads, creating new utility connections, and constructing many new homes. The design of a land division is reviewed to ensure it meets the city's requirements, which help fulfill

policy objectives like ensuring public facilities and services are available. Lots are of a size and shape to accommodate future development. Natural resources are protected and public health and safety is safeguarded. The requirements for land divisions span multiple topic areas, including lot dimensions and density, natural hazards, utility requirements and other subject areas. To get a sense of the land division activity, we looked at land division applications over the last 20 years and we found that almost all land divisions are in residential zones. 73% of the land division applications were in single dwelling residential zones, which makes sense because that's the way you unlock the housing potential there. 22% were in multidwelling zones with only 5% being in commercial or industrial zones. In addition, most land divisions are smaller projects. 78% of land division applications were projects that included just 2 or 3 lots. Typically, these smaller land divisions are less complex and can provide great opportunities to create infill development. As most land divisions are in residential zones proposing 2 or 3 lots. The project's focus was really on streamlining the process for these smaller residential land divisions. While larger land divisions are becoming less common, there are still areas in the city where additional lots can be created, which is more commonly the situation in east Portland. As you can see in this map, streamlining the application process will help to ensure that land divisions remain a pathway to building new housing. So that gets us to our project proposals. And there are three main proposals for the project, including creating a set of objective standards for residential land divisions, updating the city's potential landslide hazard area map, and recalibrating the standards, thresholds and review procedures for land divisions. And over the next few slides, i'll talk about each of these in a little more detail. So this first proposal is to provide a pathway to a set of objective standards for land divisions. Objective standards are a different way to write land use

regulations that do not require any judgment from staff to determine whether they have been met, objective standards are well defined requirements that often rely on measurable quantities. These might include distances, measurements of area, or percentages of a feature on a site. Although objective standards offer clarity about what will be required, they can often lack the flexibility of the discretionary criteria currently used to review land divisions. There may be some circumstances where an application could not meet an objective standard, but could meet the intent of the regulation through those discretionary criteria. But as noted earlier, Oregon state law now requires that applicants for most residential development be given the option of using objective standards. The city still has the option of offering a discretionary review as an alternative, so to compare those two, just look at the example for tree preservation, discretionary criteria might say tree preservation is maximized to the extent practicable. Or an objective standard will use more quantitative measures like preserve 45% of the total tree diameter inches on the site. This proposal creates a mix and match system for some regulations, the applicant will have a choice between the certainty of using standards or the flexibility of the criteria. Those are listed in the green rows in this table. The blue rows indicate that standards are the path offered, and in those cases, criteria were not necessary because the requirements were either technical determinations that provide other avenues for flexibility, or they have been simplified and no longer require discretion. And finally, the gray rows indicate eliminating rules for solar access and school district sign offs. As I mentioned, most land division applications are for smaller two and three lot partitions, which often makes it impractical to comply with the solar lot criteria. When we looked at past land division cases, in about a third of the cases, the solar requirements were superseded by other requirements like density, lot dimensions, or tree preservation. The school district

sign off requirements only apply to sites within the david douglas school district, and this requirement adds time and extra process to an application, but does not meaningfully change the outcome and the district is supportive of removing this requirement. The second proposal is to update the city's potential landslide hazard area map. These changes will replace the current map, which was adopted in 2002 with an updated version using more accurate landslide hazard mapping data from the state. The landslide hazard map highlights areas throughout the city where there's a greater potential of a landslide occurring. Understanding where these areas are as part of the land division process is important, so that they can be more closely evaluated by a geotechnical engineer, and lots and buildings can be placed in the safest parts of the site. The updated landslide risk map was prepared using factors such as hillside slope, geology and location of previous landslides, with mapping data. The proposed map uses this more precise data to better identify landslide risk areas. This will ensure that the requirement for geotechnical reports only applies to land divisions in areas that have an elevated risk potential. For the new map, the city used the most up to date landslide data sets from the Oregon department of geology and mineral industries, also known as dogami, and this is the state agency responsible for researching geologic conditions throughout the state. With these changes, some lots were added, others were removed, and all told, the changes to the map removed about a net total of 10,000 lots from the map. So let's look at an example of how this map would affect a land division. First, the potential landslide hazard area map would flag that this property has the potential for a landslide hazard. The project applicant would be required to submit a geotechnical report. The study of the property will identify the types and locations of features that could create a landslide risk on the site. If we didn't require the geotech report, the lots could possibly be configured in a way that some of them

may not be suitable for development. On the other hand, with the geotech report, the layout of the land division can be designed around these hazards, ensuring that each lot has a suitable place to build. The third and final proposal includes a number of changes to recalibrate standards, thresholds and review procedures in an effort to further streamline the process. These changes affect when certain requirements apply, like when a traffic impact study is needed. The changes will simplify or eliminate unnecessary procedures like removing the need for a zone change to modify the boundaries of a constrained sites overlay zone, following a land division, and the changes also help reduce process and costs associated with small two and three lot partitions in environmental zones. So the planning commission, as Mary Raine noted, has unanimously recommended that City Council adopt the recommended draft report and commentaries. Further legislative intent amend title 33, as shown in the recommended draft, and repeal the 2002 potential landslide hazard map in addition, staff is recommending that City Council amend section 1.01.037, granting the director the authority to make specific map corrections to the constraint sites overlay zone as a result of a property reconfiguration, such as land division. And with that, I will pass it back to commissioner Gonzalez.

Speaker: Thank you. Do we have any public testimony? Keelan

Speaker: All right. We have one person signed up. Justin Wood.

Speaker: Thank you. Justin, you have three minutes.

Speaker: Am I on now?

Speaker: You are.

Speaker: Okay, well, thanks for giving me the opportunity to speak,

Speaker: The commissioners and I appreciate giving that. Just having a few minutes here today, first off, I wanted to just, you know, commend, Morgan and

sandra and the team for working on these because i, I do think anything that they can do to try to make this better and, more conducive to the small, the small lot land divisions is great, I should say my name is justin wood, and I'm a builder here in Portland with fish construction. We specialize in kind of first time entry level homes, we do a lot of these middle housing land divisions and first time home buyer properties, I also served on the governor's housing production advisory committee, and I know there's a we're trying everything we can do at the city level to try to make this a little bit more accommodating and easier for us to do is great, while I think that this is a separate issue and I don't want to take away from what this is, and I hope that this this does pass, I would ask that we continue to keep delving into what we can do to make this better. There's still several issues, I actually worked a little bit with commissioner Mapps office directly on another issue that's somewhat related to this, but, is one directly with the water bureau and issues surrounding, utility, water service and utilities on these mill housing lots and the land division process and some of the cost and complications that go into it, there are a lot of things we've done to make this whole process better, but there's still a lot of things we can do to continue to make it a lot better, and my particular, my particular issue, I was able to resolve, but it took quite an effort to do so. And, it's one where I think that the code should be able to be changed to ultimately get better. The bureau environmental service made this change, allowing for shared, utilities via a common easement, and I and bureau of environmental services did a great job on that, water bureau has been a little bit slow and a little less sticky on that to try to resolve that issue. There's also continued issues that we've faced on, separately dealing with, other issues like, building coverage and how it relates to, and how it relates to this. The floor area ratio in new construction and then also some just issues around utilities and pbot and whatnot. So I think I heard from

morgan the last time I spoke to him that there's an ongoing conversation specifically on how to do more middle housing and middle housing land divisions, and some of the roadblocks surrounding those things. So, I wanted to use this opportunity to just, you know, to say that I think that there's more that we can do to continue to make this better for us to do more middle housing. So I appreciate the time and happy to answer any questions. And happy to follow up offline with anybody who has any more questions. But thank you.

Speaker: Commissioner Mapps,

Speaker: Well, I want to thank mr. Wood for, testifying today. And I will tell you what I think I'd like to do is talk to donnie and priya to get some perspective on how we can follow up on some of the concerns, that justin brought up. First I want to say, I'm delighted. Great work, to the dca, in charge of infrastructure. I'm really delighted to see that you were able to work with, mr. Wood to kind of resolve some of his immediate concerns, but, I think he's also voiced, some concerns about, or aspirations about how we could be better in this space. I have been haven't been tracking this on an hour to hour basis, the way I'm sure you two have been, can you give us an overlay of what opportunities might still be on the table, especially in the infrastructure space, to help us get better? Or help us remove some barriers to, especially bringing on new housing,

Speaker: Thank you, commissioner Mapps. For the record, I'm priya nepal, the dca for public works service area. And like commissioner Mapps, this came to my attention recently and I want to acknowledge the excellent collaboration between the two of the cities, service areas, public works and community and economic development, specifically the water bureau and the bureau of planning sustainability for the quick response and flexibility yesterday in addressing your request. Justin, this is a great example of how a new form of government will work

together moving forward, the water bureau plays a crucial role in servicing and maintaining over 190,000 water meters and ensuring continuous access to clean drinking water for our community. They also understand firsthand the challenges property owners may face when, during, during disruptions to water access and the significant cost they may have in repairing service lines and properties affected by the breaks, I commit to working closely with my colleague danny oliveira to ensure that public works supports his team's efforts to expand affordable housing options for all family types, and this initiative is critical in meeting both city and state goals. And we are committed to making meaningful progress in this area, during the next recap, the regulatory improvement code amendment package, I will be reviewing this policy with my dca partners and leadership, and I think it's essential we strike a balance that meets city's building needs while ensuring the water is serviceable, so we to answer justin's response. In short, we will be definitely looking into this and considering his input while we do the next evaluation,

Speaker: Great. I'd love to hear from donnie too, but I want to just circle back. And I think we just did recap a couple of weeks ago. So recap will come back in a year or sooner than that.

Speaker: And, donnie oliveira, for the record, thanks, commissioner, for the question. So you all just adopted, recap ten in June. Thank you so much, staff is working on working with the permitting development group to get that an effective date of October 1st, and then it is in the work plan to pick up recap for number 11, but just for context, recap ten was funded by one time funding, so we had to maneuver within the bureau's budget to ensure that's ongoing resources so that was a work in progress. I feel comfortable led by sandra, that recap 11 will pick up this fiscal year at some point. But not just that. Justin alluded to the work that that, the study that morgan was referencing around middle housing, all unlocking

housing across all zones is a priority for the bureau, not just bts, but of course, housing. As we heard earlier, there's so much housing to solve for across all income levels. It's going to require the partnership with the infrastructure bureaus as well. But to answer your question, commissioner Mapps, there are several pathways that we're looking at to bring additional code updates, looking at smoothing out the pathways through permitting, of course, but also unlocking, as morgan so eloquently put, the land availability for more housing. So to answer the question directly, yes, we are actively looking at different pathways.

Speaker: Okay. And how about like, I don't know if justin's if justin's still on the line, and I won't call him out, but what promises, if any, promises, can I make to justin today in terms of at least our ability, our we're going to look at the especially in the utility infrastructure space. We're going to look at it. And hopefully by June of next year, we will have at least given it our due diligence and maybe have an opportunity to bring something forward. Maybe.

Speaker: Yeah, i'll start with the well, I would just introduce, morgan tracy, for the record, in our conversations with the staff from the water bureau yesterday, they are in the active process of developing a policy to facilitate more shared meter, shared water meter services,

Speaker: But they haven't quite got there that fully adopted yet. So they're still working on that. But I think just sort of in the longer term trajectory in terms of middle housing issues more broadly, this is a brand new process that the state introduced to us two years ago. So all the bureaus have had to rethink their systems and standards, and we're beta testing as we go. And one of the, current projects that we're working on is developing another monitoring report for what's happening with the middle housing land divisions and middle housing, sort of part two of the residential infill project. And what what those obstacles are both on the

supply side and demand side. So a little bit more opportunity for Justin to contribute his thoughts through that process. And we'll identify more, enhancements as we go.

Speaker: Great, well, Justin, I don't know if you're still on the line, you know, this council will remain in place for at least, through the end of the year, if you have any questions about where the dialog is at, if you don't have a direct contact with staff, you can reach out to my office and we'll try to plug you into where the conversation is at. And I'll just and I also really appreciate your, your really constructive intervention into this space, I got one more quick, intervention here, and then I'll hand the floor back to, President Gonzalez, the recommendations around land divisions caused my ears to perk up a little bit. It made me think about our, friend and colleague, Nick Nichols, who owns the property out on Sandy Boulevard, maybe 113th, I don't know, or probably no one at this table is directly dealt with him. But certainly council offices have. Mr. Nichols testified before council about two weeks ago. He wanted to subdivide his property at 100, and I think he's basically 113th. And Sandy, frankly, he's been working on it for about ten years, or he and I have had this discussion for about ten years. I'm hopeful that, some of the policy updates that we are looking at might, help his particular situation instead of having you, unless someone has an immediate response to Mr. Nichols' immediate concerns. I won't ask you to intervene here, but I will ask my team. I got Jackson in the back room. Maybe we can reach out to Commissioner Rubio's office, and we can see how, the proposed changes that will come in place on October 1st might help, Mr. Nichols resolve some of his long standing concerns, which I do think that if Mr. Nichols could subdivide his property, he would sell it. And that would make way for some future development, which is part of the promise of what's happening here.

Really glad to see all the work that's been done here. And a really great presentation on a very complex set of issues, and that's all I have.

Speaker: President Gonzalez, do we have any further public testimony?

Speaker: No.

Speaker: We have heard from everyone who has signed up to testify at this time. Oral and written testimony is closed. Colleagues, do we have any further questions discussion about this proposal? Okay, unless I hear any interest in any amendments, we'll move the item to second reading.

Speaker: Thank you. I do want to say staff did a great job on on this one. I do appreciate it. And it's great to see, the city, the city administrators collaborate so closely and so collaboratively as a promising development.

Speaker: The item is passed the second reading to confirm the oral and written record is closed. The item is continued to July 31st at 2 p.m. Times certain Keelan does that conclude this afternoon's business,

Speaker: I'd like to ask a quick clarifying question. Is this just for the second reading in the vote? Yes, I don't know that it's necessary to convene it to just for the vote. I think we could do it at 1045 in the morning on the 31st, as a time certain as a time certain.

Speaker: Okay. So this item is continued to July 31st at 1045 times certain. Thank you. The next scheduled City Council meeting will be at 9:30 a.m. On Wednesday, July 31st. We are adjourned.