



October 23, 2024 Council Agenda

5788

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

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Questions may be directed to councilclerk@portlandoregon.gov

Wednesday, October 23, 2024 9:30 am

Session Status: Recessed

Council in Attendance: Mayor Ted Wheeler

Commissioner Dan Ryan

Commissioner Rene Gonzalez

Commissioner Mingus Mapps

Council convened at 9:57 a.m.

Mayor Wheeler presided.

Officers in attendance: Maja Haium, Senior Deputy City Attorney; Keelan McClymont, Council Clerk

The consent agenda was approved on a Y-4 roll call.

Council recessed at 12:11 p.m.

Communications

890

[Request of Lew Church to address Council regarding Portland Gray Panthers](#) (Communication)

Document number: 890-2024

Council action: Placed on File

891

[Request of Jamal Dar to address Council regarding Portland Gray Panthers](#) (Communication)

Document number: 891-2024

Council action: Placed on File

Jennifer Young presented to Council for Item 891.

892

[Request of Cayle Tern to address Council regarding Portland Gray Panthers](#) (Communication)

Document number: 892-2024

Council action: Placed on File

893

[Request of Chelsea Cain to address Council regarding Portland Gray Panthers](#) (Communication)

Document number: 893-2024

Council action: Placed on File

894

[Request of Jeremy Smith to address Council regarding Portland Gray Panthers](#) (Communication)

Document number: 894-2024

Council action: Placed on File

Time Certain

895

[Government Transition Advisory Committee Report to Council](#) (Report)

Document number: 895-2024

Introduced by: Mayor Ted Wheeler

Time certain: 9:45 am

Time requested: 20 minutes

Council action: Placed on File

Consent Agenda

896

[*Authorize Intergovernmental Agreement between Portland Housing Bureau and Multnomah County to accept \\$500,000 to provide tenant assistance through the City Eviction Legal Defense Program](#) (Emergency Ordinance)

Ordinance number: 191921

Introduced by: Mayor Ted Wheeler

City department: Housing Bureau

Council action: Passed

Aye (4): Mingus Mapps, Dan Ryan, Rene Gonzalez, Ted Wheeler

Absent (1): Carmen Rubio

897

[*Pay property damage claim of Hannah Bauman for \\$8,599 resulting from a motor vehicle collision involving the Portland Police Bureau](#) (Emergency Ordinance)

Ordinance number: 191922

Introduced by: Mayor Ted Wheeler

City department: Risk Management

Council action: Passed

Aye (4): Mingus Mapps, Dan Ryan, Rene Gonzalez, Ted Wheeler

Absent (1): Carmen Rubio

898

[*Pay property damage claim of Ben Wintermute for \\$36,360 involving the Portland Bureau of Transportation](#) (Emergency Ordinance)

Ordinance number: 191923

Introduced by: Mayor Ted Wheeler

City department: Risk Management

Council action: Passed

Aye (4): Mingus Mapps, Dan Ryan, Rene Gonzalez, Ted Wheeler

Absent (1): Carmen Rubio

899

[*Pay settlement of Whitney Chase property damage claim for \\$40,016 involving the Bureau of Environmental Services](#) (Emergency Ordinance)

Ordinance number: 191924

Introduced by: Mayor Ted Wheeler

City department: Risk Management

Council action: Passed

Aye (4): Mingus Mapps, Dan Ryan, Rene Gonzalez, Ted Wheeler

Absent (1): Carmen Rubio

900

[*Pay settlement of Kenneth Mayer and Stacey Bridges attorney fees claim for \\$20,000 involving the Portland Water Bureau](#) (Emergency Ordinance)

Ordinance number: 191925

Introduced by: Mayor Ted Wheeler

City department: Risk Management

Council action: Passed

Aye (4): Mingus Mapps, Dan Ryan, Rene Gonzalez, Ted Wheeler

Absent (1): Carmen Rubio

901

[*Amend Intergovernmental Agreement with Metro for the Regional Aerial Photo Consortium to update not to exceed amount to \\$829,993 \(amend Ordinance 191761\)](#) (Emergency Ordinance)

Ordinance number: 191926

Introduced by: Mayor Ted Wheeler

City department: Technology Services

Council action: Passed

Aye (4): Mingus Mapps, Dan Ryan, Rene Gonzalez, Ted Wheeler

Absent (1): Carmen Rubio

902

[*Amend Intergovernmental Agreement with Metro for the Portland DOT Commute Program Strategy Development Project and appropriate \\$331,000 in FY 2024-25 \(amend Contract 30008626\)](#) (Emergency Ordinance)

Ordinance number: 191927

Introduced by: Mayor Ted Wheeler

City department: Transportation

Council action: Passed

Aye (4): Mingus Mapps, Dan Ryan, Rene Gonzalez, Ted Wheeler

Absent (1): Carmen Rubio

903

[*Authorize a contract with the lowest responsible bidder for 102nd & 122nd Ave Safety Improvements and Infill Lighting Project](#) (Emergency Ordinance)

Ordinance number: 191928

Introduced by: Mayor Ted Wheeler

City department: Transportation

Council action: Passed

Aye (4): Mingus Mapps, Dan Ryan, Rene Gonzalez, Ted Wheeler

Absent (1): Carmen Rubio

904

[Approve Council Minutes for September 4-25, 2024](#) (Report)

Document number: 904-2024

Introduced by: Auditor Simone Rede

City department: Auditor's Office; Council Clerk

Council action: Approved

Aye (4): Mingus Mapps, Dan Ryan, Rene Gonzalez, Ted Wheeler

Absent (1): Carmen Rubio

Regular Agenda

905

[Appropriate grant for \\$474,244 from the State of Oregon Criminal Justice Commission Organized Retail Theft Grant Program for retail theft missions](#) (Ordinance)

Ordinance number: 191946

Introduced by: Mayor Ted Wheeler

City department: Police

Time requested: 20 minutes

Council action: Passed to second reading

Passed to second reading October 30, 2024 at 9:30 a.m.

906

[*Pay settlement of the Estates of Kelsi Edmonds, Seth Thompson, and Robert Gremillion wrongful death lawsuit for \\$500,000 involving Portland Fire & Rescue and Planning & Sustainability](#) (Emergency Ordinance)

Ordinance number: 191929

Introduced by: Mayor Ted Wheeler

City department: Risk Management

Time requested: 10 minutes

Council action: Passed

Aye (4): Mingus Mapps, Dan Ryan, Rene Gonzalez, Ted Wheeler

Absent (1): Carmen Rubio

907

[Vacate portions of NE Alameda St and NE 58th Ave subject to certain conditions and reservations \(VAC-10138\)](#) (Ordinance)

Ordinance number: 191930

Introduced by: Mayor Ted Wheeler

City department: Transportation

Second reading agenda item 879.

Council action: Passed

Aye (4): Mingus Mapps, Dan Ryan, Rene Gonzalez, Ted Wheeler

Absent (1): Carmen Rubio

908

[Amend Code to align with the amended City Charter approved by voters in Portland Measure 26-228 \(replace City Code Titles 14, 18, 19, 24, 25, 31\)](#) (Ordinance)

Ordinance number: 191944

Introduced by: Mayor Ted Wheeler

City department: City Government and Leadership

Time requested: 1 hour

Council action: Passed to second reading as amended

Motion to strike Directive A and Exhibit A from the ordinance: Moved by Wheeler and seconded by Mapps. (Aye (4) - Mapps, Ryan, Gonzalez, Wheeler; Absent (1) - Rubio)

Passed to second reading as amended October 30, 2024 at 9:30 a.m.

Wednesday, October 23, 2024 2:00 pm

Session Status: Adjourned

Council in Attendance: Mayor Ted Wheeler

Commissioner Carmen Rubio

Commissioner Dan Ryan

Commissioner Rene Gonzalez

Commissioner Mingus Mapps

Mayor Wheeler presided.

Officers in attendance: Alan Yoder, Deputy City Attorney; Keelan McClymont, Council Clerk

Council recessed at 3:59 p.m. and reconvened at 4:08 p.m.

Council adjourned at 4:48 p.m.

Time Certain

909

[Approve the Third Amendment to the Lents Town Center Urban Renewal Plan](#) (Ordinance)

Ordinance number: 191934

Introduced by: Mayor Ted Wheeler; Commissioner Carmen Rubio

City department: Prosper Portland

Time certain: 2:00 pm

Time requested: 3 hours (1 of 9)

Council action: Passed to second reading

Passed to second reading October 30, 2024 at 9:45 a.m. time certain

910

[Adopt the Twelfth Amendment to the Central Eastside Urban Renewal Plan](#) (Ordinance)

Ordinance number: 191935

Introduced by: Mayor Ted Wheeler; Commissioner Carmen Rubio

City department: Prosper Portland

Time certain: 2:00 pm

Time requested: 3 hours (2 of 9)

Council action: Passed to second reading

Passed to second reading October 30, 2024 at 9:45 a.m. time certain

911

[Approve the 82nd Ave Area Urban Renewal Plan](#) (Ordinance)

Ordinance number: 191936

Introduced by: Mayor Ted Wheeler; Commissioner Carmen Rubio

City department: Prosper Portland

Time certain: 2:00 pm

Time requested: 3 hours (3 of 9)

Council action: Passed to second reading

Passed to second reading October 30, 2024 at 9:45 a.m. time certain

912

[Adopt the East 205 Urban Renewal Plan](#) (Ordinance)

Ordinance number: 191937

Introduced by: Mayor Ted Wheeler; Commissioner Carmen Rubio

City department: Prosper Portland

Time certain: 2:00 pm

Time requested: 3 hours (4 of 9)

Council action: Passed to second reading

Passed to second reading October 30, 2024 at 9:45 a.m. time certain

913

[Adopt the Sumner-Parkrose-Argay-Columbia Corridor Urban Renewal Plan](#) (Ordinance)

Ordinance number: 191938

Introduced by: Mayor Ted Wheeler; Commissioner Carmen Rubio

City department: Prosper Portland

Time certain: 2:00 pm

Time requested: 3 hours (5 of 9)

Council action: Passed to second reading

Passed to second reading October 30, 2024 at 9:45 a.m. time certain

914

[Adopt the Lloyd-Holladay Urban Renewal Plan](#) (Ordinance)

Ordinance number: 191939

Introduced by: Mayor Ted Wheeler; Commissioner Carmen Rubio

City department: Prosper Portland

Time certain: 2:00 pm

Time requested: 3 hours (6 of 9)

Council action: Passed to second reading

Passed to second reading October 30, 2024 at 9:45 a.m. time certain

915

[Adopt the Central Eastside Corridor Urban Renewal Plan](#) (Ordinance)

Ordinance number: 191940

Introduced by: Mayor Ted Wheeler; Commissioner Carmen Rubio

City department: Prosper Portland

Time certain: 2:00 pm

Time requested: 3 hours (7 of 9)

Council action: Passed to second reading

Passed to second reading October 30, 2024 at 9:45 a.m. time certain

916

[Adopt the Westside Urban Renewal Plan](#) (Ordinance)

Ordinance number: 191941

Introduced by: Mayor Ted Wheeler; Commissioner Carmen Rubio

City department: Prosper Portland

Time certain: 2:00 pm

Time requested: 3 hours (8 of 9)

Council action: Passed to second reading

Passed to second reading October 30, 2024 at 9:45 a.m. time certain

917

[Direct the City Administrator to bring forward action plans, amendments and review of Set Aside Policy in collaboration with Prosper Portland](#) (Resolution)

Resolution number: 37681

Introduced by: Mayor Ted Wheeler; Commissioner Carmen Rubio

City department: Housing Bureau; Prosper Portland

Time certain: 2:00 pm

Time requested: 3 hours (9 of 9)

Council action: Continued As Amended

Motion to amend the second "resolved" statement to replace "including centering" with "which must include":

Moved by Ryan and seconded by Wheeler. (Aye-Mapps, Rubio, Ryan, Gonzalez, Wheeler)

Continued as amended to October 30, 2024 at 9:45 a.m. time certain

Thursday, October 24, 2024 2:00 pm

Session Status: No session scheduled

Portland City Council Meeting Speaker List
 Wednesday, October 23, 2024 - 9:30 a.m.

Name	Title	Agenda Item
Ted Wheeler	Mayor	
Mingus Mapps	Commissioner	
Dan Ryan	Commissioner	
Rene Gonzalez	Commissioner	
Millicent Williams	Director of the Portland Bureau of Transportation	Pre-Gavel
Earl Blumenauer	U.S. Representative	Pre-Gavel
Keelan McClymont	Council Clerk	
Maja Haium	Senior Deputy City Attorney	
Jennifer Young	(Communications)	891
Lew Church	(Communications)	890
Destiny Magana-Pablo	Government Transition Advisory Committee Co-Chair	895
Bill Kinsey	Government Transition Advisory Committee Co-Chair	895
Terry Harris	Government Transition Advisory Committee Member	895
Juanita Santana	Government Transition Advisory Committee Member	895
Jane DeMarco	Government Transition Advisory Committee Member	895
Amy Randel	Government Transition Advisory Committee Member	895
Joshua Kraner	Lieutenant, Portland Police Bureau	905
Jonas Biery	Deputy City Administrator, Budget and Finance	906
Ryan Bailey	Deputy City Attorney	906
Mike Jordan	City Administrator	908
Diana Shiplet	Strategic Policy Analyst	908
Robert Taylor	City Attorney	908
Shoshanah Oppenheim	Charter Transition Project Manager	908
Terry Harris	(Testimony)	908

Portland City Council Meeting Speaker List
 Wednesday, October 23, 2024 - 2:00 p.m.

Name	Title	Agenda Item
Ted Wheeler	Mayor	
Keelan McClymont	Council Clerk	
Mingus Mapps	Commissioner	
Carmen Rubio	Commissioner	
Dan Ryan	Commissioner	
Rene Gonzalez	Commissioner	
Alan Yoder	Deputy City Attorney	
Donnie Oliveira	Deputy City Administrator, Community and Economic Development	909-917
Shea Flaherty Betin	Interim Executive Director, Prosper Portland	909-917
Chabre Vickers	Directory Equity Policy & Communication, Prosper Portland	909-917
Lisa Abuaf	Interim Deputy Director, Prosper Portland	909-917
Jessica Conner	Senior Policy and Planning Coordinator, Housing Bureau	909-917
Tony Barnes	Chief Financial Officer, Prosper Portland	909-917
Helmi Hisserich	Director, Housing Bureau	909-917
Kevin Cronin	(Testimony)	909
Michi Slick	(Testimony)	910
Duncan Hwang	(Testimony)	911
Nick Sauvie	(Testimony)	911
Jacob Loeb	(Testimony)	911
Andy Miller	(Testimony)	911
Zachary Lauritzen	(Testimony)	911
Barbara Geyer	(Testimony)	911
Sabrina Wilson	(Testimony)	912
Margaret Salazar	(Testimony)	912
Michael Lopes-Serrao	(Testimony)	912
Sarah Radcliffe	(Testimony)	912
Karen Wolfgang	(Testimony)	912
Terrence Hayes	(Testimony)	912
Corky Collier	(Testimony)	913
Alando Simpson	(Testimony)	913
Dr Paula Macfie	(Testimony)	913
Colleen Johnson	(Testimony)	913
Lily Burnett	(Testimony)	913
Candice Jimenez	(Testimony)	913
Cassie Cohen	(Testimony)	913
Lynn Felton	(Testimony)	913
Owen Ronchelli	(Testimony)	914
Gabriela Moreno	(Testimony)	914
James Parker	(Testimony)	915
Carolyne Holcomb	(Testimony)	915
Jill Sherman	(Testimony)	916
Gus Baum	(Testimony)	916

Name	Title	Agenda Item
Peter Andrews	(Testimony)	916
Cristal Azul Otero	(Testimony)	916
Andrew Hoan	(Testimony)	916
Saurav Palla	(Testimony)	917
Molly Hogan	(Testimony)	917

Portland City Council Meeting Closed Caption File

October 23, 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: Everybody, before we begin this morning's formal council session, I'd like to welcome on behalf of the entire City Council our representative Earl Blumenauer, congressman Earl Blumenauer. Good morning, congressman. Welcome. Thank you so much for being here today. Thank you so much for being here today. In honor of your many years of diligent service to the city of Portland, we've prepared a formal recognition document and a short preparation, a short presentation from the Portland Bureau of Transportation. But before we do that, we wanted to have the opportunity for my colleagues to say a few things that they would like to share personally. In addition to the formal recognition document that we've put forth, Commissioner Rubio could not be here this morning, but she asked me if I would please read her comments on her behalf. And so I'll do that. I'm sorry I can't join the council this morning. I will be at a rally with Americans for Contraception, an issue that I know is near and dear to congressman Blumenauer today. I'm honored to recognize his many decades of service to Portland, not only for his 14 terms in the United States Congress, but also for the impact that he made in the Oregon legislature on the Multnomah County Commission and right here on the Portland City Council. I've been so proud to be his constituent, but I'm especially proud to count him as a friend and as a mentor. Congressman Blumenauer is nationally recognized for his outspoken advocacy for transportation, equity, environmental

justice, cannabis decriminalization, and so many other important causes that affect the lives of all Portlanders. Slate. Once crowned him as, quote, the biggest bike dork in congress, unquote. And I was thrilled to join him in 2022 for the opening of the congressman earl blumenauer bicycle and pedestrian bridge, a vital connection that will remind future Portlanders of his profound impact on our community. Thank you, earl, for making Portland a greener, more equitable, and more thriving place to live. There will never be another leader like you. Those are the words of commissioner carmen Rubio, commissioner Mapps.

Speaker: Well, thank you, and I do apologize for being a little bit late today. I am honored to have this moment to recognize the remarkable career of congressman earl blumenauer, who has been a inspiration to me for decades. Truly, one of the reasons why I chose to a life of public service. And i'll tell you, since I've been on council, I'm in many ways I have had the privilege to walk in your footsteps as the commissioner in charge of transportation. You've done amazing work in the transportation space. I will tell you, for those of you who are relatively new to Portland, or much younger than i, earl is truly, I think, one of the founding fathers of the streetcar movement here in Portland. We are grateful for that. I also want to recognize the congressman for his life spent advocating for the people of Portland. Everything from his early days in the legislature to the Multnomah County board of commissioners, to this City Council. And as we've heard, as a member of congress for nearly three decades, the congressman has been a leader and advocate for transportation, environmental protection and public health. He has championed mass transit and bike infrastructure long before those were popular issues. And today, Portland is very much a model for cities across the nation. And we owe that to you, sir. So thank you so much for everything that you have done. I will also recognize that the congressman has shaped national conversations around health

care and ending the prohibition against marijuana. And in addition to all that, we know that there is something unique and special about the congressman. He brings a personal touch to his work, everything from his bike pins, which we are all wearing today, to the fruit cakes he bakes, to his authentic love for our city. And as the congressman moves on to the next chapter in his life, I want to thank him for everything that you've done for our city, and we look forward to working with you at psu.

Speaker: Thank you. Thank you, commissioner Mapps. Commissioner Ryan.

Speaker: Yes, good morning, congressman blumenauer. It's so good to see you. I want to thank you for your decades of service. You've got so much vibrancy to this city, and it really does go back so many years because you were in one of these seats and following your career has been as a fan boy at one time. And then then I got to know you as the human being that you are. And that's the part that i'll probably focus on the most. I did try to tie a bow tie this morning. I was a complete failure. I even had those youtube videos. So anyway, I respect you even more for doing that every day. I have one that I clearly never use anyway, I digress about bow ties, but the truth is, you brought a lot of fun to this role of public service. You've allowed Portlanders to be their best selves wearing our bike pins, and when we go back east and such people, people recognize them. When you're in Washington dc so they know you're from Oregon and you're connected to congressman blumenauer. I didn't know that until recently, actually, when I experienced it. But I also want to talk about some of your legacies that maybe don't get as much attention. When I was the ceo at Portland schools foundation, that became all hands raised. I found out shortly after taking the position that you were the reason we had that big event every year. It used to be called hacks and flacks, and you knew no matter what your role was, that our public schools were always need to be

a priority. That's always our long term economic plan, is seeing our students and really getting them from cradle to career. And you just understood that. And you also were a data geek like me. So every time we'd meet, you really didn't want to talk about anything but the data. So I learned that I always needed to bring that to you. And the reason you liked it is because it allowed you to really see what was going on and how we were having impact. And so I understood that you had such a through line to your service. And I always did really appreciate that. Another story I want to share, this is one you don't know about, but a dear friend lives in southeast Portland, and her child was at that age where they were learning to ride a bike. So I don't know, 4 or 5. They were outside riding their bike and you were watching them do that with their dad and you were on your bike. Of course, I was like on a Saturday or Sunday and you stopped and you talked to the child for a while. So I came over about a half hour after you left and they were just buzzing. And I think that that's what people don't always see is irl, the human that's just connecting with Portlanders. And I just really do see that and appreciate it. Another one that I just want to share real quick was the fact that you've been such an advocate for the queer community, and you showed that just recently, with the dedication of rivlin stadium and as a place where there was a league that went way, way back and it was a gathering place for basically Portland's lesbian community as well. And you understood those roots and the value of that. And so that's just another example of what makes Portland. Portland is the nuance and is getting out there and seeing what brings joy to Portlanders heart and connecting with that. And i'll end with this. When I first was sworn in, in September of 2020, it was probably the most challenging time in our city's history. And you were calling me quite a bit. And I really enjoyed it. And I got to know you as more of a mentor and a big brother friend, and you gave me such sage advice, and you talked me through a lot of

challenging decisions that were coming up, and you were able to look at all sides of the issue and really just reason with me and be very rational. And so I want to thank you from the bottom of my heart for your mentorship and your service. And I'm just so happy for you and your family and whatever this next chapter holds. And you will be missed in this role. And I know that your next chapter is going to be something big and wonderful, no matter what it is, and I look forward to being a part of it in any way that I can. Thank you so much, congressman blumenauer, for your years and years and years of public service to our great city, our great state, and our country. Thank you.

Speaker: Thank you, commissioner Ryan. Commissioner Gonzalez, congressman blumenauer, I would like to echo the comments of my colleagues.

Speaker: Our time together is not overlapped quite as long as many of the other folks up here. However, the deep imprints you've left on the city and your half century of service cannot be overstated. Honestly though, what excites me the most is what the future holds and your future contribution is the opportunity to partner on shaping the future of our city by leveraging the lessons of the past, recognizing the current opportunity, our collective endeavor is how to lift a spirit of a city at a historic inflection point. And I look forward to witnessing and partnering with you and building the blueprint for the city for the next 50 years. Thanks so much for being here.

Speaker: Thank you, commissioner Gonzalez. And now I'm going to turn it over to the director of transportation. Director williams is here. And number one, she wanted to be here. And number two, earl, as we're all keenly aware, some of your greatest contributions, both locally and nationally, have been around transportation. So we thought this would be a really appropriate segue into transportation. Welcome, director williams.

Speaker: Thank you so much. Mayor Wheeler. Members of the council and congressman blumenauer, it is my delight to be here this morning. My name is millicent williams. I am the director of the Portland bureau of transportation, and I'm proudly serving in that role with a thousand people who know your work, respect your work, and thank you for your work. There are any number of examples of how you've shown up in support of not just the bureau, but the city, because you have a human centered approach to problem solving. You see the problem, you see the need, you see the people, and you work to ensure that we're applying the solutions to the problem and not creating more problems by finding ways to make things difficult. In most recent years and especially in the past year and some months that I've been with the bureau, I'm pleased to be able to state that you're seeing the problems, you've heard the challenges, you've heard the concerns, you've seen the carnage on our streets, and you sought to advocate for ensuring that we had the appropriate levels of funding to do the really, really hard work in those really, really challenging, challenging parts of our community. And so the opportunity that we have to see 82nd avenue into a new iteration of vitality and community is because of your contributions, because of your advocacy. 102nd avenue, another street where we've seen challenging situations over the years. You have determined that that's where we needed a spot investment 122nd avenue and first and second and third and fourth and every city in the street. A city in every street in the city is touched by your influence. I often had the opportunity to speak with you about what's going on. You asked me, how are things going, you ask? You ask us how you can be helpful. And my hope is that you would just continue to be able to serve as that beacon of hope and encouragement for our staff, many of whom have stated that the reason that they got into urban planning, the reason that they got into safety engineering, the reason that they want to work for the city

or for the state or for a county is because of the way that you have transformed the transportation space. So yes, it's transportation, but it's people, it's community. And it's our honor and our pleasure to be able to honor you today, commissioner Ryan spoke to the bow tie, and we believe that one of the ways that we've been able to tie the impact of your influence on the city together and with a with a bow is with the blumenauer bridge. That is a shining light. We have people in the city today from all over the country talking about vision zero, one of the projects that they're going to be able to see and walk and if they choose to ride, will be that ped bike bridge that's there just off of seventh avenue, creating a critical connection. That's what you do. You create critical connections. And for that, we are incredibly thankful and we are forever in your debt. And so on behalf of the 1000 people that served the city proudly as employees for the Portland bureau of transportation, as a representative of the city and the 600,000 plus people who live here, we want to offer you this street sign. No, you can't put it anywhere you want to. But we do want to make sure that you know that the blumenauer way is quite a way. Okay. All right. You can just. I'll put it back in the where?

Speaker: In my neck. Yeah. There you go.

Speaker: Your bike pin. Yes. Okay. And then we also have the resolution that the City Council has crafted and shared. We will be handing this to you, but it is signed by our beloved mayor ted Wheeler. We thank you. Thank you, thank you, thank you, thank you.

Speaker: So I am going to read the document that director williams has in her hand. And then just to prep you, I'm going to give you the last word here today. Whereas congressman earl blumenauer, having served his community for more than 50 years as a Portland City Councilor, Oregon state representative, Portland community college board member, Multnomah County commissioner and united

states representative, has dedicated his life as a public servant to helping build innovative, sustainable and livable communities. And whereas congressman blumenauer has been a strong advocate for sustainable transportation and green infrastructure development, has helped secure funding for mass transit, including establishing the first modern streetcar system in the country, and has successfully fought for safety improvements throughout our transportation network. As a visible champion of vision zero. And whereas the congressman has been a lifelong champion of bicycle commuting and safe bicycle infrastructure, leading the development of Portland's first in the nation bike master plan that laid the groundwork for Portland to become the best bicycling city in the united states, culminating in the recent dedication of the earl blumenauer bicycle and pedestrian bridge. And whereas congressman blumenauer, his vision for transforming 82nd avenue from an orphan highway to a vibrant and safe connector of community as served as a guiding north star that is now yielding public investments that are transforming the entire corridor. And whereas congressman blumenauer has been a leading proponent of equitable infrastructure development and an instrumental partner in the effort to restore and revitalize lower albina through his leadership to secure funding for the reconnecting albina planning project, the broadway main street project, and the i-5 rose quarter improvement project. And whereas congressman blumenauer has long been a champion of environmental protection, including leading efforts to declare a national climate emergency, pass the green new deal and promote conservation and recreation around mount hood and the columbia river gorge. And whereas congressman blumenauer has been a national leader for decades in the effort to reform our cannabis laws to be more equitable, creating economic opportunity and access to alternative health care rather than criminal punishment. And whereas earl blumenauer is now retiring from congress

after faithfully serving the constituents of Oregon's third congressional district with distinction for 28 years. And whereas in his next chapter with Portland state university, congressman blumenauer will continue working tirelessly to make Portland America's most livable city. Now, therefore, I, Ted Wheeler, mayor of the city of Portland, Oregon, the city of roses, do hereby acknowledge and celebrate congressman Earl Blumenauer's unparalleled career of service to our community and express the eternal gratitude of the people of Portland. Thank you, Earl.

Speaker: Well, thank you very much. Usually you have to be dead before you have a moment like this. And fortunately, I'm still with you. And to Commissioner Gonzalez point, I'm looking forward to working with all of you on what is next for our community. It was my great honor to serve on this council. It was one of the most formative periods for me. It was very rewarding in terms of the relationship with the citizens of Portland. And you know, you know better than anybody the challenges and the joys of that connection. I have made clear that you've gone through the most difficult period of any members of the Portland City Council. I mean, I spent ten years. We had our ups and downs and challenges, but nothing I face was similar. For example, for you, Mayor Wheeler and you've all been in the midst of this, and I deeply appreciate your perseverance. We wouldn't be where we are today without your following through. There are all sorts of people that I hope in my next life that I'll be able to try and focus on who got us here, the my predecessor, my colleagues on the City Council, Bud Clark, the most unsung hero in Portland's history, an amazing human being. Mayor Katz, Gretchen Kafoury, I mean, the honor roll of people who preceded us is impressive. We've still got Mike Lindberg kicking around. And then there were citizens who made the difference. The Bill Naito's Greg Baldwin, Tom Walsh, people who were truly giants and who

were partners with us and i, I'm honored to have had a chance to do some work with them. There are elements that I hope we're going to be able to focus on that have not been appreciated. I am proud to have been part of an effort that reallocated responsibilities between the city and the county, and stabilized finance for a decade in an era of cooperation, which is always important. We manage the largest unsewered urbanized area in the united states that forced people of east Portland and Multnomah County to pay twice because of the failures of some county commissioners in the 50s and 60s. Those were challenging times, but they were exciting. And the city employees, the managers, the citizen volunteers were there with money, chalk and marbles. And we're all the better for it. So I thank you for the recognition. I thank you for the partnership, and I thank you for the opportunity for us to think about how we, in a interesting new era, how we build on those past experiences to help Portland move forward. Thank you very much. Thank you. Makoto.

Speaker: Yeah? Could we get a photo with you?

Speaker: I would be honored. Great.

Speaker: We'll just come. We'll come over there. All right.

Speaker: Yeah. Of course. Don't go away. I want that sign. Okay. Do you want your sign? Oh.

Speaker: Oh, yeah. Definitely. Hold the sign.

Speaker: Sure. Wow. Good. Thank you. Thank you very much.

Speaker: Thank you.

Speaker: All right. Good morning everybody. This is the Wednesday, October 23rd, 2024 morning session of the Portland City Council. Keelan. Good morning. Please call the roll.

Speaker: Good morning. Mapps here. Rubio Ryan here gonzales here. Mueller here.

Speaker: Now we'll hear from legal counsel on the rules of order and decorum. Good morning.

Speaker: Good morning. Welcome to the Portland City Council to testify before council in person or virtually. You must sign up in advance on the council agenda at [Portland.gov backslash council backslash agenda](https://portland.gov/backslash/council/backslash/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 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: All right. First up, communications. First individual. Well, actually, Keelan, I think these folks may want to all come up at the same time. Is that correct?

Speaker: I actually have pasted what the clerk said a couple process questions. It sounds like from the last time you came twice, we could substitute people, but it sounds like we're going back to the way it was. We can't substitute anyone. Is that correct?

Speaker: I asked him to ask the presiding officer if people who are not on the agenda could testify.

Speaker: It's okay. We're just clarifying. Are they here? No. A couple people are going to phone in. One person broke her ankle in two places, but, sally, look, look, ordinarily, the answer is no.

Speaker: Sure, but you guys come in regularly. We try to stay on point. You stay on time. So because of past excellent behavior, I will make this exception.

Speaker: We believe in excellent behavior and appreciate that you came and talked to us at Portland state for an hour, and I enjoyed it thoroughly. So we apologize for the disruption. You might not remember that, but there was a person that kept disrupt. But I think it wasn't your fault when your staff people and we figured out it wasn't my fault if Keelan if you could read 888 91, 892, 893 and 894, please. Jennifer young is one of our best, longest volunteers. And she was trying to phone in at 930, so she might have phoned in if she doesn't, that's fine. The second process question. Ted. Sorry. Yep. We originally booked like we usually do 15 minutes. I can just do three minutes if that works. If I'm the de facto designated hitter. But if I go over, is that okay? Or just tell me, well, either way, what I would do is if how many people do you have to speak? I'm designated here because we couldn't figure out the process. So it's just one in person.

Speaker: Okay, i'll tell you what. Since you have the entire communications platform will give you five minutes.

Speaker: That's fine. Thanks, tim. So good morning. No.

Speaker: One second. I need to read the title.

Speaker: She has to tell us to read it.

Speaker: She has to read. Sorry.

Speaker: 890. Request of new church to address council regarding Portland gray panthers. 891 request of jamal dar to address council regarding Portland gray panthers 892 request of kale turn to address council regarding Portland gray panthers 893 request of chelsea kane to address council regarding Portland gray panthers request of jeremy smith to address council regarding Portland gray panthers. We do have someone online. Let me see jennifer.

Speaker: Maybe grandfather. I was going to give you the list. It could be Seattle.

Speaker: Who who is online for these items? Jennifer young okay, so jennifer can go first if that's all right okay okay okay.

Speaker: So we'll let jennifer speak for three. We'll give you five. And I want to be very clear. This is a rare exception. No it's fine.

Speaker: Exceptions are fine. Even not having any exceptions is okay.

Speaker: Go for it.

Speaker: Go ahead jennifer. All right.

Speaker: This is regarding the fastest growing demographic and public housing. Housing that is owned outright by the government, and housing paid for subsidies from public funds. And that demographic is senior women and specifically about safety. All new buildings need to have security security cameras installed as part of the build. This includes cameras in all stairwells, hallways, elevators, entrances outside the building, monitoring mailboxes, and parking lots. And I'm speaking to this because it's been an issue. There needs to be a contract with the company for maintenance on the camera system, and the nonprofits operating the system. Also, they need to agree that the cameras are there for tenant safety. Where I live now, when a crime occurs and you have a time stamp calling the property manager to check for footage, you don't get a call back. And there is nothing in writing that says a property owner must call the police. Cameras become just a tool for the

corporation providing property management buildings in the Portland, Oregon area are being built and staffed for a population that hasn't existed since the 1970s. Even transitional housing is independent living and independent is in quotes, which means properties aren't staffed at all. And this is huge. People are being scraped off the street, placed into housing where their preexisting needs exceed the level of staffing of independent living tenants with mental health issues, among many other problems. Make threats and act on those threats. None of these public housing buildings or publicly funded, privately owned housing are required to have a violence policy. As it has happened in my building, all the property managers have to do is have a staffing turnover and all the problems and problem tenants are returned to baseline. There's no history, no consequences for violent and violence. Speaking tenants. There needs to be a zero tolerance policy to threats of violence and violence itself. Without a mandate to develop anti-violence policies. Housing for those at the lower end of the incomes and the upper ages, demographically speaking, and specifically senior women, public housing continues to be threatening. There is no overarching agency that monitors private nonprofits that are in the housing business.

Speaker: You have 30 more seconds.

Speaker: Home forward is only interested in the buildings it owns. Outright fair housing is just a concept. Even age is not listed as a protected class when it comes to fair housing complaints. It isn't safe here in Portland, Oregon for older women and i'll stop there.

Speaker: Thank you. We appreciate your perspective. Oh, commissioner Mapps.

Speaker: I'm sorry, are you going to talk about the same topic, or are you going to move on to a different topic?

Speaker: A bit of both.

Speaker: Let me just intervene here. I want to thank the citizen who just testified about the importance of Jennifer. Jennifer. Thanks, Jennifer. Jennifer, thanks for being here today and thanks for your testimony. Based on everything I have learned during my time on council and frankly, during my time before I was on council, Jennifer is pointing to a salient and important issue, which I actually do hope that at this point, probably future councils lean into. I think this is something both the city should look into and the county should look into. I think we all know people on the lower end of the income scale, and folks who are up there in age a little bit, who are living in subsidized units, who frankly do not feel safe. I think a lot of us have also heard the challenges that many operators of these facilities are having securing insurance because of unsafe practices in this building. Humanity and just good public service requires us to do better. And I hope that that is something that elected leaders lean into in the coming year. Thank you.

Speaker: Thank you, commissioner Mapps. Commissioner Ryan.

Speaker: Yeah, I just wanted to thank Jennifer as well. And my time as housing commissioner. Jennifer, I heard this frequently from those receiving the awards and from tenants, and I would mention it frequently to the industry. And it was not met with a lot of urgency. And so your, your voice and your points that you're making are so important to be discussed and to then take action. So thank you. Keep being a strong advocate for the truth, because we all know that we need more safe housing for our elders to age in place. I really appreciate you. Thanks.

Speaker: Thank you commissioner Ryan.

Speaker: Okay, I'm Lou with Portland Gray Panthers. Eddie, Sally, Jennifer and Cheryl are four of the women who are on our list. We've made up new buttons. When Cheryl started volunteering safe housing action project, my experience with tenant rights and housing was I was a Vista volunteer in Macon, Georgia with SCLC, Doctor King's

nonprofit, and that was my title from the federal government of with action tenant rights and housing at Portland state. When the administration was unresponsive to student tenants. We organized a rent strike front page of the Oregonian. We did a secondary boycott blitz beer at the time was on the board of directors. So tenant rights and housing, especially the role of women in housing for elders and others, is really vital. And one of the two things we've spent most time, energy and resources on, along with the walmart boycott to end gun violence, which equally affects vulnerable targets. Elders school children and something we've asked City Council candidates if people have asked about gun violence and this may be true for all of you who are running again, very much about gun violence, but we think that's a vital issue as well, because we had this process question of who could talk today, I'm de facto designated hitter like I mentioned, and I brought 3 or 4 different angles of things to try to emphasize. So and my voice is a little off today. So i'll try to hit some of these Portland gray panthers formed as a 501 c3 a few years ago. We are both a c3 and we added a political action committee, which is approved by secretary of state. This year. We've had 80 plus of the City Council candidates come and talk to us at Portland state. We appreciate that congressman blumenauer is going to move to Portland state. We hope to have justin, who just talked to me, have earl come and talk on what his experience is. I should say that of the federal government, elected officials, earl, is the person that we were able to talk to in person when he was in Portland with six of us on gun reform, just him and us for a half hour. So we appreciate that as well. When I first got to psu, I had a work study job for the planning bureau, city of Portland. I used to be a worker for the city, and it was developing not quite 100 years ago. The first bicycle map there were four of us were work study students who rode our bikes around Portland to cover the quadrants of the city in terms of where cattywampus storm drains were, what

might be good routes that were not like real traffic heavy issues. I also worked at epa in north carolina, the research triangle park. The department I was in was mobile sources. Emissions research branch, which ties into environmental protection and ties into de-emphasizing car culture and carbon usage, and overuse. So for things I want to try to cover, I appreciate ted giving a couple of minutes extra. I should probably talk about the election. This is what most of our time and energy has gone into. We appreciate that carmen is talking to the Americans for reproductive rally this morning. Our pac has endorsed carmen for mayor and think she's the most qualified, the most experienced and the most competent, competent candidate. Other people that we've endorsed for district for pac panthers has endorsed lisa freeman, sarah silky and mitch greene. Lisa worked for the us aid agency for international development for ten years, and a dozen global south countries. She comes with the most conflict resolution experience of any of the 80 plus candidates Portland's been called a conflict zone for too long. Sarah silky and mitch breen personify values for community safety, housing and a green economy, not simplistic right wing ideological attacks against workers who've been priced out of housing. Renee in district three. Panther cbo, angelito murillo and tiffany lane as leaders badly needed now for a better, inclusive Portland. Chris flannery in d three brings a vast worker and labor advocacy experience for everyday people in district one. Panthers believe candace avalos with verde and steph ralph at Portland state are good leaders that will be excellent members of the City Council. We also support cal turner, who came with us last time. He's with works for piano. He's on a school board district in reynolds and we would like to see caleb get on council as well. Who else should I mention? Michelle de paz, alana patel, ginny. Jennifer. Park, debbie. Kitchen, marty. Glickman, nat. West with 30s left are also people that we've endorsed along with for congress maxine dexter and

janelle bynum. We also brought this thing in. I appreciate the 19 seconds that are left, but we support the current movement. I think rcp and seiu are working on it called don't rank. Renee and we think don't rank renee is really very vital to electing a competent, experienced leader to City Council, not someone who's on the ideological right wing. Thank you.

Speaker: All right. Your time is up. Thank you. And that's always a joy, lou. Always a joy. And that completes communications consent agenda. Any items been pulled off the consent agenda? No. Please call the roll maps.

Speaker: I. Brian, I Gonzalez, I Wheeler.

Speaker: All right. The consent agenda is adopted. First time certain item please. Number 895 government transition advisory committee report to council as you know colleagues over the excuse me, as you know, colleagues over the last year, the Portland police bureau has been partnering. One. No, I'm of course I'm not. Hang on for a sec. There it is. I went to zero five instead of 95. All right, now you've got it right. Colleagues were joined today by the current co-chairs of the government transition advisory committee, otherwise known affectionately as gtac. Destiny magana pablo and bill kinsey. They are here to share their updates on their work. Now, just as a reminder, we appointed this advisory body back in March of 2023 to advise the city on implementation of the voter approved charter amendments. Gtac will also advise the new council as well, because their service lasts through March of 2025. This item is a presentation with plenty of room for questions and discussion. There is no council action requested. With that, i'll turn it over to destiny and bill. Thank you for being here and thank you for your patience this morning. Thank you, thank you.

Speaker: Clerk could you please pull up the presentation? Thank you so much. Good morning, mayor and commissioners again. My name is destiny magana.

Pablo and I currently serve as co-chair of the government transition advisory committee with Bill Kinsey here. To my left, the GTAC is made up of civic leader volunteers with diverse experiences and expertise, and we will be serving until March of 2025. So with the new council and new mayor and new government, and in effect, our task is to ensure the effective and efficient implementation of charter reform, to engage the public and to provide strategic research, informed advice to the city. We are passionately united in involving as many Portlanders in the successful transition of government, and there has been two constants in our work the first being community education and engagement. And that includes our voter education efforts. The second is to provide advice to city leaders in this transition. I'll briefly touch on those, but then Bill here will share our work over the past year to develop the recommendations to city leaders of this new government. We have a short presentation, less than ten minutes, that provides an update of our work, and then we look forward to having a discussion with you. We are joined here by a handful of our amazing committee members, who are also available for discussion. For your questions. We do ask that you hold your questions and comments until the end of the presentation. Next slide please. Thank you. So the GTAC serves as the main public engagement body for this transition. Since our appointment, we have reached thousands of Portlanders. We have provided 120 community presentations on the new form of government and this new election system that includes more than 50 neighborhood associations. And then also more than 40% of our community presentations have been done in partnership with communities historically left out of city hall. Decision making. Next slide please. Thank you. The GTAC serves as the main public engagement body for the transition. Since our appointment, we have. That's the same one I didn't change next slides. Okay. Throughout the transition us as GTAC. We have provided both informal and formal

advice to the city leaders currently in the transition. Our informal advice has been given in public meetings, but without a formal vote from gtac areas of advice have included things such as the transition work plan, the transition community engagement plan, the code 3.02 on council organization and procedures, the voter education plan, the transition budget, and also how to evaluate the transition project and its effectiveness. Our formal advice we have given as gtac. We voted on four items that we deemed under our purview, such as council staffing, district offices, community engagement, and also the onboarding of new city leaders. At the same time as we were advising current city leaders and educating and engaging Portlanders, we were developing recommendations for city leaders of the new government. Next slide and I will pass it over to bill to provide the overview of the recommendations. We voted for last month.

Speaker: Thank you, destiny, and thank you, mayor. Commissioners, city attorney, city administrator, clerk, and staff. Thank you. The gtac reviewed with regard to our recommendations. 20 similarly sized cities with governments comparable to that envisioned by charter reform. And we identified the biggest governance opportunities for Portland and its residents and how residents can best engage with the new government. Our recommendations fall into four categories, which one can see on the slide. I'll highlight some of the recommendations, but due to time limits cannot review all of them. Our full report, however, is quite readable and it provides a constructive list for the soon to be elected officials. We encourage folks to read the document linked on this slide and also, if one asks, we can email everyone a copy. Let's go over those four recommendations. So next slide please. The first yes, the first category of recommendations is engaging with city government. And these are some of the highlights. One is established standardized engagement practices and centralized engagement with the city administrator's

office. Another is ensure elected offices have a centralized tracking system for community questions and request a third conduct. Robust community engagement to determine what programming Portlanders want in their new council districts. Also new, we recommend newly elected officials explicitly hear and address public input during decision making with regard to the tracking system or centralized tracking system. We appreciate the mayor's office in the use of, or piloting the use of zendesk. Zendesk is a customer service platform designed to better track and respond to community requests and questions. Next slide. The second category of our recommendations is setting up council in the new government. And this includes items such as the following. Ensure sufficient staffing for individual councilors. The council president and shared council operations. Another. Provide opportunities for council members to know each other and identify as a team and create council priorities. Also, we recommend develop a city wide strategic plan to set the city's priorities and guide budget development. We are cognizant that i, from prior attendance at a budget committee hearing, that funds are limited, and I think we all agree that the current funding for City Council is limited and it's difficult to find those funds. But we're happy to discuss this later. We support additional funds for staffing and supporting the new City Council. Next slide please. The third category of recommendations is setting up council committees in the new government and here we recommend establishing a relatively strong committee system that serves as the preferred method for public input. We recommend setting the number and composition of the committees to distribute the workload across districts, so that each district has comparable influence. Also, we recommend aligning committee topics to strategize or, you know, recommend or organize the committee topics according to legislative priorities. As the last two points express our recommendations on committees place importance on one.

Ensuring topics reflect legislative priorities and two enabling each district to exercise comparable influence. Next, slide. The fourth and final category of recommendations is participating in the city's new budget process, and this includes the following items. Improve engagement by sharing the budget or starting the budget process earlier and diversifying methods for input such as hosting district, budget, town halls. We also recommend improving communications through new and better feedback processes with the community and developing community relationships. Also, we recommend centralizing budget engagement in the city administrator's office along service areas instead of individual bureaus. Another high point is we recommend implementing the recommendations in the budget process transition report to the city that was submitted by equilibrium collaborative. As our recommendations in this category indicate, the government transition provides a unique opportunity to enhance community engagement in the budget process. That concludes the summary of our recommendations. So I'll pass the mic back to Destinee to close us out.

Speaker: Thank you. Bill. Next slide please. Awesome okay. So what's next. So for the five months that are remaining in our terms we will continue to educate and engage Portlanders and advise city leaders. The focus of our community presentations will naturally shift as we focus on the new form of government and how to access your elected officials, and to hear from Portlanders about their experience from this November election. Since it's so new. As discussed, we have many recommendations for future city leaders. So over the next couple of months, we do want to identify what we think are priority issues for them to consider early in their terms as they're making these decisions, and offer a roadmap on how to sequence the recommendations implementations. Mostly because we keep getting the question, what can we put off until later? So we acknowledge the constrained

budget year and would like to work with you. We have time with the new electeds at an onboarding session to share our work, which we are grateful and excited for. When the new council president is identified, we will brief them on our work and plan to deliver our final report to the new council. Our final report should be released in March of 2025, which is our last month of service. Next slide please. Thank you. And then the gtac would like to thank many people who have contributed to our efforts and the city's efforts, in particular, to you, the elected leaders who took the time to meet with us and engage in this discussion. Also, the transition team leadership and program staff who have provided us with a lot of information, guidance and important perspectives to our hard questions. Bureau leadership and staff who have made themselves available to answer these questions and also offer suggestions to our discussions and of course, to the gtags transformational staff team and superb individuals such as julia meyer, June reyes, guillermo rivas, guido salgado, katie alvarez and ruby dovi. Finally, the gtac is honored by and thanks the Portlanders who came to our meetings, who attended a community presentation, a listening session, or provided very impactful, useful, innovative input in many number of ways. We hope our work reflects and advance their interests, your interests and your concerns in shaping and forming this transition into Portland's future. We appreciate the council's time this morning, and we welcome any guidance you may have for us in our remaining time. And with that, I will pass it back to the mayor.

Speaker: Awesome. Thank you very much for that presentation. Colleagues. Any questions?

Speaker: I think there might if there's public I'm sure I do have a couple of questions, but that's a good that's a good point.

Speaker: Do we have public testimony?

Speaker: We have one person.

Speaker: Why don't we hear from that individual in case they need to skedaddle?
You can you go ahead and stay here okay.

Speaker: Faria anderson.

Speaker: Are they online?

Speaker: I don't believe so. No.

Speaker: All right. Great.

Speaker: Commissioner Mapps actually, commissioner gonzales has his hand up.
Go ahead, mr. Gonzales.

Speaker: Yeah, i'll go back to some historical pieces of advice. Going back to your February letter on staffing for council. And I'm just reviewing the table. It would be very helpful to, to us if there was a way to note in which City Council are our full time versus part time, and the only reason I thought of that question is one of my staffers was in another city where they had part time and sometimes that impacts the staffing model that you might use to support council members. So I just would that that would be helpful to know and kind of discerning what you're presenting here. Second, the I just wanted to make sure I'm following there's a column called centralized staff fte does that is that inclusive of the designated district staff person or exclusive of that. So you list ten for Portland under the new form of government, I just want to make sure I was tracking how you're breaking that down.

Speaker: Thank you for the question, commissioner. I let me talk is coming up. So maybe. Oh, yeah. Yes. Terry is one of the principal authors of our recommendations, so.

Speaker: Okay, run that question by me again.

Speaker: Maybe i'll start with the second question or the second part of it. So in your table one to your February letter, the centralized staff fte. And in the new form

you list ten. Just so I'm tracing this, is that ten include the district level staffing that is shared at mike's giving me a nod. So I just want to make sure I'm answering that. Yes okay. So in in trying to figure out okay, that's that's helpful because I think sometimes when I think about the fte per office individual counselor, I'm thinking is that district person is really 0.25. So actually it's really 1.25 per. And I'm not saying that's enough. I just want to be crystal clear. But the I think we have to wait and see how this actually operationalizes if they're really more centrally oriented or are they in fact being shared? I'm sorry, it's not 1.25, it's 1.33, right? Shared among three. And yeah, I think we have to kind of wait and see how that actually plays it out. Self out. So back to the first question though in understanding your table that is trying to understand which of these cities the council members are full time versus part time, I think we have that information and we can get that to you. That would be great. And I think there's broad recognition that we're we're lightly staffed here, and it's just really trying to calibrate with some of those, those variables and then comparing it to the, the mayor and city and council president staffing just so we can, you know, the next budget cycle, we're going to have to make some tough choices among a number of a number of things that need funding. So I just leave it at that, that would be great for that table. And then could you getting into your recommendations on community engagement, on the budgeting process? So i, I'm reading your summary here, and I just want to make sure I really understand what this what you think this looks like at an operational level. So you're recommending that this largely be under the city administrator? I kind of get that. But what what does that actually mean on the ground relative to what occurs now?

Speaker: I can try and talk to that as well. I think let me just top level here. This is a great opportunity to change things for the better in terms of engagement and the fundamentals. There are to do it earlier, do it deeper, make it more meaningful and

communicate better. And those are sort of the principles that that we have now on the ground. I think you started it yesterday when you talked about creating a trial budget for February. Time frame. That's something that other cities do. It puts it squarely in front of the public early enough to make comments and understand it and engage. While decisions are still possible to, to be made so that it's not in May or June where you're scrambling to get it done and nitpicking line items. So it's that sort of thing you have now districts where councilors can hold budget town halls in the district early on to get priorities early on from their communities in a in a completely different way. So it's a great time to, you know, to get past like, this is the way we've always done it into a new way. We're always going to do it. That is more infused with community engagement top to bottom, left to right, completely. Every element through the system.

Speaker: Got it? Well, I'll give you, you know, one of the critiques of the existing process that maybe cuts against part of what you're saying. Not all of what you're saying is that we engage with the backs early and then they kind of disappear, you know, and, you know, there's other issues there. We adequately staffing that. Or are we really fully committed to them. You know, and we create this expectation that they're going to have real you know, they're become functional experts on a particular bureau's budget. We listen to them early on, and then they kind of turn into pumpkins when the real decisions are made. That is a critique of the of the status quo. And they are really on the front. They're relatively early in the budget creation process, in a way. So I'm just I would just submit that as we're trying to reconcile, you know, different perspectives on when's the right time to engage with advisory committees or the budget as a whole, that you're aware of, that critique of the status quo that almost cuts the opposite? I'm not really sure where I land on this. I just wanted you to I don't know if you have thoughts on that, but I, we sort of

took a look briefly at the budget advisory committee structure, and it doesn't really work for anybody.

Speaker: And it's partly because of the way it is phased into the process and the fact that they sort of come on and then disappear when perhaps a more robust year round viewpoint of a service area would give them more insight and more ability to, to respond meaningfully. So we understand that that's something that needs work. I think there's some of us on gtac that would like to take a look at advisory committees budget and specifically. But also, I know you were wrestling with advisory committees to service areas generally. I think that's part of the we're interested in it. And if we have time to look into it, I hope we do.

Speaker: It looks like one of your colleagues is going to supplement here. Yeah, yeah.

Speaker: So yeah, just thank you. Yeah I need to yes. Thank you. My name is Juanita Santana. What? I would like to just add to the question, you know, answer to your question regarding community engagement. One of the specific recommendations is that the city needs to develop a comprehensive community engagement plan that includes all of the aspects of community engagement, including the budget development process, and that needs to be done up front before you know as soon as possible. So when we're talking about that, it's a and we the reason to be able to do it in the city administrator's level is because we need to have the authority, and because that creates a lot of changes throughout the structure, the way it's functioning. Right now. And I think that that the authority needs to be there to ensure that, because when we're talking about community involvement, you're talking about a cultural change within the system, the all of the functions of the city, because right now is not functioning. And so therefore, if it's not supported from the leadership level and there's no supported by the City

Council developing legislation, that and policies that are in writing in there, there, that change will never take place. So I just want to emphasize that. And so it's difficult to say how specifically each committee would be advisory for the budget will be implemented, but I think that is a process that needs to be very thought through. And again, by the leadership to do it.

Speaker: So a couple thoughts on that. I think that's a very helpful observation that commissioner Ryan can probably speak to most directly. I mean, there has been a fair amount of inventory of existing advisory boards undertaken. We have a decent view of that, probably a better view than the state has of all their advisory boards, which took multiple years for them to. And I'm not sure they're even confident in the count. One of the dynamics is some of these advisory boards get created years ago, and once they're created, they're really hard to get rid of. And yet there's still some expectation, even if leadership thinks they've outlived their benefit, it's just hard mechanically to get rid of them. And so one of the areas of sensitivity I have is that if something is really going to be an administrative executive advisory board, it should not be done in code going forward, because you got to give the ceo and the mayor flexibility to bring those in and out. But the legislative side of this is really fascinating. They separately have their own ability to create advisory boards under the new charter. And you have a committee structure. And so just staying on the narrow question of budgeting, which is super important, how do you all view the committees driving or not driving community engagement on the budget. So specifically the legislative committees, what do you envision under the new charter of engaging and informing the public in the area of their expertise?

Speaker: Yeah, well, we do have already did. I'm sorry, I have comments.

Speaker: Is it okay if I read these comments? Thank you. Juanita. So one of the comments that were shared from our committee member, zach, was that these advisory committees are historically poorly promoted by the city. So that was one of the comments that came forward. And also that these advisory committees aren't truly representative of the public and are not the groups affected by policies set forward. And so, one of the things that we acknowledged in our meetings and with the people when we were connecting with Portlanders and the city staff, is there's a lot of attention on Portland right now and the city government, a lot of great communication connections that we have made. Again, 120 presentations with so many community partners. Now we have districts. Now we have three councilors coming from neighborhoods, all across of our Portland. So how do we engage actual Portlanders outside of a committee? How do we promote the city taking that first step action of holding themselves accountable to a trial budget, putting it forward to the public, and then making space? And you know, accessibility to place comments on street safety, on housing safety, on, you know, parks and bikes like those those are the experiences that are reflective of the budget. And so thank you, Juanita, I apologize. I just wanted to put those comments in thank you know that's perfectly but in answering your question, I think that the this the creation of these districts creates the way and the facilitates the process to engage each of those districts through their representatives, because now you have three people in each district that can work with those communities and developing City Council towns or, you know, meetings with the communities to talk about the budget from the very beginning to engage them.

Speaker: So you already have the structure where the new changes that are being made are going to be implemented, and so again, then the details of how do we use those, those, those district city districts and the three representatives of each

district. How do we facilitate that process is going to be critical to really engage those communities. But I would like to say that in the research that we did, we looked into different cities. And how do they do their community engagement and one of the places that we found that is the best place that has one of the most progressive way to implement community engagement is saint paul. Saint paul, minnesota. And we contacted them and we talked to them about how do they implement it. And I was very I want to thank there's a there's a committee within the city right now working on that piece. And they a lot of the recommendations that are coming out are very similar to what the work that has been done in saint paul, minnesota. So there is a lot of potential and there's a lot of information that the committee has gathered and a lot of research completed that I think is needs to be. We're hoping that it will be listened to in. And if there's questions or need clarification that they will contact our co-chairs and we will work with them. Yeah.

Speaker: And I would just submit on the narrower question of budget, which is a huge question, but it you know, the election process is in fact a manifestation of budgeting priorities, right? I mean, the folks that you elect to sit on council are the clearest articulation of the populace's preferences on values and investment decisions. Now, it's kind of once in time. And so you're trying to figure out a dynamic way to continuously engage. But I just leave that on the table. And if I if I were to summarize what you've kind of said, you know, we've got district level ability to engage with the community on budget. We run through truly the districts geographically oriented. I continue to kind of wonder about the more substantive engagement at potentially at the committee level. And honestly, that's just for the next council to figure out. I mean, but to the extent you all give some thought to that, what is what's the best way to go ahead?

Speaker: I'll, I'll give a shot at that one. I mean, by state law, your budget committee has to be the entire council. But now that you're going to have what we hope will be other committees focused on legislative priorities that you've set through a strategic plan. And you and you currently have that right, it's economic recovery, housing, homelessness. You know, you have those sort of set, you have budget subcommittees that can take a look at the budget in the with the mindset of those priorities that are subcommittee that will be representative of each district with balanced workloads and balanced representation, and will be able to dive deeper and think, think deeper and access community deeper. I think that's the dream, and I think we're going to set it up that way. I mean, I now is the time to set it up so that so that it works and it functions with community engagement embedded in it from the very beginning, both in process, in legislative structure and in a timeline that makes sense for the budget. I think that's where the hope is. If I can add on to that.

Speaker: Also, the, you know, there's going to be a very principal and primary role for the mayor to be a part of this and charge that work in this new charter reform. So again, as we're talking about the ideals, we would hope that as a city, we can come to an agreement that the mayor should have a real strong collaboration and desire for innovative work, to establish community engagement, to work with councilors, understanding that district representation and also we have city administrators. We need to really work on that communication streamline. And that's something that's embedded throughout all of our recommendations. And so we hope the mayor, as they're working to propose these trial budgets with experts like city administrators, are active in that councilor engagement, not to oversee the day to day services, but to really come together and say, what are we budgeting as? How we improve our city? What is what can we put off as we've been asked, what

can we put off till later, and what is our commitments now? And so I do want to highlight that one in your mind was going where my mind was going next.

Speaker: So your recommendation on community engagement really sits at the city administrator level. And that's important in terms of professionalizing and having a level of consistency across service areas in that process. And again, managing advisory boards. Commissioner Ryan knows more about it than I do. I'm just somewhat privy to the some of the analysis there. And we are incredibly inconsistent right now because a lot of these advisory boards have outlived their benefits. Different folks in the organization value some more than others for really legitimate reasons. And other reasons. But the core democratic component of an elected responsibility to engage with the people that elected them, the mayor has to have a major responsibility that is the core sort of that's how you stay elected, frankly. And so it's I thank you for calling that out. I think there's a shared sort of professionalism component of it. And then ongoing engagement at the elected level, including in the executive branch, is essential. So i'll pause there and turn it over to my colleagues. Did you have something else to add?

Speaker: Yes. I just wanted to talk a little bit about the fact that you have already got in your budget a position for community engagement, and the recommendation of gtac is to hire that person sooner rather than later, because what is presently happening is that you're all doing admirable work trying to reach the community in many ways. But as we've already noted, it's very, very siloed. And, you know, as a community member, I sometimes get calls in one week from three different community outreach people who are from the city who don't know that the others are calling me. So. So I say, hire that person and look for somebody who's done this work already at a major city because he or she is going to build the formula for how the future outreach is done equally and determinedly across all

departments, based on the strategy that is set for the next year. And then you'll have some consistency and no community group should come and stay forever. No advisory committee comes. They come, they do the work, they leave. And this professional will help you do that. So I think that the position is slated for filling at the beginning of the year. But our recommendation is that, you know, if we can do it sooner, if you can find the money to do it now, it would be great, because then that would give the transition team an opportunity to start building that, because we believe that that is key to the success. And then if you can imagine, 12 City Councilors all starting new, not knowing which end is up or beginning to start to fight for resources to try and reach their community. And we need a you need a community person here to say, this is how we're going to do that. This is a fair way to do town halls in each district, and this is how much money it's going to cost. So i, we would recommend that you do that sooner rather than later. Thank you so much.

Speaker: Thank you. And I'm going to keep us moving just a little bit here because we're way over the time already on this. And it's a fabulous discussion. And it's going to continue. I'm not going to ask any questions. I'm going to put a couple of comments out there. How's that? And then we can stew over them. And thank you for your recommendation with regard to thank you.

Speaker: And evidently, for the record, my name is jane demarco.

Speaker: Thank you jane, appreciate.

Speaker: And there's other members of gtac in the audience. Can you raise your hands just so we can say hi and thank you.

Speaker: Thank you all for your service.

Speaker: We really appreciate it. You've done outstanding work. These are open ended questions because I don't have good answers for them. Number one,

because we are now moving to a district commissioner form of government, you will have just what you just described. You will have more competition at the district level than we currently have. We don't have competition at the district level because we're all citywide elected officers. That's thought number one, and you'll need to account for that potential competition between districts. Number two, I have always found it fascinating that this council, to my mind, has been very clear and unified in terms of our budget priorities. And as far as I can tell, based on polling data that's been published and just the feedback we constantly get from the community, our priorities have been the right priorities. I feel like we are really in tune with the priorities of the community. However, periodically, as we're budgeting majority rule isn't necessarily what people want. And when we talk about what do constituents want, I guess the question I'm asking you that I don't really want an answer to today is what do you mean? Are you talking about what a majority of people want, or what a small group of people are extremely passionate about and feel very strongly about? And I'll give you a great example. We had in this year's budget a program that did not make the first cut because it wasn't related to public safety, homelessness, livability, or economic recovery. But it had a lot to do with health and community engagement. I won't mention the program, but a lot to do with health and community engagement and athleticism and self-defense for women in particular, but not exclusively. And we had, gosh, you guys, how many like hundreds of people? I mean, we had a lot of people come in over the course of the entire budget process and say, look, I realize it's not a, you know, related to these top priorities, but it's really, really important to those of us who participate in this program. Please save it. And we did. So majority rule isn't always necessarily the only way to look at this. Also, long term versus short term. And this is one I'm still wrestling with is the job of a city commissioner and a mayor to represent the

interests of the constituents as the constituents identify them. Today, or is it to hold the line and think long term and have a longer term vision for the city? And the reason this is a really interesting question to me is because our city's culture went through a complete disconnect, if you will, in 2019, 2020, 2021. And if you look at what people were coming in by the hundreds and telling us we're important to them at that moment today, a lot of them would come in and say, oh, I didn't mean that. I didn't say that. That's not what I said. But they did. And so the question I have is, is it as you think about the budget, are you thinking about a long term vision for the city, or are you thinking about the passion of the moment that's really important to people today. And again, I don't have a clear answer. I know where I would end on that today. I won't tell you. I'll save that for the autobiography someday, but my opinion on that has shifted. I will tell you, based on my own experience leading this council. So those are just things I want you to be aware of as as you go forth and continue to do great work. Commissioner Ryan.

Speaker: Oh, yes.

Speaker: It's great to see all of you and thank you so much for your work. It's always refreshing to meet with you and I will. I heard what the mayor said. I'll try to get really succinct. It's easy to think out loud with you in these forms. And of course, I'm. I want to do that now. Your staffing recommendations are are I believe you. And I also want to keep hearing about your research and what that really means. I thought the questions about part time full time were good. I think it's the shared model where the secret sauce is. We're going to have three people in each district. I mean, all the five of us, I think, know how to think out loud together. We collaborate together. We don't always agree with each other. That would be odd. And so I think there will be some of that. But there also could be some more division amongst the thought players, because we kind of have two democratic parties within the city. I

think we all know that. And so there's even articles that are suggesting that. So it's like there's going to be some some rub. So it'll be about us being public servants and working with one another to have an ear for what we're really hearing on the ground, not the paid bodies that exist and the ever growing c4 political network, but the actual people that you meet when you go visit them in their homes and in their apartments. So where am I going with this question? What is your thoughts on that shared model and how we pull that off? I think shared legislation, staffing is probably going to be easier to pull off. My gut says, than shared constituent relations at times, but I just want to know your wisdom on that. As we try to manage that, each district will try to manage that so that it's comprehensive and it's fair.

Speaker: A quick comment on that.

Speaker: Do you have any, you know, boundaries for us, any bumpers? If you will, to help give us some guidance as we as we roll this out.

Speaker: I mean, the model of legislation is going to be different.

Speaker: I completely failed on asking a direct question, not thinking out loud. Sorry.

Speaker: The model legislation is going to be different in a 12 member council. And so things that you're going to have to worry about in your shared staffing is confidentiality between different legislators who might have different legislative opinions and programs. You're also going to have to worry about shared shared district staffing between three counselors who might have different district priorities and who does that person report to? Who is the boss of that shared staffer? Is tough on that staffer. Yeah. So these concerns are are real. And it's going to be especially real if they're understaffed. So we are thinking about those. And those show up in some of our research. But I'm just going to say it out loud that the

north star on this, that it would have been smart to have two staffers, one focused on legislative policy and one on constituency relations. My personal opinion, we didn't sort of come to any conclusion on this is you need three. You need a legislative staffer, constituent staffer, and somebody to keep the office running and do your scheduling and get you to places on time.

Speaker: That's fair. You said three. I'm trying to get back to reality. So I hear you.

Speaker: I just want to step in. At least to get to two.

Speaker: Right?

Speaker: Amy randall, for the record, and like all of our recommendations, the kind of broad theme here is that this is an extraordinary moment of reformation in the city that requires extraordinary leadership and figuring out how to like to staff those three people, how to program their time is going to be an extraordinary moment of leadership, and we are hopeful that the new council steps up to that moment and says we need to be more thoughtful than we would usually be with staffing. We need to be more thoughtful about how our work is actually playing out, and something that we've found from other government transitions. Is that how the leadership behaves in public really, really matters for the success of the transition, like not going at each other in the press, not doing things that kind of seem politically convenient in the moment, but taking a really long term view and stepping up to really make the transition something that is presented in a unified way to the public, the way that the leadership behaves in these situations really, really matters in the way that's going to play out with the individual staff.

Speaker: I appreciate that, and I think it's always important to remind ourselves this isn't a salem model. It's not a Washington, d.c. Model. And this isn't business as usual.

Speaker: It's not usual for cities to change the way they staff their entire council.

Speaker: But that wasn't my point. My point is, this is nonpartisan. When you go around the city and you talk to Portlanders, it's really hard to know what their ideology is because they're complaining about the same things, which is why we've been able to come up with the priorities that Portlanders want. And it's usually the special interests that pull us into those more partizan ideology debates. But if you listen to what Portlanders want, it's like when I call 911. Could someone pick up the phone?

Speaker: Yeah, this is the same team situation when police show up, could they show up on time and can they be can their customer service be better?

Speaker: And customer service is what I hear over and over and over again. So when we're talking about constituent relations, we're actually talking about a city culture initiative that we have to find our vibe again, about being excited about being customer service and really getting back to people and listening to them and remembering that it's these core issues is what Portlanders want us to focus on, because they're big beef, is that it's more expensive to live here. And geez, my services have gone down. That's a bad equation for anyone trying to sell something. So it's the why Portland isn't being sold as well to some of our voters today. And I think you're getting at that with this, with constituent relations. And so I just appreciate that you've been solid on that. On the legislative side, I think that's where we're different also than when you're in salem or in Washington. And so it's and I think salem has a real challenge with passing legislation but not implementing much. And as somebody that maybe focuses more time on implementation and operations than most, I hope that this new form of government allows the elected bodies to focus on updates on how implementation is going. So what is your thought about what that looks like in the committee structure and in the council meetings, so that we just don't pass something? Then two years later we find out,

oh, nothing's really happened and that goes on as we know, I think the quick answer to that is that, you know, your legislative body is now going to have the ability to do oversight work, hold a committee hearing, bring in the administrators, bring in the program people, ask them the questions, are you on budget?

Speaker: Yes. Are you are your metrics being met? Do you have the right metrics?

Speaker: We have metrics.

Speaker: So, you know, that's what your committees are going to be for.

Speaker: That's good. I think that's my point. And Julie Meyer is out there. She's heard me say this for almost 20 years where policy rich and practice poor. And I still believe that. And so we have to get back to improving our practices. And I think this gives us a chance. But you can help us do that with how we not only build the staffing, but with those job descriptions, say like take time to really look at what the job descriptions say. Because if we do the status quo job descriptions based on other models in the political sector, I worry that we're not going to be able to hire the right people that have that heart for service. Does that make sense?

Speaker: Yes. It needs to be a priority. It needs to be an absolute priority. I've been on the campaign trail for the last two months. In addition to this work of gtac. And if there's one thing I've heard from every Portlander, it's that they're really off at the city, and they really feel deeply that it's not working well. So the entire leadership needs to be oriented towards how do we change the perception of government, and particularly in a moment of transition based on all of our research with gtac and everything we know about government transitions, this is not a normal business as usual moment.

Speaker: And that brings me to two more points. And then I'll stop. Organizational development work was when I first met with the charter review commission. I kept asking about that. I said, you know, I realize that we need to look into district

representation. And I think that the big issue that I've experienced in my first year at that time, in this, in this role, was the clutter and the silos and the lack of thoughtful organizational development of the enterprise called the city of Portland. And they said they didn't they weren't going to tackle that. They were going to tackle the elected body. So we went from seven electeds to how do we do? We have 14 now, 14 electeds. And so that's fine. But now we're kind of top heavy up here and hopefully we have to nail the constituent part. But what do you think the role is for this new form of government to help the city administrator do some really tough work around organizational development, which will be really challenging to do. It always is. What are your thoughts on that? You're thinking?

Speaker: Well, yeah, that is basically management change management that it needs to be implemented and that it starts by the planning process that is establishing which goals are going to be established for each of these departments, and then establishing very clear and measurable goals. And objectives. You have to have metrics. If you're not have a process by which you can assess the progress of the work that is being done, and see if we're meeting the goals and objectives. There's no way you can hold people accountable. And that's one of the major issues that the city has right now. There's no way to measure progress that then compares against the budget and the cost of what we're doing, or if what we're doing is effective enough. So I would say that's the first step.

Speaker: I really appreciate that. And commissioner Mapps, and I can attest to that, was one of the challenges when we first started bringing the permit task force together is we had no baselines, we had no real time data. And of course, we know that's been my line about the homeless partnership work that we try to do with the county. And so I think it really helps that you keep saying that because there's been some resistance in my experience with every bureau that I brought, that type of

discipline to. So thank you for that. The last one I'm going to end with is voter education, because when you're out there talking to voters right now, you can't help but become a part of the voter education team. And one thing that I keep hearing that kind of concerns me, and I don't know if I'm answering it. Right. So I want to put some of you on the spot because I think you're probably better at it than almost anyone in the city is. There's this narrative that's in people's heads that because they get to rank up to six, they get to vote six times, or they get to vote three times. I'm glad a lot of people's heads are nodding because I hear it quite a bit. And so I let them know. There's another way to look at this. And how do you answer that question when you hear it?

Speaker: Well, you only have one vote. Oh, go ahead, say that again. They only have one vote okay.

Speaker: That's what I say. So I'm actually wanted to say yes, that that is what we express one vote, but one has to.

Speaker: One makes a first ranked choice. But if that candidate gets eliminated, then who's my second? You know, third, fourth choice. That's right. We do emphasize one vote and that is a we've encountered that confusion or that misconception.

Speaker: Almost every other door I go to there's that confusion and I feel like it offers aspirin to their voting headache. When you say, oh no, you still just get one vote. So you have to really focus on, you know, who that number one is, right? Okay. Because I think it allows people to go, oh, I don't have like they feel like they're they can't turn it in unless they rank up to six. Do you hear that as well?

Speaker: Yeah. You don't have to rank up to six. You you can we just say, you know, rank your first choice. Rank your second your third as up to six or just one.

And then also don't rank anyone. You wouldn't feel comfortable being on council or any elected body as well because of how the votes are counted. All right.

Speaker: This was affirming. I just wanted to make sure that my voter education advice, which is nonpartisan, is valid and sage. And so thank you. But I was alarmed at how many people thought they had up to six votes.

Speaker: And also, this is the first time the city of Portland has invested in voter education and the partnership between the city of Portland and also Multnomah County is fabulous. That is the standard, in my opinion, practice of good governance. And so we really believe that voter education should be an investment of budget priority. And also those strong relationships. You have some great people working on that.

Speaker: Okay. Well, thank you, destiny, for that. And just know that we work with the county on every issue like there's a partnership. So it's in many of them are solid and productive. And it's great to hear that about this process. Thank you all. I'll stop.

Speaker: Excellent report. Thank you very much. Keep up the good work. Yeah. One one final word.

Speaker: Final word. Go for it. I'm going to this is to advocate to ask for the support of the council. Because of all of the issues that have been discussed regarding the challenges that the new council is going to face and the fact that they're now representing four different districts, and there's going to be a lot of competition for resources. We are recommending that there is solid team building training for the new council, even before the January first start.

Speaker: So I'd like to I actually wrote that down and I meant to comment on it and I forgot. Yes, yes, spot on. And I will also say the candidates for council, at least my observation is they are self-actualized in that regard. They are communicating with

each other, talking to each other. Yes. Sometimes it trips them up a little bit, but on the whole they are trying to be collaborative and share information. And I think that's that speaks well to what could happen. And I also want you to know that Michael and the mayor's team, we are also planning to bring together the newly elected commissioners and the mayor, if they would like to be brought together to begin the process of introducing them to the city, to the players in the city, to the bureaus in the city, to the work that we do, how that work gets done, and to help them better understand what they're walking into. Yeah. And I'll just underscore what they're walking into. Yeah. We're not as stupid as people think.

Speaker: Well, no, no, no.

Speaker: But I mean, no, I mean this this this is, this is honest, genuine input that I will give people there are a lot of really good people who work very, very hard at the city of Portland. And they are standing in the work they do. And sometimes I think it is easy to buy the line. I think president Trump a couple of weeks ago described Portland as a burned out hulk of a city. It's easy to get on to the things are going so poorly trained, but the fact of the matter is this council has worked hard to implement initiative after initiative, program after program. We have reshifted. We pivoted city government to address the priorities that we have all agreed on. And frankly, we're showing very positive results. It's not done. Nobody is where we want to be, but things are moving in the right direction and I hope when they get here they will realize that the challenges aren't because of a lack of interest, passion or smarts. It's because these are tough issues and they are reflective of the divisions and the challenges that our nation is facing writ large. And we, as commissioner Ryan correctly pointed out, we don't have the span of control over all of the issues that we are currently confronting. So we've actually had to move upstream with other governmental and community partners to address those issues. And I will tell

you, the work is tiring. It's exhausting, but it is ultimately gratifying. But it's hard work and you will be helpful, I think, in helping them to transition here, because for some of them, it's going to be like being hit by a very cold, very large, wet fish when they get in here and realize, wow, there's a lot actually going on here. And it's tough work and I wish you the best of luck because I think you can help those new electeds coming in to better manage the tough challenges that they're going to face. Literally, the first ten minutes they walk in the front door of city hall. So thank you for being here.

Speaker: Our best wishes go to all of you to we recognize it's been very difficult, you know, very difficult problems to address. And we have been very impressed with the staff that has supported our work.

Speaker: Thank you. We all have short attention spans. We get bored easily. So we wanted a challenge and that's exactly what we got. Thank you. We appreciate it colleagues. No action is required on this item is for our information only. We'll move to the regular agenda, please. I'm. Yeah, this this is just a non non. It's an update I guess is how I'd say it. Item number 905. It's a first reading of a non emergency ordinance please.

Speaker: Appropriate grant for \$474,244 from the state of Oregon criminal justice commission organized retail theft grant program for retail theft missions.

Speaker: Colleagues, as you know, over the last year, the Portland police bureau has been partnering regularly with regional law enforcement, as well as the Multnomah County district attorney's office to conduct task force missions targeting organized retail theft. In our area. Unfortunately, recently there was some press that had suggested we've either pulled back or eliminated our efforts around retail theft. I want to make sure that people understand that is 100% not the case. These collaborative efforts have resulted in significant arrests, thousands of dollars

worth of stolen property recovered, and has raised both the visibility and the impact of law enforcement. I want to be very clear that the good work of the task force to combat organized retail theft has not stopped, and it will continue for the foreseeable future. The item seeks to appropriate grant funding that the city has received from the criminal justice commission. To continue to fund this task force work. Tell here today to tell us more about this. Is lieutenant josh craner. Welcome, lieutenant. And I assume he's online. Is that correct? Great.

Speaker: There he is.

Speaker: Thank you, mayor and commissioners. My name is josh craner. I'm a lieutenant with the Portland police bureau. I'm currently assigned to day shift at north precinct, and I'm here today to provide information about ppb's efforts specific to organized retail theft. The police bureau is committed to fighting crime and the fear of crime. And since the organized retail theft task force began last year, ppb has been working closely with other law enforcement partners to conduct focused missions. Through these joint efforts, ppb has participated in 28 organized retail theft missions since the beginning of the year. Those missions have resulted in approximately 400 arrests, numerous drugs, guns, and other weapons seized, and approximately half \$1 million in stolen merchandise recovered. We've also had multiple indictments of individuals involved in these organized retail theft rings. The Portland police bureau commits significant resources to ensuring these missions are conducted strategically and in a manner intended to meet the bureau's goals and the community's expectations. While the bureau did recently reassign property detectives to focus on investigating violent crime that reassignment has not impacted our continued commitment to conduct retail theft missions or investigate property crime. To the contrary, these reassignments have forced us to get creative and find new ways to distribute the important work our neighborhood response

teams from central precinct, north precinct and east precinct have combined efforts to run three retail theft missions a month citywide, each time focusing on a different area of the city. Like cascade station, downtown lloyd district. These missions have been extremely successful, not only in generating arrests, but also in establishing relationships with local businesses and some of our other stakeholders. Since our neighborhood response teams are spearheading our efforts, acting detectives have been assigned to each neighborhood response team to close cases, conduct, follow up and investigate organized retail theft rings and related activity. Ppb work to address organized retail theft is working this grant helps maintain our efforts and do our part to address the nearly \$1.4 billion in lost revenue, the state of Oregon sees each year due to retail theft. We continue to commit to collaboration with businesses, the community and other law enforcement partners to maintain this positive momentum, and I'm happy to answer any questions about these efforts that you might have.

Speaker: Yeah.

Speaker: Josh, I just I want to thank you. And I want to thank your team, your colleagues, for the incredible work you're doing. And I want to say how sorry I am that the impression was given to the community that you are not doing the incredible work that you are doing, and you can imagine that senior leadership in the police bureau and my staff were run ragged for days after that as people, particularly large retail stores, started calling us and saying, why are you pulling back? Why are you abandoning organized retail theft? And the reason I pulled this item from the consent agenda, and the reason I wanted people to hear it, is to understand that our retail theft missions are still very active. As you heard, 28 missions so far this year, it's leading to arrests. We're seeing weapons and drugs come off of our street. We're seeing large amounts of stolen merchandise returned

to retailers, but most importantly, we want the message to be out there for anybody who thinks that Portland is an easy target, because they read that we were be clear, we are not. And we will continue to be diligent and we will continue to fight organized retail theft with every single tool we have available. And we will continue to work with our upstream law enforcement partners to make sure that we are as effective as possible. So, josh, thank you. I don't know if we have any public testimony on this item.

Speaker: No one signed up.

Speaker: Very good. Commissioner Ryan has a comment.

Speaker: Thank you, josh, for being here. I just wanted to ask this question because I get it a lot when I'm out talking to small businesses in some of our main streets, they continue to have, you know, crime done to their retail outlets, and they they call 911 and they just want to hear I want to hear like, is this grant helpful in terms of our response to those small businesses that are still wanting to see improvements in terms of response from public safety, in terms of their their outreach calls? Or is this a oh, yeah, absolutely.

Speaker: We actually started running these focused retail theft missions last year when I was assigned to central precinct, and we did it specifically in the downtown core. And those small businesses especially, were just ecstatic to see us out, to see us running these missions. I think they felt like maybe they had been ignored for a period of time, but we were out there running those missions, doing joint missions with the other precincts, getting as much resources as we can dedicate those areas, and people really felt the impact not only that, that the arrests were making and identifying these individuals, but just the impact of us getting out there and being visible to the community in these in these businesses.

Speaker: Now, that was helpful to listen to josh, but I heard the word central precinct. So is this getting out to north precinct east precinct, these practices, or was this pilot done in the central area? Now we're we're rippling it out to the outer districts.

Speaker: We have actually we've been doing the retail theft missions citywide for a number of months. I would say approximately. It's been citywide, approximately nine months. Okay. And we have specifically been trying to rotate it because of the successes that we've had downtown. We've been trying to rotate it to various areas of the city, specifically cascade station, johnson beach, which is hugely impacted by retail theft. Those are the areas we're most we're trying to get into the most.

Speaker: Okay, I'm leaving this conversation with hope that there's progress and I probably will loop back with you. Josh, just to get a better understanding. I think people were reading about it as a test that was occurring downtown, and they were wanting that in their main street outside of downtown. And you're telling me there's motion in the right direction on that? Okay. Thanks.

Speaker: Thank you for asking that, commissioner Ryan. Josh, thank you for your tremendous work. We appreciate it. This is the first reading of an emergency ordinance that moves to second reading. Next item, please. Item 906, an emergency ordinance pay settlement of the estates of kelsey edmonds, seth thompson and robert gremillion wrongful death lawsuit for \$500,000 involving Portland fire and rescue and planning and sustainability colleagues. This ordinance resolves a claim filed back in December of 2021. Deputy city attorneys Ryan bailey and senior claims analyst rose radick are allegedly here to walk us through the ordinance. But I see somebody else. I see justin sitting in front of me, so i'll turn it over. Whoever is doing this presentation, great.

Speaker: Thank you. Mayor Jonas Berry, Justin Jonas that's fine. I've been called plenty worse. Jonas Berry, deputy city administrator of budget and finance and city's chief financial officer. We do have staff online who are going to talk about this, but just as an introduction, the estates of Kelsey Edmonds, Seth Thompson and Robert Gremillion through attorney Scott Lucas, have filed a wrongful death lawsuit against the property owner and others resulting from an apartment complex fire on July 4th, 2021. The property owner has filed a third party complaint against the city, alleging negligence contributing to the fire. City attorney risk management services, Portland fire and rescue and the bureau of planning and sustainability recommend the lawsuit be compromised for \$500,000 from the city of Portland. The full settlement is \$900,000, with the remaining 400,000 to be paid by Liberty Mutual insurance for garbage and recycling, per the terms of their permit with the city. And I'll now hand to representatives from city attorney's office James McCurdy with Lindsey Hart and also Rose Reddick with city risk management team, who are all online.

Speaker: Hi. Good morning.

Speaker: My name is Ryan Bailey. I'm the deputy city attorney.

Speaker: Our outside legal counsel is not here today. And I was the supervising supervising attorney for this case. And it was agreed that I would appear for the legal team while they're in a pretrial matter for this case today. I'm happy to answer any questions the council may have about this, otherwise, i. Mr. Berry did a fantastic job summarizing our consensus motion.

Speaker: Thank you, Mr. Bailey. Does that complete your presentation? Yes it does. Thank you. Public testimony on this item. Anyone signed up? Please call. Please call the roll as an emergency ordinance.

Speaker: Mapps Ryan, a Gonzales, a Wheeler.

Speaker: This was one of the saddest events that I have had to witness as mayor of Portland. And I want to express to all of the families who are impacted by this how sorry I am that this took place, and I know how deeply traumatizing this has been for the families. And while I cannot necessarily put myself into your shoes, I want you to know that all of these years later, I very much carry the trauma as well. Not to the same degree that you experience, but this opened a lot of doors for me to better understand why our codes matter, why our restrictions and regulations matter, and why and how quickly if they aren't adhered to, things can go really horribly wrong. So I'm grateful that we were able to reach this resolution. I think it's the right thing to do. I vote I the settlement is approved and the ordinance is adopted. Thank you. Jonathan. Next item 907. First reading of a non emergency ordinance.

Speaker: Vacate portions of northeast alameda street and northeast 58th avenue, subject to certain conditions and reservations.

Speaker: Second reading any further discussion? Call the roll.

Speaker: Mapps. Hi. Ryan. Hi. Gonzales.

Speaker: Hi. Wheeler. Hi.

Speaker: Ordinance is adopted. Next. Item 908. First reading of an emergency ordinance.

Speaker: Amend code to align with the amended city charter approved by voters in Portland. Measure 26 228.

Speaker: Colleagues, as you know, in November of 2022, voters approved amendments to Portland's city charter. As we were discussing earlier, fundamentally changing Portland's form of government. As such, a significant amount of city code needs to be changed or updated to align with the voter approved city charter. Before we start, the city attorney's office has requested that

we remove title 14 from this ordinance. Since additional work is required.

Therefore, I move to strike directive a and exhibit a from the ordinance. Can I get a second? Second commissioner Mapps second. Any further discussion on the amendment? Keelan please call the roll on the amendment.

Speaker: I.

Speaker: Brian I Gonzalez I Wheeler.

Speaker: All right. The amendment is adopted and with that I would like to welcome city administrator mike jordan sitting to my right. I think we have analyst diana shiplett is here as well, including our city attorney. Welcome.

Speaker: Thank you. Mayor. Commissioners. What you're what you have before you is kind of the first wave of four waves of code change that will be coming to you over the next month and a half or so. These are all required by well, let me back up. Many of these changes are required to conform with the charter language that was adopted by voters back in 2022. However, in the examination of every title of code to make that conforming analysis, we are also looking at changes of antiquated language, trying to make some judgments about the balance of authority between the legislative branch and the executive branch. So there's a number of things in this, in these changes that are before you. And I will mention that I know there have been some briefings on this wave. We also have a work session scheduled with you next Tuesday to take a look at the subsequent waves that are coming. I want to take the opportunity to thank the staff, and when I say the staff, I mean a lot of people, certainly robert and his office, city attorney's office have been on point for much of this. I have particular thanks for diana shiplett. She has been on this job for what must seem like years and years and years, even though it has only been like a year and a half ish. I think that we've been working intensely and subject matter experts from practically every bureau have been involved in this also. So a big lift. A

lot of code changes, and we'll get started with the first wave today. So thank you guys for being here.

Speaker: Thank you mike. Good morning mayor. Commissioners. My name is diana shiplett. I use she and her pronouns and I'm a strategic policy analyst with the charter transition team. Today I'm bringing forward the first of four updates to city code required by the voter approved amendments to the city charter. Before I begin, as mike alluded to, I want to thank all the city staff who have helped with this work. I've had the pleasure of working with staff from every bureau, and universally their advice, assistance and attention to details have been much appreciated. I also want to apologize in advance for how large the size of these code changes are. I recognize how challenging it is to read and understand hundreds of pages of code, and I truly wish that there was an easier way to align the code with charter. Next slide. I'm sure everyone on the dais has seen this slide, but for community members who are unaware, in November of 2022, Portlanders voted to change the city government in three significant ways. Next slide. First, allowing voters to rank candidates in order of their preference using ranked choice voting beginning in November. Oh, sorry. Go back and beginning with the November 2024 election, just around the corner. Second, creating four new geographic districts with three members elected to represent each district, expanding the City Council to a total of 12 members and third replacing our current commission form of government with a City Council that focuses on setting policy, and a mayor elected citywide to run the city's day to day operations with the help of a professional city administrator. Today's proposed updates ensure that these changes are reflected in city code, and that the next mayor and councilors are able to successfully begin their work. Next slide. So what changes are necessary with these revised charter to match with the revised charter? Sorry. Next slide. First we will need to update all the authorities in

code. We are removing the commissioner in charge and replacing it with either the city administrator or the mayor or the council, whichever is most appropriate. Such an example, such as in the example shown here, where we replace the commissioner in charge with city administrator. Next slide. Second, at your direction, we are giving the city administrator the authority to direct the work of the bureau's, adopt administrative rules and approve contracts and agreements. While we did not have to give this authority specifically to the city administrator because by charter, the city administrator is already tasked with the proper and efficient administration of the city affairs. We recognize that consistency and clarity in code is useful and likely helpful to future administrations. The city administrator may delegate any of these authorities to the appropriate person, program, or bureau for the efficient running of the city. Next slide. The next set of changes are more administrative in nature. First, to keep the appropriate separation between the legislative authority of the council and the administrative or executive authorities of the mayor and city administrator, we are removing any administratively focused sections of code. Bureaus are currently reviewing these sections to ensure that they are up to date, and will be placing them in administrative rules, or also known as Portland policy documents. This ensures that the future council does not inadvertently step into administrative rulemaking when they are prohibited from doing so by the charter. The example shown is one that is both administrative, so does not belong in code, and outdated. So putting it into administrative rule may ultimately be unnecessary. But bureaus are currently reviewing all the code sections being deleted and editing them as necessary before updating into administrative policies. Next slide. Another administrative change is to remove any outdated or I'm sorry, remove or update any outdated information such as the example definition shown, which removes the definition of commissioner and

replaces it with the definition of councilor. Next slide. And lastly, we are making some general language updates, such as removing gendered language by replacing he him his, her, or hers with their or the specific title of the person in question. Next slide. We are also changing shall to must, will, or may at the request of the city attorney's office. Next slide. And lastly, we are reflecting changes to the city's organization approved by council both last November and last may, by updating program and bureau names. The example here shows how the revenue division is now actually the revenue service program of the city administrator. Next slide. Here are the titles we are proposing to replace today. They're mostly regulatory in nature. However, I will note that late yesterday afternoon we discovered that one section in title 14 has been inadvertently omitted in order to ensure that nothing else has been left out, we are requesting a motion be made to remove both directive a and exhibit a from the ordinance. And I believe mayor Wheeler has that recommended motion language. Next slide. Thank you. Just to preview what is coming up next. We did it.

Speaker: We already did it. Yes.

Speaker: Just to preview what's coming up next. Next slide. On October 30th we'll be bringing forward titles related to finance. Next slide. And on November 13th we will be anticipating another significantly large group of titles, mostly related to the general provisions of the city. And next slide and the final set of titles. We are anticipating to come before you on November 20th are mostly regulatory in nature again, and the reason why we bundled these in this order is because we heard throughout this transition how difficult it is to view and update codes in isolation of one another. And so we are trying to bundle them in ways that they talk to each other. So that is the end of my presentation. I'm happy to take questions.

Speaker: All right. Commissioner Mapps, thank you for the presentation and thank you for this work in this space.

Speaker: I think I'm going to make a statement which ultimately might result in a question which probably should be addressed by the city attorney and the city administrator. Broadly, what I see in this space is we're kind of shifting power from bureau directors and council over to city administrators, which makes sense in the context of what of what charter reform did. However, in the context of code title 24, which deals with building regulations, one of the things that we also see is we're shifting power. In some cases from our engineers to the city administrator. And I think if you go through that code, I think we talk about engineers 121 times or something, at least in my in the work that I have have done in this space, I feel like there are certain situations by state law and probably good practice. You know, our chief engineers have unique authorities, which I think probably legally can't be shifted over. And there are probably some situations where just out of good practice, you don't want to shift those powers over to someone who doesn't necessarily have the technical training. There's a lot going on here. I've been trying to go through and get a sense of what's happening in this space. There's a there's literally 121 instances of that. I haven't had a chance to fully master that, but I guess my core. Do you know how deeply we looked at that specific issue?

Speaker: Well, i'll let diana talked about how deeply looked at I think robert might want to comment as to form that we are looking at the entire code on, and then I can maybe speak specifically to the engineer. Okay.

Speaker: So actually I'm going to have robert start.

Speaker: Thank you. Commissioner robert taylor, city attorney that's a great question. It is an issue that we are aware of. And there's a couple of different ways we're trying to address that. So first in the title 24 amendments, you'll see there's a

provision that says that the city administrator will enforce except where by state law it needs to be the building official. So we tried to accommodate that elsewhere where we're removing engineer and replacing it with city administrator. It's contemplated that the city administrator will delegate those duties to the engineer. So it's removing it in code, placing the code authority to the city administrator, and then relying on the city administrator's charter authority to delegate those specialized roles to those people with that expertise.

Speaker: I appreciate that, and this is probably a conversation for my colleagues. I think I'm sensitive to the unique powers that we've given engineers, probably because of my work in the permitting space. Often we have competing engineers, or we have maybe three different engineers. We have some role here, and ultimately we have some engineer who is ultimately in charge. And we all know as members of council, we get a lot of pressure from folks who want to build stuff to just get the darn permit out. The door. Sometimes, you know, one of the reasons why we have the hangups is there are authentic kind of safety concerns or engineering concerns. I hate to see those, you know, we want to be I literally know everyone on this council wants to be business friendly. I also know that as a steward of government, we also want to build safe stuff and stuff that is well designed. I can think of a particular instance which still resonates with me probably a couple of years ago we did some adjustments to, I think our building codes around earthquake safety regulations and whatnot, and we had our chief engineer in charge of that space come here. And as I'm thinking about making changes to codes, earthquake safety codes, you know, I kind of want to look the engineer in charge in the eye and ask them, you know, is this going to be safe and be assured that, you know, from pressure, professional reasons. The answer I get back is going to be based on engineering as opposed to kind of political pressure. And in some

instances, you know, I think that, you know, I'm sure what we're doing here is just kind of straightforward housekeeping in other instances, I am a little bit afraid, or one of my fears is there may be instances here where we're shifting basic, basic safety decisions from an engineering space into a political space. I cannot point to you to a specific passage right here that says where we're we're necessarily doing that. But I think it's something that deserves a little bit of scrutiny. If I have the well, I will find the time to look at this more closely between now and when and when this comes back to council. But this is one of the concerns I have in this particular space.

Speaker: Can I build off of that? Go ahead. So one of my challenges in digesting the code you provided, and I think our staff had some questions on a component of it, is what is clearly called for by the new charter and whether there is greater degree of judgment because the other way to look at those same questions is. We may specify what the way we think this is going to should work right now. But the next city administrator or the next mayor may change their mind and they might change their mind. A year after that. And to have to go back to code to address things that will need administrative flexibility. That's just a general concern as to how do we assure that administrative flexibility. And then secondarily, not getting too granular in the designation of or really the delegation. Right. Because the and we had some specific sections that I think our staff reached out to on. Some of them were in 14, which you pulled or in 14, but it also permeates 24 is this do we need to be specific in code, or do we just leave that to the city administrator or mayor to do on the administrative side as to specify who has authority on a particular question that may involve executive judgment or maybe prescribed by state law? And that stuff all may change. So it's trying to create flexibility with the same humility that you've just offered. I can't necessarily flesh out how this is going

to work. I just know that if it is executive or administrative in nature, those things can change with time based on different understandings of the legal environment outside the city or just what makes sense from an organizational perspective. Maybe that's a position we're not going to fund anymore, or we're going to call it something else, and to do it in code is becomes more of a problem in the new form of government than it arguably is now. So I don't know if you have thoughts on that, robert. I mean, I it's and how to navigate this right now as a body trying to set things up as with as much fidelity as possible to what the new charter contemplates, recognizing it's not going to crystal clearly answer all of these type of questions.

Speaker: Yeah, that that's a great question, commissioner. And it's one that we have really wrestled with throughout this process. And the changes that commissioner Mapps raised where we're we're removing director, for example, or engineer, for example, and giving it to the city administrator or their designee. That is an effort to try to shift that authority to the executive branch and then give the city administrator the administrative flexibility to decide how to delegate that. And so that's our effort to try to be faithful to the charter that that ultimately makes the city administrator in charge of all employees on the executive branch. And, and I think your point is well taken as far as what is in the code and remains in the code will always be subject to the new council needing to change it. And that comes with opportunities and challenges and we have I think the way I look at this and the and the way I would invite you to look at this is we've made our best effort now just a couple of months before 2025 to try to strike that right balance in the code. And with these changes. And I think it's important for the community to understand that there's going to be a long conversation over the next few years, maybe a decade, where the executive and the council have this conversation about what should be

in the code or not. What authority does council have versus the mayor and that is normal. And I think that's to be expected. And, and I think it's a very, very hard for any of us to sit here right now and say this is what we should set in stone forever. This is what we think is the best way to handle this right now, with the recognition that the mayor and the council in the future are going to have these conversations. And I think that's normal and to be expected, the.

Speaker: Yeah. And I think the challenge for us is just trying to figure out where we think it's a closer call versus where it feels more black and white. Right. That's the recognizing we create space for that future dialog. Dialog. And just given the volume of the, you know, the code here, it's trying to find a needle in a haystack, you know, or not, whether there's areas that we're we're more judgment was exercised than in others. And so maybe just over the next week as we're kind of fully processing that, you can help my team sort of identify that. Again, we had some specific questions, and i, I think we've gotten some partial answers on it, but that that would be helpful, help us deliberate on where we want to go. The other sort of general question is when we specify the city administrator, we still have this charter contemplated authority of the mayor and then city administrator, and the my only question is, are we inadvertently creating some daylight between those two in the way we codify executive authority here? And I and I'm not saying we are. It's just when we specify in code that the city administrator shall have this authority, is that implicitly saying this is the way the legislative branch thinks this should work, or is it implicit that anytime you say city administrator, the mayor can always overrule them by their inherent charter power? And I don't I'm not necessarily expecting you to fully weigh in on that right now, but i, I just want to be careful that we're not inadvertently creating a space for future daylight. You know, ultimately, the mayor can remove the city administrator, but that's not really the hopefully not

the mechanism that you'd have to leverage to address this potential for inadvertent creation of daylight.

Speaker: Yeah, I think that's I think that's a great that's a great question. And in in big picture wise, the employees in the executive branch are supervised by the city administrator and the city administrator reports to the mayor. And I agree with you. It's not great if we have to rely on the fact that the mayor can fire the city administrator if there is that daylight and that disagreement, but ultimately, that is the power. Right? Well, and that that power is what the mayor can use to make sure that the city administrator faithfully does what the administrator is supposed to do. And there should not be daylight. And if there is, I think the charter contemplates how that gets handled well.

Speaker: And I would just I generally agree with you. I would just supplement that with the separately articulated rule making authority of the next mayor, particularly when we're looking at existing code. We're concluding that in the future this will be done by administrative rules, because it's not inherently legislative in nature, which I totally am aligned on that being the framing, again, there's going to be judgment calls. That's just the reality in this space. But the I guess that's my general other general observation. Are we inadvertently creating any ambiguity as to whether, you know, the mayor can, but which is explicit in the charter? They have rulemaking authority. So if council is approving something, the way rules are going to be made, does that create an ambiguity? But now I'm actually thinking this out loud, as I say, that we're really talking about designating professionals in the workforce that are going to have certain responsibility. And we're saying that city administrator could, in the future change that. That's a little bit different than. Specifying who's going to make rules. But then the example we just looked at, I mean, is that is that a I'm sorry, I'm thinking this out loud, but I'm just processing the difference between

delegation and the who's going to make the rules as specified in the code. Did my free frame there make any sense to you?

Speaker: Well, the city administrator can both make administrative rules and also delegate that rulemaking authority down to a specific bureau or person within the bureau. So, for example, if the bureau of, you know, finance has specific rules to them, the city administrator can delegate that, they can make those rules because they clearly are the subject matter experts. So they have both sides of that.

Speaker: Yeah. And I don't want to create it. Maybe this is something never comes up, but just trying to continue to contemplate the fact that the mayor separately has rulemaking authority and that is charter created, and just trying not to create a question mark in the code we're adopting. You're solving for one problem, and I just want to make sure we're taking into account the potential for another. But I'll just leave it at that. For unless you had some further thoughts on it or oh, i, I would want to revisit with you the, the rule making authority and the way I would read the charter is that it explicitly gives the charter the administrative rulemaking authority, the mayor again supervises the city administrator.

Speaker: So if you have a city administrator that is promulgating administrative rules that the mayor does not like disagrees with, that's a management issue between the mayor and the city administrator. That's how that I think the charter contemplates. That's how that is going to work. And diana is right. There's the administrative rulemaking. So for example, the administrator can promulgate administrative rules for how a bureau is going to approve payments to vendors. Right. There's also a delegation of authority issue, which would be city administrator gets to approve all out-of-state travel. The city administrator can delegate the authority to sign those approvals to the deputy city administrators, to bureau directors. And that's a separate authority to do that. Again, under the

charter, all the employees in the executive branch report up to the city administrator, and the mayor is ultimately responsible and in charge of what the city administrator is doing.

Speaker: Well, and it's the last observation. I'll turn over to my colleagues. So there's the manifestation of executive decision, which could be a rule, but there's also the concept of an executive order, you know, a mayoral order that is, again, it's inherent in the charter as articulated. I'm just trying to think through how those things would work together in a outside of an emergency declaration, which has its own mechanics. But if you if you're operationalizing something with an executive order, how does that interplay with the rules promulgated by the city administrator?

Speaker: I mean, I could, I could, I could foresee under the charter where the mayor would sign an executive order directing the administrator to do x, y, and z. I think where we would have a it's more of a management problem than a legal problem. But if you have the city administrator promulgating a set of administrative rules to do one thing, and the mayor issuing an executive order to do something totally different, and the mayor and the administrator are not aligned, the charter contemplates that gets resolved. That's a management issue between the mayor and the city administrator. And I think I think it might be a legal question, too.

Speaker: I don't think that's just a management question. I think I think that is I don't know, I think that I mean, just a bit too fine a point on it, but I think there's an argument, an executive order or order could overrule an administrative rule.

Speaker: And I think if I was faced with that problem as, as the lawyer, my advice would be that the mayor and the city administrator need to get on the same page as far as the direction of the city. Sure. That's the way to solve that.

Speaker: Commissioner Gonzalez yeah, I hear mike making noises over here. You want to jump in?

Speaker: Not made a single.

Speaker: I didn't mean to make you sweat.

Speaker: Well, maybe maybe that makes a sound.

Speaker: I don't know, I just, I mean, I don't want to put you on the spot, but do you have anything?

Speaker: And I think I think this first of all, I think this discussion is the right discussion to have.

Speaker: Okay. We're anticipating how a form of government will work without having worked it yet really very much. And so we're doing the best we can at thinking about how will the legislative executive branch and the administrator work together to commissioner Mapps concern about chief engineers? I would say that a city administrator that does not delegate that authority to an engineer is an idiot.

Speaker: Same with a mayor, right? Like it's you're not and the mayor only gets to delegate executive authority to the administrator.

Speaker: Other than the chief of police. So I just got a text that says robert is correct about the mayor's ability to make administrative rules. Is that from robert's? They don't have that? No. He didn't he didn't send the text. But but I guess the bigger point here is that while we can do the best we can with what's what should be in code, what is clearly kind of legislation that that gives us the authority to make rules and operate the government. There will be an robert's. Absolutely right. There's going to be an ongoing dialog between the legislative branch and the executive for years about whose authority should be exercised when and then I think robert's absolutely right. The reason I think we have brought all of the authority to the administrator is because that's the only person in this new

government that's accountable to both the council unilaterally, with a nine vote majority, and to the mayor unilaterally, and the mayor or the council can't fire the chief engineer. So I think structurally that's the right thing to do. And then operationally, you're going to hold your administrator accountable for having the right authority's delegated to the right places. So the city is protected from liability and issues that we want to be careful about safety and all those things. So I know it it's a little different for us than we've ever done before. I will just say there are 24 cities in the Portland metropolitan region on the Oregon side of the river, 23 of them run the way we're anticipating. We're the only one that doesn't run that way. So. So all other cities beaverton just recently, but all other cities vest the entire administrative authority for the city in the city manager. And so we're moving to where everybody else is. We're going to have to practice, there's no question. And there will be artful conversations between council, mayor and administrator on a number of things. As we move forward. I think we're just trying to take our best shot here at here's here's the way we think it should run. And now you guys have to kind of have dialog when it might be a little gray. And I guarantee you it's going to be a little gray one and a once in a while. So that's my two bits. Thank you for asking, commissioner.

Speaker: Did you have more, commissioner Ryan? Assistant commissioner Ryan, you're performing.

Speaker: You could go. Were you done? I liked what you did when you heard mike sweat.

Speaker: Yeah, well, no, I appreciate the dialog, and i'll just underscore it. We've gotten deeply into the weeds, but I do think this is an important space, which I hope our future counselors or city commissioners are listening. I do think that the powers of the that we currently have invested in the chief engineers, it strikes me

as being a different fundamentally different from the transfer of powers from council or directors to the city administrator. And, you know, here's a situation that literally happens all the time, and we all experience it. You know, someone wants to build something, maybe affordable housing, and they they discover what our permitting system or what our, you know, rules say you have to do around managing stormwater. And they go, I could build more affordable housing in this town if you just wouldn't make me comply with these ridiculous stormwater management rules or these ridiculous rules around building a sidewalk and whatnot, and they ain't wrong. And I will tell you, we got several, you know, mega projects that are coming that will be coming into the city pretty soon. And a delay of some of these projects could literally cost some folks \$1 million a day. The political pressure is going to be enormous here, and I just want to make sure that we're making the decisions on the there's going to be there'll be a lot of political pressure on the city administrator. I just hope that we build stuff that is safe and consistent with our values. And I think that we might be changing the tilt of the table as we move power away from the engineers. I will also say no engineer in the city has allowed me to be on this. This is just sort of my work experience here. So, you know, and I will reach out to our engineers to see what they think about the codes or the proposed changes that are in place. But this is just one of the concerns I have when I look.

Speaker: I appreciate the concern and it's a real one. I would suspect that the engineers from the three infrastructure bureaus, chief engineers, have been involved in these discussions.

Speaker: So i'll just ask them certainly.

Speaker: First of all, thank you, diana, for that clustering explanation that was really helpful. I just knew that a lot of these were coming, and it's a heavy agenda

topic. And you hear this. And yet there's also a lot of administrative housekeeping that's in here. So I'm trying to decipher what merits on some dialog and what is like how annoying that I'm asking you questions about something that's just like changing very important things, like changing the pronouns. But I don't need to get into that. That said, could you put up what we're focused on today because I got lost in these great conversations and I can't remember exactly what the title you had focused on. You had the visual that you said, this is the cluster that we're focusing on today. Yeah, we'll bring it up. And Keelan always finds things Keelan she's faster than I am. And I think this gets on to the dialog we've been having lately about that. We're moving forward with a look at the clutter. I'm going to use that word a lot, probably in the next three months that we have with our commissions and advisory boards and how they I think each bureau has known this for some time, and this started because of the presentation by the housing bureau, right? Yeah. So I think I was trying to see if there was a connection between maybe this is what I need to ask, since civic life had a responsibility in the fading form of government that we have over this, have they been included in that conversation?

Speaker: So I can say that for the titles that we were bringing forward, we are removing any advisory bodies that are no longer active. We're just eliminating them from code. We are not making changes to current statement.

Speaker: There are quite a few that aren't very active. Yeah, i'll look at your face. There are okay.

Speaker: Yeah, yeah. The ones that haven't been active in about 30 years and are still in code. And so yeah, it's just housekeeping. So we're making stuff like, thank god we're doing this now.

Speaker: It's like we haven't done inventory. When we were doing the permit reforms that became the biggest issue is we just kept adding more and more codes,

but we weren't getting rid of them. And the customer would be like, someone found this old code and now they're talking about that. But no one had any institutional memory around it. So yeah, a longer topic, but we have to figure out just routine maintenance as a thing. Our city has to figure out we need routine clutter cleanup. I fully agree with that.

Speaker: So but we are not touching the currently active bodies because we recognize that that is a much larger and a much longer conversation, and one that we are engaging in civic life on. But is probably going to take us longer than we will be able to do in the next two months.

Speaker: Definition of active.

Speaker: Definition of active i. I know that I'm not the one leading any of that work, but I know that some of that is being focused on the position that is the officer related to engagement. Sorry, I had a blank moment on which officer it was. So shoshana might actually be able to speak more to that. Yeah.

Speaker: Hi, shoshana.

Speaker: Hi. Thank you so much. So just wanted to let you know where we are with reporting back several weeks ago, city administrator jordan committed to coming back to this body with more updates around advisory bodies. You raised some excellent questions today, as well as at your previous hearings about that. What you should expect is a memo that outlines roles and responsibilities and authorities, and then a project plan on how to address the hundreds of advisory bodies. So we're kind of thinking that there are maybe three buckets of those charter of those advisory bodies, those that are in charter, like the charter commission, the independent district commission, those that are established with rules and responsibilities and, and appointing processes. Then there are ones in code which vary in terms of appointing processes and how they are established and

how they are sunset. And then there are many, many ad hoc advisory bodies like the government transition advisory committee, not in code, but appointed by this body. So we're trying to organize that so that you can, like diana, organized today's presentation so you can digest the different roles and responsibilities in the different spaces related to advisory bodies.

Speaker: So more coming so the new council can make decisions with the mayor's office on such things. And most importantly, I think I want to ask is I want to make sure the city manager and the dca have a lot of influence over what they're seeing. On how to run their practice area and what advisory boards would actually be helpful.

Speaker: That's exactly right.

Speaker: It's that coupled with, I think, the what the advice we heard, I'm paraphrasing, but then to take some of the advice from the tac on how we can rethink the composite of those groups. I think right now I've had challenges. Each time I look at one of how out of balance they are in terms of perspective. And so and then now with district. Geography, we could have some some of that into the thinking as well.

Speaker: Yeah. Thank you for that. That's exactly right. We want the service areas to have the advice and counsel from community that they need in this new organization. Our our advisory bodies are built for our previous government structure as well as our previous organization. So we're we're modernizing that as well as we're moving through this.

Speaker: I think the elevation we're supposed to be at here, I want to stay focused on that. And then I want to really keep trusting what you're doing with some of this very important cleanup. I had no idea there were so many inactive. You didn't either. Right? Not to know. Okay. I just wanted to dive into that because it's been

relevant dialog up here. And I want to see how that was coming. I think i'll stop there. I have a better sense of the journey we're on here. So. Yeah.

Speaker: All right. Very good. Any further questions? Do we have public testimony?

Speaker: We have one person signed up.

Speaker: One person. Let's hear it gary harris here. He is one of our most engaged citizens in Portland, Oregon. We thank you. And thanks for being here for the whole day.

Speaker: Somebody's got to do it.

Speaker: I'm glad you do.

Speaker: I the conversation you just had was superb and asking a lot of questions. And that need answers. And my concerns. I'm going to add one other little wrinkle is that the charter reforms also set the new council as the policymaking body. Okay. And so when you're talking about writing administrative rules, they need to be administrative. And they I'm sorry. And they need to be tagged to a specific legislatively granted authority. It's like basic separation of powers stuff. Now the problem in these edits that you have before you is that if you read the line lines in the edits, it strikes out the specific specificity, specificity to the section of code and just says the city administrator made draft administrative rules according to the charter period that creates I think, too much broad sweeping authority to the city administrator when it really needs to be limited by the council and the current code does that. So I worry that the edits that you have are going too far and I know you struck title 14, title 14 does it seven times. Okay. There is specific rulemaking authority granted to the city administrator for seven different reasons in that title. 14 code. I just think it's you. The approach is incorrect. The other thing that I'd mention to you is that the delegation we're talking about, how that delegation of the administrator's authority goes down into the bureaus to the directors, to the

engineers, that sort of stuff. I don't know what that looks like. I don't know what happens. Is it a memo? Is it an email, or is it just general direction? I think there has to be some structure to it. And I think that might be in the administrative code that is coming up for approval in the next round. So it's hard to give advice. Yeah. Seconds. Hard to give good advice now without having that structural stuff available to look at. Finally, I'll just say these codes came out for public notice and review on Friday. Can we get a little bit more time to get more eyes on this and do the checks? You know, I did some of these checks and, and it concerned me enough to stick around after the meeting. And I appreciate the opportunity.

Speaker: Thank you. We appreciate it.

Speaker: Can I can I ask you to stay right there? Yeah. I want to great questions great points. And I and I, we neglected to mention the rule making point that you raised one of one of the things that has developed over many years in our current code is there's different bureaus, have different rule making authority, different rule making processes. And under the charter for 2025, it contemplates that the city administrator will promulgate the administrative rules. And so we are eliminating where different codes have different rule making processes, we are eliminating that and centralizing it in the city administrator. And you are seeing that and you're correct what you will see also is when you when the title one changes, come, there is a unified centralized rule making process that the city administrator or their designee will use to promulgate administrative rules. So you're seeing part one now, part two is coming. And that's our effort to really try to align the rule making under the city administrator consistent with the charter. Your second point about how do these delegations work and how will they be formalized? There's a project happening right now to do just that thing. And as far as how are we going to document those and what form they're going to be, how they're going to be

compiled. And so, yes, that that right to raise that as an issue, and that is something that we're working on.

Speaker: Yeah, I just supplement that with a couple of observations in the private sector, delegation of authority is addressed fairly. I mean there's multiple solutions for how to do that. And if you're if it's directly derived from executive leadership, you often adopt a kind of form of delegation of authority that's going to be signed by one person that has the authority to delegate. And it and when I draft them, they were typically revocable at any time. You know, you put through the broad authority to take it away at any time. But that can be done with a piece of paper from the person who has the authority. The other piece, just to note, I follow your logic on policy articulated by council, but there are inherent powers and authority in the charter specified for the executive branch that just want to be clear about that are not dependent on what council may grant to the executive or to whether we're talking about a city administrator or or mayor here. I'm going to use them somewhat interchangeably. But the broader point is to what is policy versus what is administrative versus executive? I mean, these are 100 year old plus questions that we've been dealing with at the federal level. And that's a maybe it's all going to be crystal clear. And I suspect we're going to reach points where it's not all crystal clear. And certainly council can delegate further authorities, which they often do to set rules in certain areas in other comparable forms of government. I just want to be crystal clear. Executive administrative authority is separately granted in in the charter and is not derivative of the. It is not only derivative of what legislative branch grants. That's all. Great. All right. So this is a first reading of a non-emergency ordinance. It moves to second reading, and I think we're returned. Was there more? Sorry. We make the motion to remove the sorry missed the beginning.

I apologize for the second reading as amended. Thank you. Thank you. And we'll see you all back here at 2 p.m.

Portland City Council Meeting Closed Caption File

October 23, 2024 – 2:00 p.m.

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Speaker: Today's date is October 23rd, 2024. Keelan, please call the role maps here.

Speaker: Yea. Rubio here. Ryan, here. Gonzalez here.

Speaker: Mueller here. Now we'll hear from legal counsel on the rules of order and decorum. Good afternoon.

Speaker: Welcome to the Portland City Council to testify before council in person or virtually. You 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's clerk's webpage. 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 should address the matter being considered when testifying. One. State your name for the record. Your address is not necessary. Two if you are a lobbyist,

identify the organization you represent. Three virtual testifiers should unmute themselves when the council clerk calls your name. Thank you. All right.

Speaker: Thank you. Just want to give everybody a heads up. We have a lot of people signed up to testify on this afternoon's various ordinances and resolution, because there are so many people signed up. I want to make sure everybody has a chance to testify. So we're only going to have two minutes of testimony instead of our traditional three. That's so we can get through all of the testimony today. So if you plan for three minutes, I'm going to ask you to do a little bit of editing on the fly here so that you can come in as close to two minutes as possible. With that Keelan, please read item number 909 through 916. These are all first readings of non-emergency ordinances. And item 917, which is a resolution.

Speaker: Item 909 approve the third amendment to the town center urban renewal plan. Item 910 adopt the 12th amendment to the central east side urban renewal plan. Item 911 approve the 82nd avenue area urban renewal plan. Item 912 adopt the east 205 urban renewal plan. 913 adopt the summer park rose rj columbia corridor urban renewal plan. Item 914 adopt the Lloyd holiday. Urban renewal plan. Item 915 adopt the central east side corridor urban renewal plan. Item 916 adopt the west side urban renewal plan. Item 917 direct the city administrator to bring forward action plans, amendments and review of set aside policy in collaboration with prosper Portland.

Speaker: All right. Thank you. Good afternoon. Colleagues at today's hearing, prosper Portland and the Portland housing bureau are, of course, introducing nine proposed actions for council consideration to adopt and implement six new tax increment finance, or tif districts in east Portland, as well as in the central city. If enacted, these actions will help set the course for future future investment from the central city to east Portland. Last year, this council directed prosper Portland

and the Portland housing bureau to explore the possibility of establishing new tif districts in the central city and east Portland. That process has now been completed, and we have six community endorsed plans that are coming before us for our consideration. Colleagues, I'm very proud of the work that this council has done to stabilize the city and recover from the impacts of the covid 19 pandemic. Clearly, there's much work yet to be done, but the city is turning the corner. The plans before us today represent focused, I believe, much needed investments in the communities that need it. The most. These investments will uplift the central city in east Portland for the next three decades, and they'll continue to pay dividends to the community long after that. I want to thank the staff of prosper Portland and the Portland housing bureau who've worked long, long hours on this project, as well as many community partners who've collaborated with the city to collectively vision and advance this work. This afternoon, we're going to hear from deputy city administrator danny olivera and staff from prosper Portland and the Portland housing bureau and the council will hear public testimony from everybody here who's interested in doing that. Just a procedural note as a reminder, all the ordinances are non-emergency, meaning we will not vote on them today. They'll be voted on at the October 30th City Council session. The resolution will also be continued after this meeting to October 30th, and i'll make an announcement about that again at the very end of the meeting. So with that, i'll turn it over to commissioner Rubio for her opening remarks.

Speaker: Thank you. Mayor.

Speaker: Colleagues, I'm excited to be here today with the mayor bringing these actions to council. It's been a long road with many voices involved along the way. Last June, we took a vote on a resolution that provided staff and prosper and fb with the clarity they needed to kick off a tif district exploration process in not one,

but two areas of our city. I asked prosper and fb to stand up, a process, and they did. And together we convened dozens of community representatives in central city and east Portland to dive into this with us. Over the last year by bringing different voices and sectors to the table to dive into complex issues, draw upon our best data, and develop a proposal or in this case, six proposals. Together, we are co-creating real, responsive and lasting change, establishing these new tif districts is a desperately needed investment in the economic revitalization and stabilization of our city. While the central city has experienced a challenging transition into the wake in the wake of the pandemic and a cooling development market, we also know that there are several large scale catalytic projects that have an opportunity to create new mixed income neighborhoods on either side of the river. This plan creates a new, substantial source of public investments dedicated to advancing that work and ushering in a new chapter for our central city, and it does so without raising taxes for our residents or businesses. Similarly, east Portland faces its own combination of challenges and opportunities, while intensifying pressures in the housing market is resulting in displacement. Tif is a proven tool to help stabilize communities and expand access to homeownership and wealth creation in our east Portland communities. As the mayor noted, these are generational investments. Previous tif districts have helped leverage public private partnerships to build the pearl district south waterfront, a modern central eastside. The nick fish development in lents and the jade district, as well as thousands of affordable housing units. These new tif districts will help us realize our visions of prosperous, thriving communities in east Portland and a revitalized central city where the epicenter of our civic and cultural life will remain. Rooted along the banks of the willamette. From broadway corridor to omsi to the theater district. The plan staff will present today are the result of a year long co-creation process with local

governing bodies, community organizations, and individual stakeholders. They've been designed with extensive input, guidance and leadership from the communities that they will serve. Thank you to all who have served in the service of this effort. We know that tif cannot be deployed to address every priority or every portion of the city that we would like, but these plans are designed to be nimble and responsive to the needs of the community and the City Council will have an opportunity to revisit these priorities with community input on a regular basis. Just as the work to bring these proposals to council today was a result of intentional co-creation with community stakeholders, I fully expect the same commitment for co-creation going forward with the bodies of work outlined in the resolution in front of us. This is the beginning, officially, of a 30 year relationship alongside the community, and we hope that everyone who has contributed along the way will continue to engage in the governance process. And I also want to echo mayor Wheeler in thanking prosper Portland and the housing bureau for leading this collaboration. I also want to thank my fellow commissioners and their teams for engaging in this work, for meeting with us last summer to make sure we had all the right folks teed up for those steering committees all the way up through your thoughtful questions and remarks. When we got an update on the exploration process at council last month, I know this is a meeting meaty package and the work is just beginning, but I also know that we are all anxious to see Portland continue to recover and thrive, and that we'll get there together. So let's get started. Turn it over to dca olivera.

Speaker: Thank you. And, donnie, before you speak, I just want to make an announcement for the benefit of my colleagues. Colleagues? I have a speech tonight, and so I will be leaving at 515 time certain. However, I think we'll get this done before then, but I just didn't want people to feel like I was being rude. If I

suddenly got up and walked out at about 5:15 this afternoon. Thank you donnie, go ahead.

Speaker: Thank you mayor. Thank you commissioner Rubio, for your comments. Donnie oliveira, for the record, dca of community and economic development. So commissioner Rubio and the mayor outlined very thoughtfully where we're at today. So I just want to provide a little sidebar for what we're going to be going. And as a reminder, as commissioner noted, this is a package coming to you after over a year's worth of really deep community and business engagement, along with the steering committees and housing staff got recommendations from the prosper board, the planning commission and even made some rounds with the county commission as well. But more importantly, the dozens of meetings, the hours and hours of engagement with community members. Our business partners and your staff along the way really formed the package that you have today. But it's just one milestone in a longer route to how we're going to invest these dollars. So I just want to acknowledge incredible work has been done, but more is ahead. And last but not least, because this is really important for us going forward, is, as you're thinking about this package, we're really asking you to focus on the six districts and the resolution that's directing us to what's next. We want to keep it focused here because we have a lot of testimony. So we're hoping that the conversation is vibrant and focused on what can be done going forward, but also recognizing that there's much to get done in this particular moment. So with that, I want to turn it over to executive director for reporting, shay flattery. Thank you.

Speaker: Thank you. And good afternoon, mayor Wheeler. And commissioners, for the record, my name is shay flaherty. I'm currently serving as the interim executive director of prosper Portland and I will be joined at the dais by Portland housing bureau senior policy analyst jessie connor. Prosper Portland interim deputy

director lee sabloff prosper, Portland's equity policy and communications director aubrey vickers and prosper Portland cfo tony barnes and in the audience, we are joined by colleagues who have helped deliver this significant body of work, as well as community partners who are present to share their perspective. I'll just note today's presentation is a culmination of more than a year of work stemming from direction from you all here at City Council. Last June. I also want to stress that this is a generational moment. Earlier this month, tracy lowe from the brookings institution was here in Portland to learn about how our city is using tif. At the same time, when tiff is disappearing from the nation due to negative public sentiment, she was amazed that Portland has been able to move tiff forward in a way that centers both community and development voices. I think this dynamic echoes back to the key message of advanced Portland, which is our city's economic development strategy. Mainly that centering growth and equitable opportunity is not just possible, but it's imperative. So I'd like to thank the staff across multiple city bureaus, especially our partners at fbe, for their partnership, as well as the businesses, residents and community organizations for participated and leaned in to this process. If you go to the next slide, please. So this afternoon, we're going to walk through the legislative process and the policy context for these proposed districts. We're going to highlight the key priorities and the desired outcomes within each district. And then we're going to discuss the relative the related potential revenue impacts to our city and our jurisdictions. Our presentation is also going to touch on some of the questions that you all had for us when we last met at the briefing on September 11th last month. And I want to make sure we save plenty of time for discussion, as well as time for our testimony here today. So we'll plan to walk through this presentation as quickly as we can. And with that in mind, I'm

going to turn it over to Sabrina Vickers to share more about the policy context and our legislative process.

Speaker: Thank you so much, Shay, and good afternoon, Mayor Wheeler.

Commissioners Rubio, Ryan, Maps and Gonzales, for the record, I'm Sabrina Vickers, director of equity policy and communications for Prosper Portland. Next slide please. So I think I'll start this afternoon by walking through the legislative process and policy context for the proposed districts. In summer of 2023, City Council adopted a resolution that kicked off the exploration process for potential new TIF districts in both east Portland and the central city and directed us to return in October of 2024 with any new proposed districts or updates on the exploration process. The Prosper Portland board took actions last month to recommend adoption of all six TIF districts that had been endorsed by the steering committees to City Council and launched the 45-day consult and confer process. In late September and early October, we presented to Multnomah County's board, City Council and the Portland Planning Commission. And so we're before you today to provide an overview of the proposed districts and potential financial impact. As part of that consultation process with taxing districts. Next slide. Given that we are concluding the current generation of TIF districts by this fall, with only 3% of the city's assessed value in acreage anticipated will be within active TIF districts. Accordingly, the resolution passed by City Council divided the available 11,000 acres and \$9.8 billion in assessed value between east Portland and the central city. As indicated on this slide, the six proposed districts stay within these constraints, but require the steering committee and working groups to make, in many cases, very challenging decisions. Now, speaking of these committee and working groups, I want to mention that over the last 14 months, we engaged both a central city and east Portland steering committee and three working groups comprised collectively

of about 95 members. These committees met over 65 times to co-create the proposed districts. We also held open houses and partnered with a broad range of organizations to solicit feedback and input that shaped the priorities and increased awareness during this period. Now, this exploration work, the inclusive process we aligned to in partnership with and co-created by community, is not taken lightly and is a primary reason we are before you today. Considering these six proposed tif districts. Next slide. So this slide illustrates when current and recently terminated districts originated and their current status. Of the 18 districts named on this slide and created over the last 40 years, as of October 11th have been terminated and have no remaining tif to invest. That includes all downtown districts. Airport way, the Oregon convention center, and the six neighborhood prosperity initiative. Micro tif districts. Four districts have some remaining tif to invest, but have issued their last debt and are no longer collecting tax increment. So just three districts, north macadam gateway and cully will be active districts in the coming years. Next slide please. So this slide captures some of the themes we heard in the midst of the consult and confer period. Some of these questions we will answer through the course of today's presentation. But I will note that in terms of engagement over the past two months, prosper Portland and the fb team have conferred with 15 taxing jurisdictions, met with more than two dozen elected or appointed representatives as and as already mentioned, presented as a prosper Portland board, Multnomah County's board, City Council, and the planning commission. Through this, we finalized the plans, reports, legal descriptions, land use findings for the proposed districts and drafted nine City Council actions relating related to their approval and implementation. We have mailed a super notice to more than 350,000 Portland mailboxes and engaged in literally daily conversations with stakeholders, community members and partners who have had questions or needed more

information. Now, feedback largely reinforced the investment priorities outlined in the tif plans, particularly housing and inclusive economic growth. Together with stabilizing our tax base and the importance of continued high quality, authentic engagement with community and the taxing jurisdictions, Multnomah County has been very engaged, and you've seen in the letters of support that they've provided, that they want to remain engaged and at the table as action plans are developed and investments start to take shape. So the planning commission expressed support for the ongoing community engagement and leadership and impressed ongoing partnership with city bureaus, the county and school districts in prioritizing tif investments. The tif action planning will provide a forum for that level of collaboration, not just over the coming years, but to what you mentioned, commissioner Rubio, for the next 30 to 35 year life cycle of these proposed tif districts. Now, in the next slides, we'll provide more information about how the city has historically been able to leverage our investments, which is one of the areas council inquired on during the earlier briefing with you all. Next slide please. So we appreciate that implementing the proposed tif plans will involve a significant public investment of future property tax dollars, based on historical performance of tif districts, leveraging a 15 to 1 private investment. We believe these tif plans are able to deliver unique and significant returns to our city and community through the ability to invest in a range of community objectives like new local and regional open space and transportation infrastructure, increased access to quality jobs and affordable housing in mixed income communities, and accommodating anticipated growth in a sustainable manner through leveraging partnered investments. Tif districts also provide City Council with a tool to geographically focus, balance and direct every full dollar of property tax increase into inclusive economic growth, infrastructure and affordable housing. Next slide please. So in the past, we invested

first and more in large transportation projects. And we anticipate sizable investments to occur again in the central city once the districts begin to mature. We also anticipate investing in infrastructure in east Portland and things like sidewalks and street crossings, which are necessary and tied to the economic growth and small business support. We have heard highlighted by our community partners. This will be balanced by stabilization efforts to ensure community who lives there now can stay and enjoy the benefits of these long term investments. And in east Portland, we anticipate the purple bar to grow as we seek balanced investments over the life cycle of these districts. Now, to ensure success, we know staying connected to community interest developers and affordable housing partners means building upon the trust that got us here today and aligning ourselves with the many lessons learned as we consider the impact of past tif investments. Next slide please. Now this slide summarizes the number of residents and businesses in excuse me, that could be served by the proposed six tif districts and highlights the role our central city plays as a key employment center, and the role east Portland plays as home to a significant proportion of our city's residents. You'll see this breakdown between employment and residential uses. Uses. Excuse me informs investment priorities in the central city and east Portland, which lisa will discuss in greater detail. Next slide please. So looking at the big picture, what comes next after today's hearing, the six proposed districts and the proposed amendments to existing districts will return to council for a vote next week on Wednesday, October 30th. And if council chooses to move forward and approve the new districts, we will begin budgeting and implementation. If approved, modest resources would become available next fiscal year and the action planning process would begin with the convening of advisory bodies with the goal of finalizing action plans to define investment priorities for the first five years in spring of 2026. As those resources

begin to come online. And so with that, I would like to turn it over to Lisa Abeloff to walk through the proposed TIF districts and related amendments in greater detail.

Speaker: Thanks, Shabrie.

Speaker: Good afternoon, Mayor and Commissioners.

Speaker: I'm Lisa Abeloff. I'm the Director of Development and Investment with Prosper Portland, as well as the Interim Deputy Director. And I'm joined by Jesse Connor with the Portland Housing Bureau. And we'll kind of tag team an overview of the six proposed TIF districts and two proposed amendments summarizing months of work and hundreds of pages of documents that were prepared by staff, our consultant teams, as well as our community partners. Next slide, please. So we're going to start with the six proposed TIF districts. Thank you. So in east Portland you see here on this slide as I mentioned we had extensive public partnerships via our steering committee and our working groups. And you see the individual members who represented public sector educational community partners, affordable housing and private sector partners who dedicated hours of time as members of that steering committee and the working groups. And I'll draw your attention particularly to our educational partners who are noted here by the graduation cap denoting representatives from Portland Public Schools, Parkrose David Douglas, Multnomah Education Services District, who represented a breadth of school districts involved on the steering committee. Next slide please. The map on the right here shows the three proposed east Portland TIF districts. You see the Sumner Park Rose, R.J. Columbia Corridor. What we have affectionately started to call Space in Green at the north end of the map, you see the 82nd Avenue proposed TIF district in purple and the East 205 proposed TIF district in teal. The most acreage in east Portland was allocated to the East 205 district. Based on the guidance of the east Portland steering committee, with a boundary that generally runs from 122nd

avenue as a key commercial corridor to the Gresham boundary on the east, and the table on the left. What you see on the left is how we achieved the target and framework that council handed down to us in terms of a cap on assessed value and acreage across the three TIF districts, which are just under council's directed allocations, it leaves a remaining about \$310 million of assessed value and 324 acres for any potential future amendment to those districts. Next slide please. So this slide describes a menu of options that came forward as part of our community engagement and co-creation process for project investment in each of the TIF districts. And the total estimated amount for direct project investment, net of admin and financing costs, based on historic trends and best practices that we've seen in other communities. The five year action plans that would follow your approval of the TIF districts will give more clarity and set more immediate and near-term project specific priorities for investment in the economic and urban development bucket. You'll see the desire for small business support for workforce housing, as well as support for things like art and signage that reflects and celebrates East Portland's diversity. While infrastructure investments are more limited in East Portland within each district, this is not because of a lack of need, but out of a desire to ensure that TIF dollars are leveraged to secure other sources. Particularly, I would call out that the 82nd Avenue working group has a slightly higher percentage relative to the East 205 district, or the Space district, reflecting their desire to complement the infrastructure that investments that are already planned through both PBOT and regional investments. They've advocated, they've advocated and allocated additional funds to be able to further focus on particular safety and connectivity improvements that are not currently anticipated as part of the transportation package. And with that, I will hand it over to Jessie to cover the affordable housing component.

Speaker: Thank you lisa. For the record, jessie connor, senior policy analyst for the Portland housing bureau. So under the affordable housing bucket, you'll see a suite of options from our east Portland conversations. Items related to multifamily development and preservation, but also a focus on ownership. Things such as down payment assistance and home repair, as well as support for our neighbors living in manufactured dwelling parks. Next slide please.

Speaker: So we also wanted to take a moment just to give you a snapshot of what we heard through our hours of community engagement as well as our work with the working groups and the steering committee. So priorities for 82nd avenue area include things like prioritizing homeownership and home repair programs to help respond to early market pressures already being felt acutely by many residents in the area. Investing in some of those multimodal connections that complement and build on pbot and the region's investments supporting small business growth, particularly neighborhood serving retail and services that can give folks more reasons to be out and about on 82nd avenue. We heard pretty regularly from both residents and businesses about concerning activities along the corridor that do impact their quality of life and the experience of the businesses, and there are also larger key undeveloped sites that are available for larger scale remediation and redevelopment. Particularly, the community talked a lot about used car dealerships, some of whom have started to go out of business and finally not to be left behind. The interest in additional tree canopy and landscaping to reduce heat island effects out along 82nd avenue. Next slide please. In the east, 205 district, we heard strong interest in supporting small businesses and entrepreneurs, particularly home based businesses as well as businesses with physical bricks and mortar spaces. There's a desire for multicultural makerspace, shared commercial kitchen to support food production related enterprises, and for spaces to be able to showcase

and promote products of east Portland's many home based businesses. East Portland has a higher percentage of our families with kids, and there's a significant need for additional affordable child care to support east Portland's workforce. And on the community side, there's interest in a recreational or community center and improved connectivity and walkability through things like additional sidewalks as well as multilingual direction, directional signage that would both serve for general directional purposes, but also to guide folks to the small businesses in the east. 205 area. Next slide please. Some of our most dynamic discussions were in the sumner park rose rj columbia corridor area, in part due to the district including both industrial and residential uses on either side of columbia corridor. And we anticipate you'll hear some testimony to this effect today as well. Something we heard a lot about, particularly from residents in the rj terrace area, was to invest in mutually beneficial development that can help actually create a buffer between those residential and industrial uses. There was also interest in recreational improvements to publicly provide public access to open spaces, with a particular call out to connecting through to the columbia slough to the north. On the economic development side, there's interest in supporting industrial growth in a manner that that recognizes nearby residential uses, together with workforce training centers and spaces for residents within the area to learn additional skills and acquire certifications related to those industries. We also wanted to note when we actually partnered with pathfinders network, they helped us reach out to high school students at parkrose high school. The top things students asked for was to see the return of a k-mart or a k-mart like store, a place to hang out after school, an affordable one stop shop where they could get clothes, food, or other school supplies. Next slide please.

Speaker: So as part of your package for the east Portland tif district proposed plans, they all they each include governance charter committing to a governance committee or a community leadership committee. Who will help guide the implementation of the tif districts and the five year action plans over the next 30 years. This builds on the model developed with our cully tif district community partners. The committee will include voices from diverse lived experiences with a range of knowledge. Individuals who are growth, supportive housing, production supportive, with a focus on ensuring inclusive beneficial benefits for historically disadvantaged and vulnerable communities. With that, i'll turn it back over to lisa.

Speaker: So we're going to we're going to move over to our central city districts. Now we go to the next slide. Here you see the list of our central city partners who participated on our steering committee. And in thematic subcommittees convened around key central city issues like business retention and expansion, affordable and market rate, housing and major catalytic opportunity sites. You'll note the makeup of our steering committees across east Portland and the central city reflected east Portland as having a more significant number of residences, and the central city being a significant economic center for our region and our city our state. Next slide please. So again, similar to east Portland, the map on the right shows the three proposed central city tif districts. This west side district that you see here in yellow is proposed as a single district with specific properties removed due to the assessed value cap. So we removed a lot of the very high value properties that would have exceeded that cap. And with a focus to ensure that we include areas in old town, the downtown retail, core parts of the west end and pearl district, including broadway corridor, together with key open space infrastructure opportunities like the park blocks or waterfront park. The lloyd district that you see here in green, its western boundary reflects discussions that we had with albina

vision trust, the trailblazers as well as go lloyd, and that district is anchored by the lloyd mall, the broadway wider business district and portions of the north end of the central east side. Given increased connectivity via the recently completed blum blumenauer bridge, the central east side corridor that you see here in purple is anchored by the master plan area and the orange line through conversations with the central eastside industrial council, the district also follows the mlk grand and stark commercial corridors as key areas for potential housing, mixed use and small business growth within the area. The boundaries reflect priorities most consistently heard during the exploration process, and tough decisions were made to stay under the assessed value and acreage cap. As you can see by the table on the left, within these boundaries, there's about 4 million of assessed value remaining. That's about half a block to a block of city property remaining in assessed value. You may hear interest in including additional areas of the lloyd district and the pearl district. Today, our proposed resolution does speak to how we would continue to work with those community partners to identify key areas for amendment as part of the first year action plans, and that those amendments could come forward to council in the future. Next slide please. Similar to east Portland, this slide describes a menu of options for project investment in each of the tif districts, with the five year action plan outlining more immediate and project specific priorities. 55% of resources will be administered by prosper Portland towards economic development and urban development goals. Things like retaining large employers, providing small businesses with loans and grants, supporting retail and cultural anchors in our downtown, together with investing in middle income housing, we also know there's sizable infrastructure needs in the central city to support and unlock development at our major sites. Sites like omsi, the lloyd mall and broadway corridor, together

with larger moves like the future of waterfront park. And with that, I will hand it to jessie to cover the affordable housing.

Speaker: So the affordable housing allocation in the central city reflects the city's current policy. Of the 45% set aside to be administered by the housing bureau for both preservation as well as new development, with preservation focused on ensuring that our existing regulated affordable housing stock in areas like old town continue to serve our most vulnerable populations needing access to nearby services. Next slide.

Speaker: Similar to east Portland, we just wanted to take a moment to share a bit of what we heard when we were out in community, and engaging with our steering committee, but also with our enhanced services districts, our neighborhood associations and other community partners. Priorities for the west side area included things like supporting the numerous historic buildings in old town, downtown along southwest second, third, fourth avenues that may need renovation and seismic upgrades. Many of these buildings may also be regulated. Affordable housing. Speaking to what jessie just shared that may need renovation to continue to provide regulated affordable housing, or they may also be offices seeking to convert to housing given significant vacancy rates continuing to be experienced in our central city, and we need to be able to retain and recruit traded sector anchor tenants and small business retailers and restaurateurs to tenant those vacancies. The importance of re-envisioning waterfront park came up routinely during this conversation. The question of what is the future of waterfront park, as well as the important role that public spaces play in activating our west side and downtown and bringing residents and visitors back together. Similarly, the west side is home to many of our arts and cultural venues that are critical to our economy and our core to downtown's identity, and this could be match funding to

support some of that work. Next slide please. In the Lloyd district, we heard strong interest in supporting small businesses and entrepreneurs, particularly along key corridors like Broadway Weidler and MLK and Grand, and recruiting businesses to fill vacant retail storefronts. Infrastructure investments will be prioritized to large scale developments like at Lloyd Mall or the Bottling Blocks, as well as to smaller interventions that can support the Lloyd Eco District's interest in street trees and greening public spaces. Whereas the last generation of TIF in this area largely focused on the convention center and hotel expansions, this plan focuses on the build out of Lloyd as a mixed income, mixed use neighborhood with opportunities for increased mixed use and affordable residential development. Next slide please. And last but not least, in the Central Eastside Corridor District. It's this is an area that also combines industrial zoned areas with mixed use zoned areas. We heard support for large scale, mixed use waterfront development, leveraging investments in and along the Orange Line and providing connection to the river, particularly tied to the master plan. There's also a significant number of industrial and small business entrepreneurs in the central east side, and there's a desire to retain those businesses employees via our small business grants and loans that we've seen significant demand for in the current central eastside area and along the MLK Grand Corridor and the light rail alignment there. There are key opportunities for affordable as well as market rate housing production, either as infill or as part of those larger scale development projects, particularly at our transit stations. Next slide please. And on the governance side from the central city steering committee, they provide us the guidance to convene ad hoc action plan focus committees to co-create the first five year plans to guide priority investments and to defer to those committees whether or not there is a longer term standing committee for each of the central city TIF districts. This was in part a reflection of our engagement in the

central city not being as geographically focused as in east Portland, and an acknowledgment of existing capacity across central city enhanced services districts, neighborhood associations and business organizations. Those ad hoc committees will include private sector and community representatives, many of whom are listed here. You see, we started kind of a listing some of the early folks we heard should be included as part of that next step with action plans. And finally, we've also captured in our resolution that there will be a central role for our central city enhanced services districts as well as our east Portland neighborhood prosperity network areas as central to our action, planning and engagement work.

Speaker: And while we'll have districts while while we will have district specific representatives, as Lisa mentioned, across all districts, we will be intentionally engaging culturally specific organizations, affordable housing stakeholders, property owners, developers, anchor institutions, and markets perspectives from Oregon's from organizations such as the Urban Land Institute and Oregon Smart Growth. Next slide.

Speaker: So we wanted to give a sense of what those potential outcomes could be. These are just estimated projections that may shift with priorities as changes occur. These are simply modeled outcomes over the life of the district based on current per unit subsidies or small business grants that we offer. Final investment priorities can be adjusted based on priorities as they are identified and changed with every five year action plan. Approximately 1.1 billion of investment in affordable housing in east Portland and the central city could support up to 8000 new units in economic development. Our investments could provide grant support for up to 2400 small businesses and up to 35,000 new jobs could be created or retained. And while harder to capture in a single quantifiable measure, our infrastructure investments could support the next generation of waterfront park or the build out

of the green loop in our central city, as well as investing in long called for street crossing and safety improvements or sidewalks in east Portland next slide please. In order to bring forward the package of those six new tif districts that we just walked through, we also need to amend two tif districts. And those are the amendment related ordinances before council today. Our board approved amendments to the central east side and lens town center tif districts. And this would be an expression and technical action of support by council to allow for the new central eastside corridor and 82nd avenue districts to be created. As you can see in the map on the right, council's actions to support the boards approved amendments would reduce existing tif district boundaries to avoid overlap between the old tif districts and the new tif districts. The reduced tif districts. So both in lens town center and the central east side will continue to invest and spend down the remaining tif in those districts over the next few years while releasing the assessed value and acreage no longer required for their revenue generation. And to ensure that we are reducing impacts to small businesses. We've also set aside a portion of our property sales within the lens town center area and central east side to continue to offer grants to small businesses, either in areas that will be removed from the tif district or are moving into the new tif district and wouldn't have access to a similar scale of grant or loan dollars over the next few years. And with that, I'm going to hand it to tony to go over the financial impacts.

Speaker: Great.

Speaker: Thank you, lisa, and good afternoon, mayor Wheeler and commissioners for the record, I'm tony barnes prosper, cfo. The next several slides illustrate the estimated financial impact. Next slide please. The overlapping taxing jurisdictions and more specifically, the city of Portland, over the estimated 3035 years to implement each district. Next slide please. This slide summarizes fOregone

revenues for the city of Portland, Multnomah County and other general governments. Total Oregon revenues are. Taxes are based on the permanent rate of each overlapping taxing jurisdiction applied to the growth and assessed value used to repay the indebtedness for each district. Assumptions for modeling purposes include 3% annual growth in assessed value. Using that assumed growth, we can estimate the amount of tax revenue that otherwise would go to the overlapping taxing jurisdictions that will be used to implement the plans. Included here are is the estimated impact of general government partners, including the city, county, library district and other general governments. In total, the estimated impact over 30 to 35 years ranged from 1.6 to \$2 billion. The slides show a range of impact based on how much long term financing is issued to help facilitate implementation of the district's projects and programs. The lower impact represents more pay as you go model based on the annual tax increment revenue, where no long term financing is issued. The higher impact incorporates some long term bonds issued, which may result in additional time to pay off the district. These estimates also take into account the requirement of revenue sharing, revenue sharing and some tax increment back to the overlapping taxing jurisdictions. Once the tax increment revenues equal approximately 3% of maximum indebtedness for the district, these models anticipate revenue sharing to begin somewhere in the late 2030s or early 2040s. The highest general government impacts would be to the city and the county, with an annual estimated combined impact to the city between \$2,024 million per year for the city. Throughout the district's life. Later slides will illustrate this in a little bit more detail. Next slide please. These figures represent the anticipated net impact to k through 12 school districts. Like with general government estimates, they include a range based on lower pay as you go approach and the higher impact that includes some issuance of long term bonds

for the districts. Unlike general government taxes for Oregon for k through 12, education will be largely absorbed at the state level through the state equalization formula, which includes other statewide resources. The figures here are estimates using a simple extrapolation. The net Oregon revenues by the k through 12 districts that are within the proposed TIF district boundaries include an estimate of equalization formula, including those current resources, as well as the current weighted average daily attendance currently for those school districts. In total, the net impact to the five districts within the proposed boundaries will be approximately 39 to \$48 million, with an average of 1 to \$1.4 million per year. Changes to the state school formula student populations, and overall state funding. Throughout the state could impact these. These estimates throughout the life of the districts. Next slide, please. So focusing more on the impact of the city, the overall estimate on the higher end of the forecast is estimated to be \$860 million for all six districts through 2060. The graphic shown here is the estimated amount of Oregon revenues to the city, and five year increments through 2016. The impact is lower in the first five years as increment begins to build off the initial frozen base of each district, using a 3% average growth estimate, the total impact for the first five years is estimated to be \$20 million to the city. This may be higher or lower depending on the level of assessed value. Growth within those districts. The highest level of impact will be in the 2050s as the district nears completion and termination, and then by 2060, all the incremental value and related tax increment will accrue back to the city general fund. Following the completion of the districts. Shown below, the graphic is the total estimated impact over that 30 to 35 year period for each proposed district. The east of 205 and west side districts represent the largest assessed value, and their maximum indebtedness, and therefore have the largest impact of that total. Next slide please.

And I think this is the last slide on impacts. One question we've received is whether or not the proposed new tif districts would effectively take back all the property taxes that have recently gone back to the taxing jurisdiction. Jurisdiction, taxing districts, general funds with the sunset of the current tif districts, the answer is that it will not. In green, you will see taxes fOregone from the six proposed districts next to the amount returning for the city for the terminating districts in blue. Over the first ten years, fOregone revenue to the city's general fund is anticipated to be approximately \$71 million. At that same time, the city was projected to receive about \$448 million back from expired districts over a 35 year period. The net taxes are still positive, about 1.3 billion to the positive. However, it's important to note these taxes tax returns have already been built into the budget and forecast for the city and therefore that green bar here will have an impact to future city budgets and forecasts. And now i'll hand it over to lisa for the next steps.

Speaker: Thanks, tony. Next slide please. So with council's direction last summer, prosper and the Portland housing bureau. Our work has focused on the exploration of new tif districts. And we're happy to be here before you today with those outcomes. However, we also know that there are additional key implementation activities that need to occur to implement on the 30 year tif plans. Next slide please. The resolution before council today provides the opportunity for you to direct that work through the upcoming changes within the city by directing the city administrator to collaborate with prosper Portland and the Portland housing bureau to undertake specific activities over the next year or two. Next slide. Prosper Portland and fb. Sorry, can you switch back? Sorry about that. Prosper Portland and fb will lead the development of the five year action plans together with the east Portland community leadership committees and the central city stakeholder involvement. And these plans again will identify the immediate

investment priorities within each of the six tif districts during this process, as I mentioned earlier, we can also identify any necessary major amendments to the tif plans, including potential boundary adjustments. And now I'm going to hand it to jesse to talk a little bit about a review of the set aside policy.

Speaker: Thank you lisa. So as the administrating agency for the city's affordable housing set aside policy, the housing bureau, with the support from prosper Portland, periodically reviews the policy to ensure that it meets city priorities, market conditions and community needs. The 45% set aside is a crucial component of the current affordable housing ecosystem. In the last 20 years, tif has accounted for nearly half of all affordable housing produced in the city. The city currently allocates the 45% of the funds for the construction of new affordable housing, meeting. 45% is spent on affordable housing across all districts. Cumulatively set aside funds are used in conjunction with other funds such as state, federal and other local sources. When available, these funds serve as a critical tool for anti-displacement in combination with economic development, creating economic economic opportunity, and improving neighborhoods. Works in tandem with affordable housing development to help mitigate otherwise harmful and racist historical impacts. Beginning in 2025, fwp will launch the next periodic review for the set aside policy. The review will include data and market analysis followed by robust community engagement on the findings. Next slide.

Speaker: So this is our final slide. Returning to the timeline that shabrie shared earlier and talking a little bit about how the resolution directed actions builds on council approvals that were we are requesting today. The six proposed districts and amendments to existing districts will return to council together with your motion to continue the resolution for a vote next week on October 30th. If council chooses to approve the new districts, the budgeting process will start this fall for fiscal year

2526, modest resources would become available starting next fiscal year, and we would begin to convene our advisory bodies to develop the first five year action plans for east Portland and the central city. Those actions plans would then go before prosper Portland's board and City Council by spring 2026, and concurrently, the review that jesse just discussed about the set aside policy would be discussed with prosper Portland and the Portland housing bureau and would come back to council for future consideration in 2026 to maintain alignment, both between the policy as well as the action plans. And with that, I think we can take questions and or invite testimony.

Speaker: Colleagues, any questions at this point?

Speaker: I have no maps. I know we got a lot of people waiting to testify, but I have a couple of quick questions that I think I would like to direct towards jesse. And if jesse's not the appropriate person, we can redirect them to the right expert in the room. I was really glad to hear and see at least reference to the goal of increasing homeownership through creating these tif districts, and also increasing the supply of affordable housing through these tif districts. And I think I understand the affordable housing piece, especially building more affordable housing. What's less clear to me is the homeownership piece. Can you tell us how the homeownership piece of these proposals work?

Speaker: So i'll say that there is a from what we heard from our community conversations in the stakeholder committee meetings, there was a stronger and a bit deeper conversation with our east Portland partners. And they were really interested in a variety of options that would both support housing stabilization and create new homeowners. A couple programs of php already administers, so that's through home repair and down payment assistance. That could also.

Speaker: Let me stop you here. Actually, I noticed throughout your presentation you tended to put home repair and homeownership in the same in the same bucket, or at least on the same line. I'm not quite sure why you connect them. Are those one in the same, or I think of them as kind of being two different things.

Speaker: Thank you commissioner. They are different. I think we just shorthand it because it's managed by the same team. They do the down payment assistance grants, the down payment assistance loans and they have staff that administer the home repair program. Great.

Speaker: And home repair is a guy is incredibly important. I think one of the things I'm really trying to get a better handle on in the context of this particular resolution is how what the homeownership move here is. And I see we have we pulled in the big the even bigger guns. So what's the plan here. Because i'll tell you. Let me tell you why I asked the question. A lot of you know, I'm an academic by training, spent a lot of time studying inequality and social policy and race. And i'll tell you, one of there are two powerful variables which explain racial inequality in the united states. That's education and homeownership. Now, this council only has kind of marginal influence on education. But boy, we got a heck of a lot of influence on home ownership. So one of the things I hope that we can do in spaces like this is use 30 year investments in the housing space to help promote home ownership, because frankly, if people of color are not able to buy homes and the city of Portland sometime soon, frankly there will not be people of color in this town in a decade or two. And I see glancing references to it, but I don't see how it pencils out. And I will also just be transparent. Folks who live in east Portland are also kind of calling my office and saying, this is really important. We'd like to have some specificity, specificity in this space. Does that help? Yes.

Speaker: There we go. Helm, historic director of Portland housing bureau. For the record. So thank you very much for this very good question. I want to just begin with a reminder that I think it was earlier this month, but it might have been last month that the council adopted the housing production strategy. There were three elements three, there's 35 actions in the housing production strategy. One is to adopt tif districts. One is to establish a land bank and one is to expand homeownership opportunities. And so those three items are actually very interrelated. The tif districts certainly do provide the resources. The financial resources for this type of a homeownership program. The land banking helps to provide the land that we need for it. And of course, the expansion of homeownership really, I think means the creation of new housing that people can buy, affordable housing that people buy. There are ways to purchase existing housing, but as you probably are aware, the current market in Portland is actually outpacing affordability for most lower income households. So we are very interested in the Portland housing bureau in the expansion of affordable housing. We actually think there's an opportunity to combine these three things that I mentioned. The funding, the land and a strategy with the with a development of new homeownership opportunities that are net zero on the land trust that would be affordable to households in Portland. I will share with you yesterday, the homeownership team actually went to bend, Oregon, specifically to see their net zero affordable home ownership development program, which is quite impressive. We were told about it by hud, and we drove up there and back in a day and visited very several developments. So we think there is a huge opportunity to create a high quality, affordable homeownership program. We think east Portland is the wonderful opportunity place to develop this. And we've heard from the community through the formation of the tif process that this is a priority. So I will just share

that we're going to continue to work with our partners at prosper, because homeownership really should span from the 30% of ami all the way to 120% or even higher. But we will work in partnership with them to think through a robust homeownership program. And our goal is to figure out a scalable strategy for the production of affordable homeownership.

Speaker: I appreciate all that. I kind of get the or for me. Increasing housing production is a very important goal. You know, it promotes affordability ultimately, but it also feels like a slightly different topic than creating homeownership programs. I guess one of the things I'm trying to think about in the context of the proposals before us today is what these tif districts do on the on the home ownership front. I mean, it appears several times in the presentation and whatnot, but when I look at the documentation, I'm still not quite getting it. I'm certainly hearing from the community, especially folks who live in east Portland, that, you know, we certainly would like to see some kind of specific commitment to homeownership programs and initiatives. I mean, it's fine if the answer is it's not in the documentation yet or it hasn't been figured out and the resolutions before us today, that's helpful information to know.

Speaker: Yeah, I think it it is not in the document because what will be in the what will be done upon the formation of these districts is the creation of action plans or action plans. And those action plans will contain specific direction on what we're going to do, specifically called out, such as the homeownership strategy and plans.

Speaker: Right. So we're creating a five year, for example, we're creating a five year action plan, which kind of talks about tif budget priorities. And I get the impression that's one of the things we're doing here. In the resolution before us today, do we set any targets in terms of the amount of new affordable housing that will produce

or the number of new opportunities to, to make it possible for folks at the lower end of the income spectrum to buy.

Speaker: We don't we don't call out specific targets other than estimated numbers of new affordable housing largely described through the funding. That's the funding numbers. So we've estimated oh, you want to see you both reaching. No go for it. I was just going to say there's an estimated 4 to 8000 units coming out of \$1.1 billion of investment. Okay.

Speaker: And what i'll also offer as lisa also jumps in is oftentimes we think of the tif plans as kind of the menu to a restaurant that you're going to. And then those action plans are what you're actually ordering. And so when you talk about the specificity, you would look for those in these action plans that we develop alongside community. So really digging into is the program, the correct program during this particular aspect of the life cycle of a tif district, or do we need something different based upon either the land banking that we were able to do or truly understanding the variety of the resources that we have at the appropriate time within those tif plans.

Speaker: Sure. And I'm looking at the resolution language. So the so the five year investment plans will be developed in collaboration with the city administrator, prosper and the housing bureau. So, you know, I got my housing, I got my city administrator over here who I think represents the interest of the city or council. One of the things which I'm debating, and this is an authentic question, which I'm going to be thinking about over the course of the several next several days, is whether or not it's appropriate for this council to direct the city administrator or amend the language before us today to set some specific targets. You know, we don't have to reinvent the purpose of this particular ordinance, but to set some specific targets around home ownership in this space specifically for east Portland,

for the housing professionals that are before us today, do you have any initial reactions? And if you will, do you have any initial reactions?

Speaker: Yeah, my initial reactions are I think the community has already expressed this desire. So we already are on it and thinking about it. I think that specific targets at this time is a little bit premature from the standpoint of we haven't had an opportunity to deeply engage with the community and with the pros and cons about the strategies. However, that said, we can certainly live with a more specific goal put forward by City Council because we are already going in that direction. And so we see this as in alignment with what we know is a priority. That's been expressed in general by the community.

Speaker: Could I jump in on this too? And I appreciate you raising this commissioner Mapps, because particularly the home ownership component of affordable housing. And so thank you for calling that out. I was here when we did the last go around where we established the 45% set aside, and that was a big commitment to affordable housing. And it fit within the context of the times. We said at that time that in about five years, we should probably sit down and revisit that and ask ourselves whether we got it right, got it wrong, whether there should be refinement. Coincidentally, it's been almost five years since we did that, so I do support a deeper, longer look at the set aside and I would also say I well, I supported and appreciated the 45% set aside. It was blanket. It was across the board. And I think we can be more refined than that with this next iteration and actually look to district by district. They potentially set more refined goals, not only for the percentage of set aside, but also, as you suggest, potentially some specific goals around ownership, which I think would be great. But I also just want to caution we spent like a year on public outreach just to get to the 45% in the community with regard to tif districts feels very, very much a strong sense of

ownership over these districts and would would definitely need to be engaged. So I would feel uncomfortable picking a number here and now without that full process. Okay, that's just me.

Speaker: Well, I appreciate that. You know, one of the things I'm responding to is community. That's saying, you know, one of the things that's missing from the plans today is some specificity around what our home ownership goals are in this space. And just as a policy professional, you know, I will tell you, unless we create doors and opportunities for folks, especially folks at the lower end of the income spectrum, to buy homes, you will be priced out of Portland. That has been the history of this town. We spent a lot of time talking about how the albina neighborhood, this is a lesson we learned over and over again. It's well established in the sociological and the economic research. If we're creating a 30 year plan here, I think we would be remiss not to acknowledge this. Well understood economic and humanitarian factors.

Speaker: Can I supplement that with one piece? I subject to the opportunity for further review, further community engagement? I think the current set aside policy is a mistake on a go forward basis. It doesn't mean it was a mistake at the time. I think based on my reading of the room and what the investments that the city is going to have to make in the next 10 to 20 years. I think it's a mistake. The to lock in the formula at this point. Having said all of that, let's just confirm I want to make sure I'm following the different pieces here. So we have the 45% affordable housing set aside as current council policy. But individual tif district level and tif plan. Don't you have multiple? I mean, we're not doing 45 in each one of them. Correct.

Speaker: We are actually for these six districts. Okay. But I the nuance I pick up the nuance that you're that you're getting at there. Commissioner. The current city policy is that the 45% set aside is across all districts cumulatively. Okay. That's

aggregate. So in theory, you could have one district choose or the would direct a lower affordable housing set aside. But because it's in aggregate it would be need to be exponentially higher in another district. And when we brought this important conversation to both our central city steering committee and working groups and the folks that we worked with in east Portland, they all landed in the same place and that was at the 45%, because what they wanted, they they all independently agreed that they didn't want another part of town dictating what their affordable housing goals should, ought to be based on what that other part of town was deciding for themselves.

Speaker: And I mean, that gets into a whole other issue, right? That if you allow another tif district to have a lower amount and you don't want affordable housing in your neighborhood and some people, for a variety of reasons, don't you know, you don't want it to get pushed on you. And so you're using the 45 as sort of a protection. I'm just saying the city policy, I think based on my reading of the room and what the city needs in terms of economic development flexibility going forward, I think the 45% is a mistake, but I'm going to put that over in a in a bucket. I just want to draw the connections between what commissioner Mapps is getting at and the example of ben's net zero program. So he's talking about ownership. I don't I haven't studied extensively ben's net zero program, but I'm just quickly looking up now. They're building a lot of market rate housing and tying it to their net zero plan. So I just want to make sure I'm connecting all the dots here. And what what you're they're using multi you know family examples as a part of their program. So I just want to make sure we're all talking apples to apples here.

Speaker: So if I may let me let me clarify the word homeownership in the context of this type of work can take many different forms. It can take the form of rehabilitation and repair of homes that are in severe disrepair, which is a very big

issue. It can take the form of accessory dwelling units of mobile home park conversions and in the in the creation of new of new units, new housing, new houses that are for households that are earning at or below 120% of the area median income. The one I was referring to in bend specifically, is a new construction of single family homes that are targeted to households earning at or below 120% of the median income, which is very similar to the type of housing that's done in Portland. Probably most familiar with habitat for humanity. But there are other folks in Portland, so there's good models in Portland, the one that we looked at in bend we particularly liked because it was net zero, and also because they are serving households below 80% that they were targeting the deep affordability. So we wanted to see it. We were recommended to see it by hud, but the homeownership, the discussion of homeownership can take many forms. And that's the conversation we need to have with the community to determine what what is the priority for funding from a alignment with council direction? The council has directed us through the housing production strategy to produce 63,000 units of housing at or below 80% of ami. That's the goal. The cost of doing so is about \$9 billion. So the tif dollars are a portion or, you know, 1 billion. So I mentioned the strategy in bend, mostly because I am personally highly focused on production, thinking about production strategies and seeing opportunities that are emerging across the state that I think would work well in alignment in Portland. But honestly, the community will direct us on which programs are the most resonant for east Portland when just to keep things going along, I but I just want to be clear that the examples I'm seeing are different examples from the bend net zero strategy, where they're highlighting multifamily market housing is a part of that strategy.

Speaker: So I just it just wanted to make clear, I mean, there are various housing goals. Homeownership is a venerable one, an important one. And I think what

commissioner Mapps is raising, maybe we can be elevating to a greater extent, my deep concern is that we're not producing enough middle housing and that relative to what we do at 80 ami or below, it's a crisis. I mean, in generation. And I'm not sure we're deploying tools in a way that is most strategic to where the biggest gap is. And then the third is just general economic development. And what the affordable housing set aside does in constraining our options for more multiplying investments. But i, I will I just wanted to make sure I was following what you were using as an example for bend, because i, I'm seeing some other examples from the same program.

Speaker: You're you're citing commissioner Mapps.

Speaker: Thank you. I see director oliveira came up and I'd be. Do you have something you want to add to this conversation? Thank you.

Speaker: Commissioner Mapps commissioner Gonzalez. Thank you for your comments and commissioner Mapps for flagging the homeownership issue. I want to highlight, as I alluded to this earlier, you are teasing out the very questions that the resolution in this package direct staff to follow up on the set aside policy, working with our steering committees and these districts to unpack what is the right level of investment, what are they going to be solving for when it comes to housing, the housing stock, housing type, homeownership levels? So commissioners, thank you for daylighting the next step of this, this journey that we're going to be on to activate these tif dollars, because the fact of the matter is the scope that we brought to you today stopped short of that because the lift was so great. Just to identify the six districts. But there's so much more work to be done. And you're you're starting to daylight. The questions that need to be called and resolved.

Speaker: Thank you director, I know we got a lot of people signed signed up to testify today. I appreciate the conversation. I'll let my colleagues and folks in the room and the folks watching at home know that amongst the things I'm thinking about in the context of the proposal before us today is, is the homeownership piece. And perhaps becoming more specific around this, as I see the resolution basically saying we'll have the city administrator prosper and the housing bureau bring forward an action plan, but it strikes me as being appropriate for this council to say, you know, we have some we have some goals in terms of homeownership here. I'm not saying it has to be 95% of our affordable housing strategy has to be 95% about homeownership. But one of the things I authentically believe is that if we don't have some targets around homeownership, we don't actually make progress around homeownership, especially for people of color. There will not be people of color living in this town 30, 40, 50 years from now. And with that, I will lower my hand for a while.

Speaker: Very good. Anything else? All right. We'll get to public testimony. Thank you, everybody, for your patience. Keelan will call your name two minutes each, please. Name? For the record, we don't need your address. And of course, if you're a registered lobbyist, we need to know that.

Speaker: Yes. Thank you. Mayor. First up for item 909, we have 909.

Speaker: It's for any of them. Correct.

Speaker: I'm sorry.

Speaker: We're calling testimony on any of the items that have been called.

Speaker: Yeah, so we ordered them in so that people could identify which items they were speaking to. But but they should also, if it's different than what I have them identifying, please let council know what you're speaking to. Great. Thank you. Item 909 kevin cronin online.

Speaker: Mayor Wheeler and City Council members. For the record, my name is Kevin Cronin and I serve as the policy and advocacy director for Housing Oregon. Housing Oregon is a coalition of mission-driven organizations, including CDCs, housing authorities, affordable homeownership developers, and homeless service providers. We represent over 120 members committed to addressing the affordable housing crisis across the state. Our members own the bulk of the below-market apartment inventory across the state, and our members have continued to build and invest in the city of Portland despite the headwinds new development is facing. As someone who grew up on the east side of Portland, went to Cleveland High School, I've seen many of my peers fall behind, struggling to reach the American dream of homeownership. Some organizations are making tremendous progress on this front. I'm here to advocate for the continuance of TIF dollars being allocated to affordable housing. I'm proud to say that Housing Oregon supports a portion of these dollars going to affordable home ownership projects. It's what you've heard. It's what we've heard from our members, and it's what you've heard from the community engagement process. The funding for local housing development has kind of dried up. The Portland housing bond and the metro regional housing bond have been fully allocated, and there are no immediate plans for new funding for housing. Housing Oregon members delivered more units to the voters than was originally promised on both of those fronts, and our city's housing analysis shows that we need to continue to invest. So thank you so much for your time and service.

Speaker: Thank you, Mr. Kevin.

Speaker: Next up, we have Mitchy Slick for 910.

Speaker: While mitchy is making her way up. Can I just remind people there's two bells? The first bell you hear is 30s to go. And if you're up here you'll see a yellow light. The second bell is actually the two minute timer. Welcome.

Speaker: Thank you. Good afternoon, mayor and commissioners. My name is mitchy slick and I am a prosper Portland board member and also a principal with Keelan pacific, a local property owner and developer. I also live and work in Portland with my family. I joined the prosper Portland board last year because of the potential that I saw for prosper Portland and the tif districts to be a vital part of our providing equitable prosperity and opportunity for our residents and businesses. Establishing the proposed tif districts will be monumental in setting the foundation for the next chapter of economic growth in Portland. From my time working and living in other u.s. Cities, I have experienced the power of tools such as tif in supporting the growth, retention, and attraction of small and large businesses and jobs, and realizing leaps forward in industry and innovation that would have otherwise not been possible. It also sends an important message to that the city is committed and invested into Portland's future. The proposed tif districts can be the beginning of a more unified and cohesive vision for Portland's growth, and we must find a way to leverage private investment into Portland to spur catalytic projects and prosperity for all of our residents and also layer additional investments from other government entities. I also hope that we will commit to strengthening the public sector's relationship and partnership with the private sector, so that we can truly leverage the private sector's resources to realize our goals. As a city. We are a tool. These proposed tif districts, together with the selection of the next prosper Portland executive director, the new form of city government and the elections provide us with the opportunity to step back and consider our priorities for the next

chapter of economic development in Portland. Thank you for your consideration and your time.

Speaker: Thank you and thanks for your service. We appreciate it.

Speaker: For item 911, we have duncan wong, nick savi and jacob loeb. Go ahead duncan.

Speaker: Oh, thank you. Good afternoon, mayor Wheeler and members of council. My name is duncan wong and I am here on behalf of apano or based out on 82nd in the jade district. And I actually had the great privilege of serving both on the downtown task force earlier this year and on the steering committee for the east Portland tif districts. And I'm here to testify in support of both. I think the comments that you had, I just want to echo all that in terms of spurring public and private investments. And we're also on 82nd avenue in particular. You know, we're thrilled to have the \$185 million for a jurisdictional transfer. And we're working with pbot and the project partners on bringing new service to 82nd avenue. And that's another potentially over \$300 million of public investment into transportation and having a complementary tif district to support affordable business development and affordable housing. I think really complements all the other public investments on the corridor and leverages both for greater results for the community. So I just want to thank the prosper staff for leading a really robust and in-depth process with a lot of community engagement, and I would urge you all to support these tif districts. Thank you very much. Thanks, duncan.

Speaker: Good afternoon, mayor and council members. I'm nick sobey, I'm a co-executive director of rose community development. I was on the advisory committee for both the 82nd avenue tif district and the overall east Portland district. It's also on the lents urban renewal advisory committee for many years and lifelong Portlanders have worked to make east Portland neighborhoods better for

almost 40 years. And I support the adoption of these districts. But it's vital the city maintain the affordable housing set aside, or we're going to see more displacement from these districts. I supported dedicated amount of tif to affordable homeownership. As folks have talked about. That's really important. I think council should heed the findings of the 2021 urban renewal audit and set measurable population level outcomes for each district, and direct prosper and fwp staff to fulfill those outcomes. If we're ever going to make meaningful progress on homelessness in this city, we need a share of tip to go to deeply affordable 30% ami units. I think another great goal would be to reduce the rent burden within the tif districts. Right now, about half of Portlanders pay more than they can afford for rent, and that's contributes to our homelessness. Another great goal is to increase the homeownership rate for bipoc households. The once urban renewal audit found that after 20 years and more than \$200 million, the bipoc homeownership rate decreased by ten points. Rental affordability decreased by 17 points, and poverty increased. Investing to increase community wealth and ownership is the best investment we can possibly make with these tif dollars. Thank you. Thanks, nick.

Speaker: Hi.

Speaker: Thank you. My name is jacob loeb. I'm the president of the 82nd avenue business association. I served on the 82nd avenue tif working group. I also serve on the build a better 82nd avenue community advisory group, and I've been working in this district for years, and I wanted to come and really say that you should support the tifs as they're laid out. The people who have been working on this in the working groups and the steering committees did a great deal of community outreach. I tried to go to as many meetings as possible, and I did my best to be available to hear from the community outside of those meetings and what I heard

from them was affordable housing was critical to any kind of urban renewal process. There was a great deal of concern and distrust that the city would change whatever the working group had laid out, and there is a little bit of faith and insurance that we gave them, that having the city's 45% really set the tone for how we were going to approach urban renewal through tif because of its history and because of the diversity in this community. Urban renewal has had a very negative impact on communities and to change any of the set aside values would really lower people's faith in the process in general. So I think 45% is a really good balance between the economic development funds that we've set aside, as well as the percentage for affordable housing. And I really hope that when you reevaluate in the future, in the coming year, what the affordable housing set aside value should be, I would highly consider 45% as being something that the community told me that they really enjoyed. Thank you.

Speaker: Thanks, jacob.

Speaker: Next up we have andy miller, zachary lauritsen, and barbara guyer for 911.

Speaker: Mayor Wheeler and members of the council. My name is andy miller. For the record, I'm the executive director of our just future community based organization that makes its home in a in a tif district, the gateway tif district. We've been working toward housing and economic justice in east Portland and east Multnomah County for over 35 years. I represented our just future on the steering committee for the east Portland tif. Tiff exploration, and I want to give kudos to prosper Portland for repaving the way we do this work. At ojf. We have leveraged tif in the past to create projects like the nick fish, a catalytic project that has added beautiful affordable housing, jobs and childcare all badly needed in our hazelwood neighborhood. I urge you to build on the success stories like the nick fish by

creating the proposed new tif districts with three critical guardrails. First, these districts must take the lessons learned from decades of racial harm caused by urban renewal and proceed differently. Investments must be decided and driven by the wants, hopes and dreams of communities in east Portland whose futures are most at risk by the adoption of these districts, which leads to my second guardrail. Now is not the time to weaken the 45% set aside for affordable housing. Indeed, we should strengthen it. I do not have to tell you we are squarely in the middle of a housing crisis. At the very moment the city is running short of local funding for new housing. We've shown collectively over time how investments in affordable housing lift a diverse set of economic boats. Now is simply the wrong time to back down from our commitment to setting aside funds for affordable housing. Third, and I think this is maybe different from what others might say. Tiff should not stand alone. Tax increment financing is a resource, not a strategy. Strategies to redevelop places that are vulnerable, like east Portland, should be comprehensive and holistic, and must include real time investments beyond tif like eviction prevention to promote the stability of residents most at risk of displacement. As we invest to improve our places, we should simultaneously invest in the actual people living in those places by aligning resources. If we do this right, Portland can make history. Let's do this and do it right. Thank you. Thank you, zachary.

Speaker: Good afternoon mayor. Councilors. My name is zachary lauritsen. I'm the executive director at Oregon walks. We're a pedestrian advocacy organization. I'm also the manager of the 82nd avenue coalition. Folks who live, work, play, go to church, go to school, up and down 82nd avenue. I'm here because and actually, your conversation about housing was extremely germane to my comment. And I want to explain why 82nd avenue is sexy and there are amazing things happening along 82nd avenue. And I think many of you know what they are, but I just want to

highlight a few. You know, there's the amazing outdoor experience of mount tabor. There's the jade district and montavilla downtown mcdaniel high school being redone, places like the grotto da marine zen center. There's opportunities to do things like activating rocky butte, and there's a long list of amazing things along 82nd avenue. But here's why. The sexiness of 82nd avenue is really important to note. So we're making these large scale investments on the road just short of 200 million at pbot. There is we're really making great progress on the \$300 million bus rapid transit project. And then we're talking about this additional big chunk of money in terms of tif. And so if 82nd really does become this sexy place to live, where we're making these very large public investments the opposite side of that is putting really intense private pressures on people who have lived along 82nd, who worked along 82nd for decades. And so members of the coalition are, I think, rightfully concerned about anti-displacement efforts being also implemented at the same time. And so, you know, there's conversations about housing, there's investments in workforce so that people can withstand the pressures of displacement as their price of their housing or the price of their where they live goes up that they can stay because they're making more money. And so I'm here to flag that we really just need to if we're going to make these public investments. Tif pbot trimet that we also need to make additional public investments through mechanisms like housing, like workforce development, so folks can stay in the 82nd avenue corridor, folks who have been there for a long time. Thank you so much. And come visit 82nd avenue. It's real sexy.

Speaker: Barbara.

Speaker: Hi, barbara guyer, and I am barbara guyer, real estate. And I started in real estate. I've been licensed since 1977, beginning in california for the last 20 years. Both california and Oregon. And for the most part, my focus has been first

time homebuyers and people in real estate very, very often offer free classes, talk sessions, counseling sessions because there is so much work that goes into preparing someone to become a homeowner that is more than just their income, qualification for a loan and that sort of thing. It is a complete mindset, and Oregon is a very different place from California as well as a person of color here I have found it quite sometimes difficult, and I can't be sure if it's because I'm a person of color. I really don't know. But I think that there there's just a nuance there, and I'm happy. Happy to hear about all this. Focus on homeownership. Thank you, commissioner Mapps, for focusing on it. So I've been serving on the 82nd tif district committee. Before that, I was almost four years on the fair housing advocacy committee and the Portland housing bureau. Before that, I was on a health committee and in Multnomah County, and there's a lot of work that needs to be done. And I'm here and I'm very, very interested in doing this. I'm very excited about 82nd avenue. I'm not okay. I think I'm just going to end it. Thank you.

Speaker: For item 912, we have chateau bentley, sabrina wilson, margaret salazar. Chateau. Let's move on. Sabrina. Hello. Hello.

Speaker: We see you. We hear you.

Speaker: Oh, no. I'm having technical. One second. Yeah, okay.

Speaker: We can see you and hear you now.

Speaker: Hello. Sorry, my name is sabrina wilson. I'm the executive director of the rosewood initiative, a place based nonprofit organization located in east Portland that has been implementing neighbor led strategies since 2009 as a community anchor, we foster community building and serve as a resource hub for east Portlanders most impacted by systemic exclusion. We are also proud to be one of seven in the neighborhood prosperity network. I participated in both the steering committee and also served on the east 205 working group. The work we did in the

east 205 working group was intentional and thoughtful, bringing together a wide array of perspectives to explore whether tiff could be a beneficial tool for our neighbors. Our group included leaders from our local neighborhood emergency team, community based organizations, neighborhood associations, and longtime residents. Our group came to the conclusion that we really needed to balance the investment, both in affordable housing and economic development, while leaving room for much needed infrastructure improvements in east Portland. In addition to the deep work I did alongside my fellow working group members, the project team engaged in meaningful and thorough community engagement throughout this process. I really want to extend my gratitude to the community project manager paula byrd and the prosper. Prosper Portland staff, who not only provided valuable engagement and education to our working group, but were also in community, engaging a wide range of communities, bringing broader perspectives, priorities, hopes and desires for tiff as a tool for economic vitality in east Portland. Thank you for your time, consideration, and the opportunity to share my support.

Speaker: Thanks, sabrina margaret salazar.

Speaker: For item 912, we have michael lopez, sarah, sarah radclyffe and karen wolfgang.

Speaker: Good afternoon, mayor and members of the council. For the record, my name is margaret salazar and I'm ceo of reach community development, which is dedicated to building and preserving affordable housing across Portland communities. And as you know, tiff funding has been a key resource for reach and many other affordable housing providers because of your prior investment in leadership, we've been able to open hundreds of doors for Portland families. We all know that safe, stable and affordable place to call home is essential for families. Economic stability and that too many Portland families and individuals are facing

the harsh reality of rents and home prices that they can't afford. Reach strongly supports Portland's continued commitment to affordable housing development, particularly in the central city and in east Portland, and we strongly support the set aside of 45% for affordable housing, both rental and homeownership. When we build and improve affordable housing developments, we're making a lasting investment in the built environment of our city. I want to remind the council that much of the affordable housing that we operate in Portland also includes commercial space that's part of the city's economic development goals. We appreciate the council's discussion today on setting nuanced targets and the balance between citywide targets and targets in particular districts, as developers and providers of housing, what i'll say is that the most important thing we need is certainty and the long term commitment from all of you, so that we can plan ahead to meet goals for producing, repairing and preserving housing. Hundreds of Portland individuals and families live in reach properties that are within the boundaries of these proposed tif districts. Financing will help us work together, not just to expand new housing opportunities, but importantly, to ensure that we have the resources that we need to stabilize existing properties and to make critical repairs to preserve long term viability and affordability of dozens of existing homes. So we urge you to maintain the 45% set aside in these tif districts. These resources can help us open new doors, expand homeownership options, and also invest in maintaining quality homes. Thank you. Thank you, michael.

Speaker: Good afternoon council I'm michael lozano. I'm the superintendent of the parkrose school district. I'm here today to share my support of the sumner parkrose rj columbia corridor tif district. I'm a member of the work group that engaged in multiple meetings to learn about the design and intention of the tif district and the parkrose area. Why do I say yes to the tif? Ultimately, our

community, our youth, lack opportunities for housing and economic development. Our families continually face displacement due to the unaffordable housing and limited economic opportunities in the parkrose area. I understand the reasonable cynicism that some in our community may feel about the city's ability to support us through tif. There are feelings of resentment and distrust due to the history of being underserved part of the city. However, the status quo right now is a disproportionate impact of displacement and opportunity gaps for our most marginalized youth and their families. This impacts their educational experience. Our students face displacement, which in turn leads to chronic absenteeism, school performance concerns, and a lack of neighborhood opportunities that could help our community thrive. Our students typically are excuse me, I want our families to stay rooted in parkrose and local perspectives, can play a critical role in helping our region grow socially and economically. Tiff brings us greater opportunity for our youngest generation, and I want to encourage you to bring these needed opportunities to our community, especially for those who need us most.

Speaker: Thank you. Thank you. Sarah.

Speaker: Good afternoon, mayor Wheeler city commissioners, my name is sarah radcliffe, and I'm the director of government relations for habitat for humanity, Portland region.

Speaker: First, I want to thank commissioner Rubio for her leadership and thank you to the staff who implemented a thoughtful and robust process to engage with communities and incorporate those on the ground perspectives into the new tif plans. Commissioner Mapps, thank you for your comments about the importance of affordable homeownership, early investments in affordable housing, and specifically homeownership, helped to stabilize communities and insulate against displacement, which has historically been fueled by non-housing tif investments.

This is especially important in east Portland, which is where many of the households of color who were displaced from inner northeast and north Portland are now struggling to maintain a foothold. This call to focus on homeownership in east Portland has a groundswell of support. Most importantly, stakeholder engagement. During the east Portland tif exploration, established homeowner home ownership as a strong priority for the local communities. As we've talked about quite a bit already today, I also want to highlight our coalition letter requesting a tif home ownership set aside, which was signed by proud ground Portland housing center habitat Portland region, nia, the native American youth and family center, pcric, hacienda cdc, african American alliance for homeownership, housing Oregon and the east Portland action plan. What we're proposing and requesting is to preserve or increase tif funds for affordable housing and dedicate a minimum of 20% of the total tif funding to investments in affordable homeownership. The urban renewal strategies of the past are partially to blame for the fact that homeownership disparities have not improved since passage of the fair housing act in 1968, but these funds can also be part of the solution. Thank you, thank you, thank you both.

Speaker: Karen wolfgang.

Speaker: Good afternoon, mayor and commissioners.

Speaker: My name is karen wolfgang. I was a member of the working group for east of 205 tif, and I play several roles in centennial. We're a group of us are working to create a resilience hub and start a coffee shop because we don't have one. That's right, 25,000 residents in our Portland neighborhood. No. Sit down. Third place coffee shops. So we've looked at several of our many vacant buildings in the neighborhood for these purposes. But no dice yet. Meanwhile, our centennial community resilience network received a small grant to have analyzes done by

burch energy of five buildings in the neighborhood, guiding pursuit of more resilient energy resources. Everything from functioning hvac in one case to solar with battery backup. We were disappointed to not receive one of the first round of ods or rem resilience hubs grants, but that won't stop us. We don't have a business association in centennial. We don't fit into one of the npis. We don't have much in the way of a connection to top down efforts like advanced Portland. We're one of many groups working to improve our community from the ground up. Tif dollars might be able to help us do what we want to do. And of course, the dollars alone won't do it. We are already stretching to make our community resilience efforts happen, and we need the city to help us think about the bigger picture in the longer term. And we need prosper to ensure that tif and other dev resources can connect directly with what's bubbling up from the community. We'll need to work together to chart the course for our next 30 years. Sticks and bricks and well beyond. So I want to leave you with the following reminders. Tiff will not create coherence. That will be hard won via purposeful visioning and ongoing coordination between community groups and the city. We need to invest in community leadership capacity development, starting with recruiting for the clcs with an eye toward member engagement and retention, and tiff needs to buddy up with other community led investment mechanisms. And finally, we cannot just talk about anti-displacement. We need mechanisms in place to keep folks stable here and look ahead to welcoming newcomers as climate migration accelerates. Thank you all very much and perfect timing for item 912.

Speaker: Terrance hayes for item 913. Corky collier and orlando simpson.

Speaker: Good afternoon. My name is terrance hayes, and I want to speak out and on behalf of the new district one community of east Portland today, while we all appreciate the improvements the tif program is versus the older urban renewal

district program, we still need to pay attention and ensure we are listening to all community members and not just certain stakeholder groups. We need to ensure that east Portland does not end up with the bulk of multifamily housing. Since the plan does not specifically say which district of all of them proposed housing would go to. Most of the bulk housing will go to. While we welcome some new housing options, we are tired of being the dumping ground for low income projects. These need to be geographically spread out amongst multiple neighborhoods and city districts. We need to ensure that smaller minority and women owned businesses are winning these bids and being paid in a timely manner to help build the wealth we talk about. But don't often follow through on when giving city contracts. Lastly, thank you commissioner maps for speaking about homeownership, because often when we talk about people of color, specifically black folks, when we're talking about gentrification, we use language without being very specific about how we're going to solve the problem. Government officials set back. While gentrification happened in the black community. And now people respond to you, commissioner, is that it's actually a lot to be very specific about that. The reversing of that behavior. I disagree. It is not unreasonable to be very specific about how we're going to achieve homeownership in black communities that have been displaced. We need to stop leveraging black trauma and pain and not being specific about how we're going to answer it. Thank you.

Speaker: Thank you. Terence. Corky, a lot of good timing there.

Speaker: My name is corky collier, executive director of the columbia corridor association and a member of the sumner parkrose columbia corridor urban renewal committee. Not many people know we got the award for longest name. And I'd like to say it's the longest name of a group that I've served on. But yeah, sadly, no. This tif district has the potential to build infrastructure that benefits

employees and residents. What if we could create columbia slough access, where employees go for lunch and families enjoy on the weekends? What if we make downtown parkrose a more pleasant place for a work, lunch and shopping in the evening? Building community helps good companies employ people that live nearby. We're already doing a good job of this. 39% of columbia corridor employees live within five miles of work. Think about it a third of our industrial workforce is in biking distance columbia corridor businesses matter because they employ more people of color and more people without a four year college degree in a family wage job than any other sector. To put a fine point on that. If those jobs go away, those employees end up in the service or retail sectors making half of their current wages. That's not good for our region. That's not good for our neighborhoods, and it's not good for the people that we care about. I love that this tif district overlaps residential and industrial areas with the intention of leveraging each for the benefit of all. Lastly, I want to leave you with this thought. You have in front of you a number of tif district proposals. Prosper Portland has managed uncountable conversations in multiple projects running parallel on the same schedule, and they brought that to you on time. I think prosper Portland staff deserves my admiration and hopefully yours too for a job very, very well done. Thank you, thank you corky.

Speaker: Good job corky.

Speaker: Mayor Wheeler, members of the commission for the record. Orlando simpson, ceo of caw. Local solid waste recycling innovation company based in Portland, Oregon. Thank you for having me here today and allowing me some time to provide some commentary related to the tif district process, but more specifically, the space tif district. I wanted to first and foremost, real quick, just publicly and personally thank ted Wheeler for the work that he's done in the city

over the past almost eight years. I, I mean, all hats off to somebody who's endured a lot of trauma and pain through a very complicated time. Our city has gone through. And I just want you to say that it does not go unnoticed by myself in terms of how you still walk around with your head high, given all the negativity that comes towards you trying to guide us through very complicated circumstances. And so I just say I thank you for what you've done for our city.

Speaker: I appreciate that. Thank you.

Speaker: And with that, I just wanted to real quickly voice my support overall for the tif districts and the process that has gone into this. For starters, I believe it's time for Portland to get off its tail. It's time for us to get up and get back on track and start working towards our shared values. One area that I think is really key for me to highlight real quick while I can, is that the economic development agency that has been responsible for a lot of the historical wrongs that have taken place, pdc and its transformation into a new organization that we're referring to today as prosper Portland. And under its leadership of kimberly branam, I would say without her and her staff doing what was necessary to restructure, rebrand and reform, this agency, we would not be at this place. And I think there was a comment mentioned earlier about somebody who visited our city and learning, I guess, essentially best practices of how we're going through tif and urban renewal processes. I think it's very inspiring that people are looking at us as leaders in this space. And as I'm running out of time here, i'll skip through the testimony. The talking points and just give it to you straight. But we are at a pivotal moment. And that moment, I think right now is in our hands to decide if we're going to take it. And succeed or we're going to sit back and fail. And I believe that the tif district to compliment advanced Portland and a lot of the other opportunities that we have in our city, right now in terms of funding and values and ethos and culture, it's time for us to double down

and invest in those areas to really show the rest of the world how they can come to Portland and learn best practices on how to stand up, sustainable economic development, not just for today, but for the future generations of tomorrow. And so I appreciate your time today, and that's it for me.

Speaker: Thank you. Thank you.

Speaker: Next up for item 913, we have doctor paula mcphée, colleen johnson and linly burnett.

Speaker: Hi there.

Speaker: Thank you. I am doctor paula mcphée. I am from the parkrose community. I am a single parent and I also live on a very low income due to disability. I'm happy to say that I live in a proud ground house. I have represented proud ground around the united states to advocate for funding for low income housing. But for me, my concern is about staying in my low income, affordable house and staying healthy in my community. As all of you know, we live in the largest neighborhood, so I'm finding it a little daunting that the city and the City Council kind of left us on our own. For prologis while it's being built and trucks. Are you know, going to eventually be coming in and out of our neighborhood next to residential community. I'm really wondering what this tif district is going to cost us as the homeowner. Nobody's telling us what it's actually going to cost us. What I see is an increase in low income, affordable housing in a community that already is low income. And if there's an increase in students, that's going to mean that it's going to go back to us, the taxpayer in this community to help support the influx of families coming into our community. We also have a levy right now. We have to support our school district. I keep asking what is the dollar amount? It's going to cost us every 30 to \$50 increase in our taxes is also going on with our utilities, so my income stays the same. But everybody's got these great ideas about our community. What I

noticed in the map is that the map cuts off our community. So parkrose heights in our neighborhood, who is parkrose isn't included in all of the tif. So I guess my question for, you know, this project is, what is it going to cost me? The low income homeowner, to have an influx of people who are low income coming into this community and coming into the schools that already need our taxpayers to help support it, please consider it. Thank you.

Speaker: Thank you, and doctor mcafee, I think there may be a comment commissioner Mapps i, I'm going to doctor mcafee, I appreciate your testimony today.

Speaker: I was going to try to answer your question. Answer your question. What what you're I was going to try to answer your question. Although your question kind of took a turn at the end, one of the things I wanted to just emphasize is like tif districts won't cost you anything. One of the good things about tif districts is what it basically does is it takes dollars that come from your community, like your property taxes, and reinvest them in your community. So it's actually, I think, quite good for, for parkrose in that sense. You asked, I think, a more complicated question in terms of some of the secondary and tertiary effects that these investments will have. And frankly, I am not prepared to answer those questions for you today. However, you know, there's a lot of optimism in the room that the investments that we can make here will, you know, provide, you know, safer streets, better business development, better housing. Thank you doctor, thank you.

Speaker: Keelan after this group will take a brief break. It's okay. Two hours. Thank you. Great.

Speaker: Thank you. Colleen, for the record, colleen johnson, rj terrace, I'd like to express concerns about the proposed space urban renewal project. As prosper staff has mentioned numerous times, the space area is unusual because it

combines both industrial and residential zones. In rj terrace. They literally sit across the street from each other. The tension between these two very different land uses poses potential risks for an area that is already overburdened by environmental pollution. Job creation is a critical piece of this plan, and it seems reasonable to assume that much, if not most, of the job creation will take place in the industrial area, if for no other reason than the fact that this area has been on the development radar screen for the city since 1986, when it was included in the airport ura, it also contains some of the city's most polluted industrial sites. When legitimate concerns about the potential impacts from pollution by industrial development were voiced in the working group, they were often met with the statement the plan is for saying what you want, not what you don't want, or worse, elicited inflammatory accusations. Most recently, a clean industry community workshop held last week included representatives from park rows and industry, but excluded any representation from the residents of rj terrace, the neighborhood closest to the industrial area. We live in an area that is among the poorest and most diverse in Portland and it so happens one of the most polluted to ignore or pretend these concerns don't exist. As folly. And rj terrace will pay the price. Environmental justice is a stated goal in this plan, and that demands open and honest discussions of these issues, not baseless accusations or the stifling of dissent. I wish I was more confident in the process that this will happen. Thank you lily.

Speaker: Good afternoon, mayor Wheeler and commissioners, my name is lily brunet. I'm a working parent in the parkrose school district. I'm here today to express my conditional support for the sumner park rose rj columbia corridor tif district. The tif must include the affordable housing, set aside strong community oversight of how dollars are spent, and clear alignment with the goals of the city's comprehensive plan, climate action plan and vision zero. I'm grateful for the time

the working group volunteers spent deliberating and collecting feedback from those of us who live in the area to ensure the tif district will bring the economic prosperity we've long deserved. Without the displacement historically characteristic of tif districts. I attended the open house hosted by prosper Portland at rossi farms. I went to many of the coffee hours with paula, and I heard over and over again from neighbors that this could be a truly transformative experience for our community, but still, they're very wary, as am i, that promises made during the community involved process won't be honored in implementation. We want sidewalks, housing options that our families and our seniors can afford and investments in our local current businesses, as well as support for new local businesses to thrive and create jobs and wealth for our community. We want a community center, a library, a grocery store, and most of all, we want to be thought of as a thriving, diverse, beautiful place to live, not just as an industrial zone between the airport and i-205. There are multiple tif districts being considered across the city right now, and I urge you to please align the tif investments with the goals of the city's comprehensive plan, the climate action plan and vision zero. If we award tif dollars to projects that demonstrate how they're preventing displacement of residents and local businesses, how they're cutting down on carbon emissions and air pollution, and how they're reducing traffic deaths and injuries within the district. This could be a very good investment for east Portland. I know there will be a community leadership committee established to oversee spending of tif dollars. I will gladly apply for that committee to hold the city accountable to the promises made to parkrose. Thank you, thank you.

Speaker: Appreciate it all right. We will take a brief break here. It's 358. We will reconvene at eight minutes past the hour. We're in recess. For.

Speaker: Now, candice jimenez, cassie cohen and lynn felton. Thank you. My name is candice jimenez, and I'm a tribal citizen of the confederated tribes of warm springs. I'm also a board member of the Portland harbor community coalition. I've been a resident of the sumner and parkrose neighborhood since 2013, and Portland since 2002. For my comments today, I'm sharing concerns that tifs can operate as a corporate subsidy tool because there's often little information regarding who they're actually benefiting in the long term, or how much the city is losing to wealthy developers in the name of boosting the health, wellness, and economies of our neighborhoods. Tifs can also reinforce, rather than reduce existing inequities in a city like Portland and sustaining historical and disproportionate impacts in our communities. These are rooted in systemically caused, marginalized marginalization of certain communities. Notwithstanding the continued reinforcement of gentrification to its residents. In reviewing other cities and evaluating the current tif impacts here in Portland, I'm also concerned that future audits or evaluations may find that already developing or gentrification of neighborhoods themselves may not reap the majority of tif benefits that we are hoping for in the long term. For residents, tifs can also rely heavily on private developers rather than public institutions and community based code development and leadership. And as we know, private developers are going to go where they can make the fastest return on investment and not combat systemic urban inequities like in the parkrose neighborhood. My main concern is that tifs are often nontransparent, including here in the city and in other cities like saint louis or baltimore, and get treated as a separate pot of money as a parkrose resident parent and tribal citizen, I worry that local schools, including our park road school district, inclusive of its students and teachers, may not see equitable benefits of tifs, including its economic improvements in our neighborhood, especially if they're

occurring where the district is in the midst of its own school bond levy. Finally, I worry about the future pollution from the city's support of the prologis facility in parkrose rj, where our youth advocated for our neighborhood. And I just hope that and implore the city to consider the environmental impact. And may this not be the status quo. Thank you, thank you.

Speaker: Appreciate your testimony, cassie.

Speaker: Good morning.

Speaker: I'm cassie cohen, director of Portland harbor community coalition, and I am concerned about this moving forward because I don't feel like there is adequate evidence and proof and mechanisms and metrics and tools in place that the city has shown or prosper has shown on how to ensure that tiff will not continue to repeatedly fail to deliver on promises of equitable development and accelerate displacement of vulnerable residents.

Speaker: I'm channeling a vanport survivor that we work very closely with, who tells the story of how he and his family have been displaced at least 5 or 6 times within the city boundaries, forcibly displaced over and over and over again. Tiff urban renewal was all mixed up in that in their lived experience over multiple generations, and they still have not landed permanent, affordable housing. And so that's, to me, the biggest concern. I feel like the City Council should instead focus on implementing policies and programs that directly address the affordable housing crisis and find solutions for permanent affordable housing, strengthen tenant protections, empower community led development without the risk of displacement. Thank you.

Speaker: Thank you cassie lin.

Speaker: Well, good day, commissioners and mayor lin felton, rj terrace resident and here to talk about the space tiff. Thank you. Prosper Portland staff and paula

bird for the huge lift that they accomplished as a member of the space workgroup. We shaped this agreement in seven months, a short time for a 30 year, \$310 million deal representing the rj terrace neighborhood. I voted for more time. The majority wanted to move forward. So here we are with hope and trust. We move forward with this tiff being the only one with the zoning of industry and residential literally across the street from each other, I hope residents health and livability will be considered as robustly as the need for jobs with this tiff, including the 30 acres of the rossi giusto dairy farm land that has proposed some 750 residences. I hope rj terrace is not being included in this as a simple land grab, especially considering the proposed 260 residences in the 50 acres of farmland that was the alpenrose dairy. I don't understand the difference of density. It's very curious how private capital flows in this city. History. The farmlands of parkrose rj were turned into industrial land after annexation in the 80s. So shiny blocks of condos could be built on the industrial land that is now known as the pearl and the south waterfront. That is an awfully huge opportunity. Our area created for Portland, just as the millions of dollars from the airport way ura is to this day. While the parkrose business district struggles. I hope this tiff is the first small step in creating the opportunity and livability for this area that we have for years, created for the rest of Portland. Thank you, thank you.

Speaker: Appreciate you being here for item 914.

Speaker: We have owen roncelli, gabriella moreno, and gaia mathur. Go ahead.

Speaker: Owen.

Speaker: Good afternoon commissioners. My name is owen ron kelly and I'm executive director of go lloyd. We're a transportation management association located in the lloyd neighborhood. We provide transportation services related to planning, education, advocacy and events targeted at commuters and residents to

improve economic vitality in our neighborhood. Over the last two decades, go lloyd has played an active role in advising how tif dollars should be prioritized for investment in and for our community. It's been in the most recent iteration of determining how tif boundaries our organization chose not to state a preferred boundary, but instead elected to focus on how those funds would help leverage the next generation of development. Affordable housing and transportation improvements in our neighborhood that we desperately need. In particular, the priority for near-term tif dollars should be used for providing assistance to our existing ground floor businesses and our property owners with vacant storefronts, who are finding it difficult to find value tenants. Later, as tif revenues grow, they can be used to support more catalytic developments at lloyd center and other transformative parcels. The lloyd looks forward to continued engagement with prosper Portland regarding governance of the districts and action planning with our partners in the central east side. With the district connection bridging i-84 now. Thanks for your time. Thanks, juan.

Speaker: Gabriella.

Speaker: Hi, mayor Wheeler and City Council members. Firstly, I would like to thank you all as well as the staff and leadership who have worked to engage communities and culturally specific organizations to provide on the ground perspectives on the new plans. For the record, my name is gabriella moreno. I'm an advocacy and policy coordinator at Portland community reinvestment initiatives, and I'm here representing the affordable housing industry anti-racism collaborative, or a high arc, a collaborative. Organizations from all parts of the. Construction, cosmic racism and affordable housing. As you all know, Portland is facing a dire housing crisis with a need for about 63 63,000 new homes for households below 80%. Ami by 2035, according to the city's housing needs analysis. And without

public funding, these goals will just simply not be met and these houses will not be built a high arc and our related, culturally specific organizations are also particularly concerned with the racial wealth and accessibility gaps that we see. We know that homeownership is a primary source of wealth building, which has become inaccessible to many, thus making it harder to address our history of racist policies that have led to the disparities we see today. Stakeholder engagement has consistently shown that homeownership is a priority for local communities, particularly in east Portland, where I am both a resident and I work there as well. All discussions on anti-displacement must include adequate tif funds for affordable housing, including homeownership. Homeownership provides autonomy, opportunity for wealth building and stability against displacement that is disproportionately, disproportionately affected communities of color, particularly black Portlanders. We appreciate that homeownership is identified as a priority in all three plans, and we believe investments in affordable housing and homeownership should precede infrastructure and catalytic projects that increase housing costs and perpetuate the problems our communities are already facing. Thank you for your time and consideration. Thank you.

Speaker: Jaya mathur for item 915. We have james parker, caroline holcomb and crystal azul otero.

Speaker: Okay, good afternoon, mayor Wheeler and council members. My name is james allen parker. I'm an enrolled citizen of the chippewa cree tribal nation and executive director at the of the northwest native chamber. Northwest native chamber is dedicated to working with all members of the community to transform the economic landscape for native people in the northwest. Our vision is to transform our economies from exploitative to sustainable and regenerative, where all native people and communities have the opportunity and freedom to thrive by

advancing educational and economic opportunities for native people in Oregon, Washington, and Idaho, we work diligently to support native communities to build lasting community wealth. One of our pillars is economic justice and transformation, and we believe a future central eastside corridor TIF can contribute to this goal if guided by an action plan committee that includes native businesses and native serving organizations and decision making for future TIF investments. The proposed central eastside corridor TIF district includes 486 acres and \$200 million in TIF generation over the next 30 years, key elements of the proposed TIF district that will help drive TIF generation are the development of the future district and the center for tribal nations, together estimated to include more than 3,000,000ft² of new mixed use development, including 1200 units of housing. The stated goal for future TIF districts are fully aligned with the goals of the district and the center for tribal nations, supported by future TIF investments. These transformative projects for Portland will catalyze equitable economic development and placemaking. They will create and activate new public support, small businesses and business retention and support housing development in the northwest. Native Chamber have worked alongside tribal governments and native communities to create a vision for a center for tribal nation and a new waterfront education park within the district. We envision a hub of commerce and trade for the urban indigenous community and native nations across the Pacific Northwest. I'll speed. The OMSI district represents a shared vision with strong support. Tribal communities and other partners. Your approval of this proposed central eastside corridor TIF district will help bring this collaborative, culturally significant project to life and bring people to this place. Thank you. Thank you.

Speaker: Good afternoon, Mayor Wheeler, and commissioners, for the record, I am Caroline Holcomb, executive director of the central eastside industrial council. I

am here today to voice the six strong support for the central eastside corridor plan. We support this plan because we believe it clearly articulates our shared commitment to one of the most dynamic and vital areas in the central city over the next 30 years, the central eastside corridor plan is crucial for fostering long term growth, and one of its greatest strengths is its flexibility. The plan ensures both large catalytic projects like the omsi district and the water avenue redevelopment project, can continue to act as cultural and economic anchors for the city, but it also provides critical loans and grants to business owners who are equally committed to ensuring that the central eastside remains a thriving and innovative community. I had the opportunity to serve on the community led steering committee, and it was a real privilege to engage the prosper Portland staff and engage our community experts to ensure that the central eastside needs are clearly represented, with the possibility of being codified in the new urban renewal plans. Our only suggestion is that there is significant collaboration with the enhanced service districts, as we prioritize how those funds are spent, it's imperative that those investments represent our collective vision and our investments as we move forward from infrastructure to business support. The central eastside corridor plan ensures that we are investing in a full spectrum of needs that make our district truly unique. Your commitment to this plan will pave the way for the district's continued evolution as a space where businesses of all sizes, both new and established, can succeed. Thank you very much.

Speaker: Crystal azul otero. Okay, for item 916, we have jill sherman, gus baum, peter andrews. Okay. Welcome.

Speaker: Thanks. Good afternoon. You've got the developer panel here. So for the record, my name is jill sherman and I am a principal at edlin and co. We are a b corp certified developer and we're focused on mission based real estate

development projects. These include affordable and mixed income housing, community facilities and public private partnerships. Really, almost all of the work that I've done here in Portland over the last 25 years or so has included the public sector in some way, and I'm a firm believer that we can actually accomplish more together than we can each do individually. In other words, there are things the private sector can bring to the table, the public sector can't, and vice versa. I think it is really important that the public sector come to that table with tools to bring to the projects and to help to actually achieve the public policy objectives that you're interested in seeing achieved in these types of projects in our city. So I'm here to express my strong support for the new tif districts. I was a member of the exploration committee for the central city, and I co-chaired the large scale sites subcommittee. Like others before me, I want to thank prosper staff for their leadership on this work. And, you know, the incredible speed with which they got the work accomplished. And as you know, we've had tif districts in our city and our central city in the past. And as you know as well, these are either sunseting or have already expired. Yet we clearly have work to do together in our central city. That's going to require the combined efforts of business, the nonprofit sector, philanthropy, as well as government sector. And we really will need the resources of all of these sectors to work together to accomplish what I think will result in an equitable, thriving downtown. And we need resources for all the things people have been talking about for affordable housing at or below 60%, for middle income or mixed income housing that may be above 60% for infrastructure and for support of small businesses and perhaps below market rate commercial space as well. Tif provides that key tool for the public sector, and I would just encourage you to support these districts so that we can all start moving forward together for our city. Thank you.

Speaker: Gus.

Speaker: Hi. For the record, my name is Gus Baum. I'm a director of development for security properties. We're a large multi-family developer working and operating mostly in the Seattle and Portland markets. I've been working there for ten years now. We have two under construction projects, one just completing the Pepsi district pop box on Sandy Boulevard, Splash Apartments, which got its TCO thankfully last week. And the press box development that we're doing in Goose Hollow large multifamily high rise. I was a part of the housing subcommittee for Central City on the TIF steering committee, the work of Prosper Portland to get this done in a year is pretty impressive. I think it shows from some of the testimony that you've seen today. And for those of us that worked on the committees that we can and are doing a lot to get this city back on track, I would echo a lot of some of the sentiments that Jill mentioned about the importance of these public private partnerships and having tools available to be able to leverage some of the amazing things that Portland has done in the past, and to turn those into what we can do in the future. Our group focused a lot on placemaking, the importance of arts and culture, organizations, events and institutions focusing on Waterfront Park and the ability to leverage outside investment dollars to meet the important goals that I think Tiff is going to be able to bring us. I do want to emphasize that I think that generational, the word generation is important. These are 30 year commitments, and in that time we will have different priorities. Taking those down into bite size pieces where you're looking at five year, five year plans and you're looking at your assessment strategies, whether they are the 45% set asides or other infrastructure timing and important rollouts of various priorities are going to be important. Thank you for your support and I hope that these TIF districts do what we think they can. Thank you.

Speaker: Andrew.

Speaker: Good afternoon, commissioners and mayor Wheeler. My name is Peter Andrews.

Speaker: I am the CEO of Melvin Mark Companies, a locally owned, family operated commercial real estate firm in Portland, Oregon.

Speaker: It is an honor to serve on the Central City TIF Exploration Steering Committee, which brought together a diverse group of community members from private, nonprofit and public sectors throughout the process. Prosper Portland actively sought input and feedback on critical topics such as district boundaries, investment priorities, project lists, and governance considerations. I do want to note that currently, Melvin Mark is engaged in an exclusive negotiating agreement with related for the development of the Broadway Corridor, and TIF is a vitally important to the long term viability of unlocking that 14 acre site. Cities nationwide are grappling with unprecedented market challenges in the wake of COVID-19. The pandemic has fundamentally changed how citizens, employees, employers, shoppers and visitors choose to work, live, play and visit. While Portland challenges are not unique, they are particularly severe. We're one of the highest vacancy markets in the country. Colliers just reported over 30%. We have one of just a few of the cities in the country that have a negative employment growth, and we've lost key employers and retailers. Addressing these challenges as others have stated, will require close collaboration between the city, county, state, federal governments and private and nonprofit organizations. As highlighted in today's presentation, tax increment financing is one of the most vital tools available to our local government. TIF funds investments in public private partnerships, placemaking, housing and infrastructure which are all essential for long term recovery of our central city. By working together and leveraging tools and incentives

like tif, I'm optimistic that our ability as a community to envision and create a future Portland that is welcoming and inclusive for all, we can make strategic investments in our city that make it an age and family friendly destination. Imagine making thoughtful investments in our central city that celebrates our world renowned food and art scenes, while simultaneously making it easier to host sports, music, community events, and investing and attracting and retaining small and large businesses. We can make it a place for everyone to visit, work, live, shop and play. Thank you.

Speaker: Thank you. Appreciate all three of you.

Speaker: Crystal azul otero.

Speaker: Hi. Can you hear me?

Speaker: Yep. Loud and clear. And we can see you as well.

Speaker: Oh, wonderful. Hi. My name is crystal azul otero. I live in the brooklyn neighborhood and I am running. I'm excited to run for City Council in district three. So I wanted to share in district three. About half of the households in our district, just under half 35,000 households make less than \$75,000 a year. So about half that, and we can't build 35,000 units of affordable housing. We can't build our way out of that. And so I think we do need to have a broader vision and a more of a strategic plan towards pathways to ownership, specifically for people that make less than 75,000 a year. You know, so some of the things that we can do, we can invest in cooperative ownership models. And that's happened in new york and cleveland, of course, we have plans for community land trusts. But the plan in the strategic housing plan, it needs more detail, and we need to go in depth as to how we're going to do that and how much land we're going to put there. We can also start a shared equity home ownership program, as well as a lease to own program. And we can also model a program based on what the what hud does. They have a

housing choice voucher, which is what used to be called section eight. So the rent voucher pays for the mortgage of a place. And we have a we pay a lot of rent assistance here in particular right through the metro supportive housing services dollars and that's an opportunity to turn that rent payment into a mortgage payment. I think these tif districts are are really a good idea, but I don't think you should move forward until we get more details about the housing. Affordable housing plan. You're really playing with fire here. We don't have enough of a plan here to understand how housing is going to be situated here as we move forward. Thank you for your time.

Speaker: Thank you for item 916. We have robert butler and andrew hone.

Speaker: Do we have robert?

Speaker: I am not robert.

Speaker: You're not robert. No I'm not.

Speaker: Not today at least.

Speaker: Welcome.

Speaker: How are you doing, andrew?

Speaker: I'm great. Thank you. Thank you mayor. Thank you. Commissioners. I'm here both on resolution 916 and 917. My name is andrew howard. Proud lobbyist, registered lobbyist, president and ceo of the Portland metro chamber, the largest, most diverse network of businesses in our region. And I'm also here representing downtown Portland clean and safe, who provides enhanced services within the 213 blocks of downtown Portland on behalf of both the chamber and downtown Portland. Clean and safe, we support the establishment of the urban renewal plans and tax increment finance districts. We urge you to vote in favor of all these proposals once again. I'm also here to say thank you to prosper Portland and this council for the commitment and follow through on the recommendations from

advance Portland adopted in 2023. Since then, you have executed on a business license tax incentive for office leasing, expanded enterprise zone for the central city, requirements for economic impact statements for new taxes and fees, and voter initiated measures. Today, you're considering this tif district next week, you'll consider the expansion of downtown Portland clean and safe. Suffice it to say, advance Portland execution has been on fire, and you are sending the message that Portland is open for business. And we thank you. These policies, when paired with your laser focus on livability, concerns, are having an impact. And we appreciate the work of this council and staff. Portland is turning the corner. Your actions continue to provide evidence of public, private partnerships that our communities need to thrive. We offer one suggestion specifically to resolution 917 related to the theme of public private partnerships. This is specific to the role of the enhanced service districts when staff are formulating priorities on how to spend funds from the tif districts. Presently, the language in the resolution indicates that the central city enhanced service districts will be centered in those conversations. And while that is very appreciated, the language center leaves a lot of room for interpretation as the central city teams begin to disperse resources and make allocations, consultation with the three enhanced service districts should be required not centered with this change, the future assets created by tif districts in the central city will be thoughtfully maintained when paired with the services of the esd's. Far too often, we create infrastructure and fail to maintain it. Let's not repeat those mistakes once again, thank you and we urge you to excuse me, approve all these measures. Thank you.

Speaker: Thank you, sir, for item 917.

Speaker: We have sarah, paula and molly hogan. Welcome. Is this the right time?

Speaker: Why don't we just get through all the public testimony? Then you can propose it.

Speaker: Good afternoon, City Council members of staff and fellow Portlanders. My name is Sarah Paula, and I'm here today to comment on the proposal to pursue the adoption of the tax increment finance districts in the central city and east Portland areas, increasing Portland's housing supply and more specifically, the supply of housing affordable to households below the 80% AMI income level is a critical, perhaps the defining, challenge of our time. However, diverting such a large portion of property tax growth towards funding affordable housing creation is a shortsighted and unsustainable move. TIFs are a powerful tool which, when successfully utilized, can fund infrastructure improvements that enable growth without burdening current taxpayers. And when paired with zoning reform to allow for denser development. This can increase the housing supply while simultaneously bolstering net city revenue on a per capita basis. But pushing through these tax districts without the aforementioned changes is essentially stealing from tomorrow's budgets to pay for yesterday's mistakes. The size, level of indebtedness and inflexibility of the proposed TIFs are inappropriate for the city at this time. Portland is entering a period of increased uncertainty. Hundred year disasters strike every decade. Demographic trends are actively reshaping the population and tax base, and COVID has shown us how economically vulnerable we are to a health crisis and an increasingly interconnected world. Portland's future city leaders need to have access to the resources to tackle these issues as they arise, and implementing the proposed TIFs in the current form would significantly reduce future revenues. All but guaranteeing tax hikes for the next generation of Portlanders. It's for these reasons that I urge you against moving forward with implementing these districts. Thank you. Thank you, Molly.

Speaker: Hello. Good afternoon. Thank you for the opportunity to make comments today. Mayor and City Councilors. For the record, I'm Molly Hogan. I'm the director of the Welcome Home Coalition. We're an alliance of dozens of organizations and individuals that have the shared vision that we would have a Portland metro region where everyone has access to a safe and stable home that they can afford. So I want to say that I hope when the city examines the TIF district plans and set-aside policies and authentic effort is made to acknowledge how vital focusing on housing affordability is in any effort made to improve the quality of life in an area. We all know that urban renewal policies have been weaponized against communities of color and cities around the country, and Portland is not an exception, and the skyrocketing cost of housing that are in the news every week are national. But Portland's increases have been obscene. Koin News reported that between 2021 and 2022, Portland saw the highest increase in rental prices in all U.S. Metro areas. We had a 39% increase. That was double the national average, and you today have before you policies that are tangible opportunities to make real improvements on this issue. Right. We're always talking about housing. I've talked to you all about housing before. Everybody's talking about housing. So make an impact. Please ensure that set-aside policies include funds for programs to help create more homeownership opportunities for lower income households. Many folks have said that, and this should include programs that help keep homeowners who live on fixed incomes in their homes. We know that gentrification often displaces long-time homeowners in areas set for urban renewal. It's also essential that all TIF districts prioritize creating more housing that people can actually afford. It has not served our city to continue to subsidize development of thousands of apartments that cost 2 to \$3000 a month. In fact, you can visit Zillow right now, and it will show you that many of these apartments are vacant while thousands of our

neighbors survive living outside in shelters or so. Please be responsible with taxpayer monies and ensure that these tif districts do not become yet another painful example of racist urban renewal. Please include more robust required allocations to create quality, affordable housing opportunities, both rental and homeownership, in these areas of our city. Thanks.

Speaker: Thank you. Appreciate it.

Speaker: Mayor. That completes testimony.

Speaker: All right.

Speaker: That went very well. Thank you, everybody who took the time to be here or to join us online to testify. And it was pretty obvious to me, colleagues, people had prepared very well for this. It can be kind of heady, kind of detailed. And people obviously knew exactly what they were talking about. So thank you all for that. So colleagues at this point will open up a discussion. Commissioner Ryan, I believe you have an amendment you'd like to.

Speaker: Thank you, mayor, I do. I would like to propose a friendly amendment to add clarity of language. This is on the second to last, therefore. And this is for which one tonight, 19 917. Sorry. So where it says i'll just go ahead and read it. Should I just go ahead and read it? I'm turning it in charge okay. So right now it says be it resolved, that the City Council directs the city administrator to work in collaboration with prosper Portland leadership with the support of fbb, to bring forward a five year action plans aligning, aligned with and reaffirming the goals of advance Portland and informed by the extensive community engagement, including centering. That's what we'd like to omit and insert, which must include partnerships with the neighborhood prosperity network and enhanced service districts to identify tif district budget priorities for City Council's consideration and that's the change. The friendly amendment just adding more clarity to language.

Speaker: Yeah. Very good. And as I understand and staff, if you could come back up here just in case we have further questions. Whoever wants to claim this, I believe what commissioner Ryan has proposed is consistent with the intent of this resolution and so the way I'm reading this is he is strengthening and clarifying the language. Centering can be somewhat ambiguous, but I think when you said centering, what you really meant is you want clarity that the neighborhood prosperity networks and the esds are included. Is that a fair statement or do you see any problem with what commissioner Ryan has proposed?

Speaker: No problem. Yeah.

Speaker: I'll second. So the amendment is on the table. Any further discussion on the amendment please call the roll. Mapps. Hi.

Speaker: Rubio. Hi. Ryan. Hi. Gonzalez. Hi. Wheeler.

Speaker: Thank you for the clarification. I vote I in the amendment to the resolution 917 is adopted. Colleagues, any further discussion on any of this? The ordinances or the resolution?

Speaker: Sure. I want to thank, first of all, the public for the truly thoughtful testimony that we heard today and prosper staff housing staff and commissioner Rubio for bringing these important proposals forward. You know, ultimately, I expect to vote in favor of this package of proposals. I also expect to bring at least two amendments forward. One is the proposal that we discussed today around setting specific metrics around our home ownership goals. I look forward to having discussions with staff around how to appropriately scale that. And also we received a letter from a member of the Multnomah County board of commissioners regarding membership on some of these advisory committees. I'm still processing commissioner Edwards, I think, wrote all of us. She made a, I think, a fairly common sense proposal around who should serve on some of these advisory boards. I think

her intuition was basically, if we're going to create a district, a tif district, and have an advisory board that has a member of Multnomah, of the Multnomah covid Multnomah County board of commissioners on it, the commissioner who represents that district should be the designee that's there. I haven't had a chance to really unpack that with staff. Does staff have any? Are you familiar with that? And do you have any feedback or commissioner Mapps were absolutely familiar with that.

Speaker: And I think the feedback is we look forward to the county staying engaged with us in this way. I do know that the county chair typically kind of decides who serves in different ways. And so I think we want to work in concert with them as it relates to that. And I think all of our work, including our exploration, has looked at who needs to engage based upon the districts that they represent. And so, absolutely, I think we're in line with both kind of standard practice and what commissioner julia edwards is asking for.

Speaker: Okay. I think I'd like to have additional conversations with prosper, my colleagues, the chair, maybe some of the folks over at the county to figure out what the appropriate way forward here might be. One result might be a second amendment to clarify which commissioners sit on, sit on these advisory boards. But I look forward to more discussion on that at this hour. I don't have any amendments to I don't have the language of the amendments to bring forward. I do hope to have conversations with my colleagues and staff and continue dialog with the public to fine tune these to make sure that we're making good public policy. But I view these as fairly straightforward and authentically friendly amendments that I hope will be uncontroversial. That's all I got, mr. Mayor.

Speaker: Very good. Thank you. Commissioner.

Speaker: Anything else?

Speaker: All right.

Speaker: Very good. This has been a terrific discussion. I want to thank all the hard working members of city staff for your great work on this. I know this has been a long, long road. I want to thank all of our community partners and collaborators and just interested community members who've taken the time to really be engaged in this process. We're at the early stages of what will continue to be a long and thoughtful process, but I'm really happy with where we are today. So with that, item 909 is a first reading of an emergency ordinance moves to second reading. 910 is a first reading of an emergency ordinance. It moves to second reading, 911 is also a non emergency ordinance. It moves to second reading. 912 is a non emergency ordinance. It moves to second reading, 913 is a non emergency ordinance. It moves to second reading, 914 is similarly a non emergency ordinance. It moves to second reading, 915 is a non emergency ordinance. It moves to second reading. 916 is a non emergency ordinance. It moves to second reading and 917 is a resolution. It is continued to 9:45 a.m. Time certain on October 30th. Yes as amended on 917. Yes I do as amended. So we'll see everybody on October 30th. Feel free to wear a costume if you're so inclined.

Speaker: And we are adjourned.