



June 11, 2008
CITY OF

PORTLAND, OREGON

**OFFICIAL
MINUTES**

A REGULAR MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS **11TH DAY OF JUNE, 2008** AT 9:30 A.M.

THOSE PRESENT WERE: Mayor Potter, Presiding; Commissioners Adams, Fish, Leonard and Saltzman, 5.

OFFICERS IN ATTENDANCE: Karla Moore-Love, Clerk of the Council; Ben Walters, Senior Deputy City Attorney; and Ron Willis, Sergeant at Arms.

On a Y-5 roll call, the Consent Agenda was adopted.

COMMUNICATIONS	Disposition:
761 Request of Thomas Bruner to address Council regarding Red Cross and Homeless winter shelter (Communication)	PLACED ON FILE
762 Request of Patrick Nolen to address Council regarding anti-camping and sit lie (Communication)	PLACED ON FILE
763 Request of John Rasmussen to address Council regarding Sellwood Combined Sewer Overflow - Big Pipe project (Communication)	PLACED ON FILE
764 Request of Mike Shangle to address Council regarding siting of the Combined Sewer Overflow facility in Sellwood (Communication)	PLACED ON FILE
765 Request of Laura Orr to address Council regarding American Association of Law Librarians annual meeting in Portland (Communication)	PLACED ON FILE
TIME CERTAINS	
766 TIME CERTAIN: 9:30 AM – Ensure that computer systems no longer needed by the City are refurbished for use by community members and that any unusable computer parts are disposed of in an environmentally responsible manner by local recyclers (Resolution introduced by Mayor Potter and Commissioner Saltzman) (Y-5)	36610

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<p>*767 TIME CERTAIN: 10:00 AM – Extend the 10-year property tax exemption for the MLK-Wygant Apartments for 19 years to preserve the affordability of the project units to low income households (Ordinance introduced by Mayor Potter)</p> <p>(Y-5)</p>	<p>181920</p>
<p>768 TIME CERTAIN: 10:15 AM – Support Multnomah Youth Commission proposal to establish fareless public transportation for all 6th-12th grade public school students in Portland and Multnomah County (Resolution introduced by Mayor Potter and Commissioner Adams)</p> <p>(Y-5)</p>	<p>36611</p>
<p>CONSENT AGENDA – NO DISCUSSION Mayor Tom Potter</p>	
<p>Bureau of Planning</p>	
<p>*769 Amend contract with Aviation System Consulting, LLC to provide additional review of Port of Portland aviation demand forecast and provide for payment (Ordinance; amend Contract No. 37647)</p> <p>(Y-5)</p>	<p>181899</p>
<p>*770 Amend Intergovernmental Agreement with Port of Portland for additional consultant review of Port of Portland aviation demand forecasts (Ordinance; amend Contract No. 52355)</p> <p>(Y-5)</p>	<p>181900</p>
<p>Office of Emergency Management</p>	
<p>771 Extend the Intergovernmental Agreement with Clark County for the distribution of equipment, supplies and services procured as a result of Urban Areas Security Initiative Grant FY 2007 (Ordinance; amend Contract No. 52307)</p>	<p>PASSED TO SECOND READING JUNE 18, 2008 AT 9:30 AM</p>
<p>Office of Management and Finance – Financial Services</p>	
<p>*772 Amend contract with Wells Fargo Bank, National Association to provide general banking and trust services (Ordinance; amend Contract No. 51187)</p> <p>(Y-5)</p>	<p>181901</p>
<p>Office of Management and Finance – Purchases</p>	
<p>773 Authorize extensions of term to Information Technology Flexible Services contracts (Second Reading Agenda 716; amend Contracts)</p> <p>(Y-5)</p>	<p>181902</p>
<p>774 Authorize a five year contract with Coalfire Systems, Inc. for industry-mandated security auditing services for City centralized payment card processing gateway (Second Reading Agenda 717)</p> <p>(Y-5)</p>	<p>181903</p>
<p>Office of Management and Finance – Revenue</p>	

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<p>775 Authorize the Revenue Bureau Director to file actions in Small Claims Court for the collection of delinquent receivables (Ordinance)</p>	<p align="center">PASSED TO SECOND READING JUNE 18, 2008 AT 9:30 AM</p>
<p>776 Extend contract with Poorman-Douglas Corporation dba EPIQ for lien billing and mailing services (Second Reading Agenda 718; amend Contract No. 33691) (Y-5)</p>	<p align="center">181904</p>
<p>777 Extend contract with Scan One, A Corvell Company for document imaging services of the Multnomah County Personal Income Tax Program (Second Reading Agenda 719; amend Contract No. 35088) (Y-5)</p>	<p align="center">181905</p>
<p align="center">Commissioner Sam Adams</p>	
<p align="center">Bureau of Environmental Services</p>	
<p>778 Authorize individual grant agreements for implementation of stormwater management demonstration projects funded by the Environmental Protection Agency Innovative Wet Weather Grant (Ordinance)</p>	<p align="center">PASSED TO SECOND READING JUNE 18, 2008 AT 9:30 AM</p>
<p>779 Amend contract with Brown and Caldwell for professional engineering services for the Columbia Boulevard Wastewater Treatment Plant Facilities Plan Update Project No. 7847 (Ordinance; amend Contract No. 36255)</p>	<p align="center">PASSED TO SECOND READING JUNE 18, 2008 AT 9:30 AM</p>
<p>780 Amend agreement with The Wetlands Conservancy to extend the term of the agreement and provide for additional compensation (Ordinance; amend Contract No. 35339)</p>	<p align="center">PASSED TO SECOND READING JUNE 18, 2008 AT 9:30 AM</p>
<p>*781 Authorize an Intergovernmental Agreement with the Tri-County Metropolitan Transportation District of Oregon for participation and funding for the collection and analysis of sediment samples in the Willamette River (Ordinance) (Y-5)</p>	<p align="center">181906</p>
<p>*782 Amend grant agreement with Owens Corning for the implementation of an innovative stormwater project at 3750 NW Yeon Ave (Ordinance; amend Contract No. 37020) (Y-5)</p>	<p align="center">181907</p>
<p align="center">Office of Transportation</p>	
<p>783 Call for bids and authorize a materials purchasing contract for the Traffic Signal Light Emitting Diode Replacement project (Ordinance)</p>	<p align="center">PASSED TO SECOND READING JUNE 18, 2008 AT 9:30 AM</p>
<p>784 Grant revocable permit to Rogue Ales to close NW 15th Ave between Everett St and Glisan St on August 1, 2008 through August 3, 2008 (Ordinance)</p>	<p align="center">PASSED TO SECOND READING JUNE 18, 2008 AT 9:30 AM</p>

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<p>*785 Authorize application to the Oregon Department of Transportation for a grant to fund the installation of Intelligent Transportation Systems to include traffic monitoring stations, fiber communications and closed circuit television monitoring cameras along 122nd Ave (Ordinance) (Y-5)</p>	<p align="center">181908</p>
<p>*786 Authorize application to the Oregon Department of Transportation for a grant to fund the installation of a Sydney Coordinated Traffic Adaptive System which will optimize the traffic signal timing along SE Powell Blvd from Milwaukie to 52nd Ave (Ordinance) (Y-5)</p>	<p align="center">181909</p>
<p>*787 Amend then terminate Intergovernmental Agreement with State of Oregon for parking pay stations at Portland State Office Building (Ordinance; amend Contract No. 52730) (Y-5)</p>	<p align="center">181910</p>
<p>*788 Grant revocable permit to Pix Patisserie to close N Failing St between Vancouver Ave and Williams Ave on July 12, 2008 (Ordinance) (Y-5)</p>	<p align="center">181911</p>
<p>*789 Authorize an Intergovernmental Agreement with Oregon Department of Transportation for design and construction of the NE Cully Blvd Improvements from NE Prescott St to NE Killingsworth St (Ordinance) (Y-5)</p>	<p align="center">181912</p>
<p>*790 Authorize contracts as required with eight service firms for Right of Way Appraisal and Acquisition and Relocation projects (Ordinance) (Y-5)</p>	<p align="center">181913</p>
<p>*791 Extend the date of the privileges for regular disabled person parking permits (Ordinance; amend Code Section 16.20.640) (Y-5)</p>	<p align="center">181914</p>
<p>792 Grant revocable permit to Museum of Contemporary Craft to close NW 8th Ave between Everett St and Couch St and NW Davis St between Broadway and Park Ave between July 11th 2008 and July 13th 2008 (Second Reading Agenda 736) (Y-5)</p>	<p align="center">181915</p>
<p>793 Grant revocable permit to NECA/Mississippi Business Association to close N Mississippi Ave between Fremont St and Skidmore St and N Shaver St between Michigan Ave and Albina Ave and N Failing St between Mississippi Ave and Albina Ave Alley on July 12, 2008 (Second Reading Agenda 737) (Y-5)</p>	<p align="center">181916</p>
<p>794 Authorize agreement with Portland State University to acquire research and evaluation services related to transportation safety (Second Reading Agenda 738) (Y-5)</p>	<p align="center">181917</p>
<p align="center">Commissioner Randy Leonard</p>	

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Water Bureau

***795** Amend contract with CH2M Hill, Inc. to complete the Final Environmental Impact Statement for the Bull Run Water Supply Habitat Conservation Plan (Ordinance; amend Contract No. 35459)

(Y-5)

181918

796 Authorize an Intergovernmental Agreement with Multnomah County Health Department to administer the LeadLine, provide free blood lead screening and provide for payment (Second Reading Agenda 740)

(Y-5)

181919

Commissioner Dan Saltzman

Parks and Recreation

797 Authorize and amend a Joint Use Agreement with Housing Authority of Portland, Portland Public Schools and the Boys and Girls Club of the Portland Metropolitan Area for programs and services at New Columbia Community Campus (Ordinance)

**PASSED TO
SECOND READING
JUNE 18, 2008
AT 9:30 AM**

REGULAR AGENDA

798 Authorize Intergovernmental Agreement between City of Portland and Portland Development Commission to promote consistent legal counsel on issues of mutual concern (Ordinance introduced by Mayor Potter and Commissioners Adams and Saltzman; Second Reading Agenda 744)

(Y-5)

181921

Mayor Tom Potter

Office of Management and Finance – Business Operations

799 Amend contract with MCA Architects to provide additional architectural and engineering consulting services for the remodel of Fire Stations 15, 24 and 43 (Second Reading Agenda 746; amend Contract No. 35694)

(Y-5)

181922

Commissioner Sam Adams

Office of Transportation

800 Create a local improvement district to construct street improvements north of Francis St in the SE 31st Avenue Local Improvement District (Hearing; Ordinance; C-10026)

**PASSED TO
SECOND READING
JUNE 18, 2008
AT 9:30 AM**

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801 Vacate a portion of SE 42nd Ave south of SE Crystal Springs Blvd subject to certain conditions and reservations (Second Reading Agenda 752; VAC-10034) (Y-5)	181923
Commissioner Dan Saltzman	
Office of Cable Communications and Franchise Management	
*802 Extend term of a franchise extension granted to Qwest Communications Corporation to build and operate telecommunications facilities within City streets (Ordinance; amend Ordinance No. 171914) (Y-5)	181924
803 Amend boundaries for Portland State University franchise to include newly acquired properties (Second Reading Agenda 754; amend Ordinance No. 177529) (Y-5)	181925
Parks and Recreation	
*804 Authorize contract with Opsis Architecture, LLP for planning and design services for the redevelopment of Mt. Tabor Central Yard and Nursery at \$200,000 (Ordinance) (Y-5)	181926

At 10:49 a.m., Council recessed.

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WEDNESDAY, 2:00 PM, JUNE 11, 2008

**DUE TO LACK OF AN AGENDA
THERE WAS NO MEETING**

June 12, 2008

A RECESSED MEETING OF THE COUNCIL OF THE CITY OF PORTLAND,
OREGON WAS HELD THIS **12TH DAY OF JUNE**, 2008 AT 2:00 P.M.

THOSE PRESENT WERE: Mayor Potter, Presiding; Commissioners Adams, Fish,
Leonard and Saltzman, 5.

OFFICERS IN ATTENDANCE: Karla Moore-Love, Clerk of the Council; Jim Van
Dyke, Senior Deputy City Attorney; and Ron Willis, Sergeant at Arms.

<p>805 TIME CERTAIN: 2:00 PM – Accept the report and recommend a specific re- use of the Sergeant Jerome Sears United States Army Reserve Center at 2730 SW Multnomah Blvd (Report introduced by Mayor Potter)</p> <p>Motion to accept the Report: Moved by Commissioner Leonard and seconded by Commissioner Fish.</p> <p>(Y-5)</p>	<p>Disposition:</p> <p>ACCEPTED</p>
<p style="text-align: center;"><u>EXECUTIVE ORDER</u></p> <p>806 Reassign City offices and bureaus to the Commissioners in Charge (Ordinance; Executive Order)</p>	<p style="text-align: center;">181898</p>

At 4:29 p.m., Council adjourned.

GARY BLACKMER
Auditor of the City of Portland

By Karla Moore-Love
Clerk of the Council

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

June 11, 2008
Closed Caption File of Portland City Council Meeting

This file was produced through the closed captioning process for the televised City Council broadcast.

Key: ***** means unidentified speaker.

JUNE 11, 2008 9:30 AM

Potter: Over the last year, we've been bringing in young people who have excelled in academics and in sports, and today we're honoring the lincoln boys' lacrosse team, their state championship. The lacrosse team started in 1999 at lincoln, and time is sort of a novelty, but since then it's become a very popular sport in many different area high schools. Here's a quote. Lincoln won all three games in a california tournament. The lincoln coaches were very good, and the players were super skilled and classy. Lincoln really represented Oregon well. So i'm pleased to welcome the team with head coach, will harris, who helps people with housing. I read this proclamation, an official proclamation of the city of Portland. Whereas lacrosse is the oldest sport in north america and was first played by the native-americans to stay healthy and solve conflicts and whereas the sport was adopted by the french and is now popular amongst people across canada and the u.s.a., whereas Portland celebrates a rich and exciting lacrosse culture that attracts people from all walks of life in maintaining the fun and competitive environment for all participants, the city of Portland rejoices in the sheer dedication to school, sport, and community that the student athletes at cleveland -- Lincoln exemplifies so well. Excuse me. That was my alma mater. [laughter] Wishful thinking on my part obviously. [laughter] And whereas lincoln's boys' team won the 2008 men's lacrosse championship and successfully fostered a program dedicated to excellence for many student athletes to now, now therefore i, tom Potter, mayor of the city of roses, do hereby proclaim june 11th, 2008, to be lincoln high school boys' lacrosse day of appreciation in Portland and encourage all residents to observe this date. Congratulations.

[applause]

*****: A little more in together. Awesome. Great.

[applause]

Leonard: He's got a few other changes in mind.

Adams: What else is he going to do?

Fish: Don't stir the pot. Ok? I see how this works.

Adams: I see candles, glass of wine.

Fish: I see how this works. We're moving you there and Saltzman there.

Potter: Before we begin the official proceedings, I forgot to mention some of you may have noticed we've got a new city commissioner, and it's commissioner nick fish. Could we all give him a hand of welcome?

[applause]

Potter: Since nick has a child at lincoln, he wanted to make a comment about this.

Fish: I just wanted to say how proud we are at lincoln of the boys' lacrosse team. My daughter is a freshman and plays soccer. Lincoln has championship soccer, now lacrosse teams. I've waited 20-something years to quote buddy beermore who was the famous coach of the championship men's lacrosse team who had a saying about being the best on the field and off the field, and I think these young men epitomize that, being student athletes and representing our city so well. As the father of a freshman at lincoln, I just wanted to add my congratulations.

Potter: Thank you. City council will come to order. Karla, please call the roll.

[roll call]

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Potter: I'd like to remind folks that, prior to offering public testimony to city council, a lobbyist must declare which lobbying entity they are authorized to represent. Please read the first communication.

Item 761.

Thomas Bruner: I'm thomas bruner. I'm the c.e.o. of the american red cross homeless shelter here in Portland and also the regional director for all the american red cross shelters in Oregon. I came here this morning to thank you, number 1. Number 2, to applaud your innovation and continued commitment to our city's homeless population. And, three, to report back to you on the results of an exciting new partnership between the american red cross and the city of Portland last winter. Our job at the red cross is, at the end of the day, about two things. We're working to save people's lives and to rebuild people's lives. And early last fall, the city came to us and explained to us that many winters there are homeless people who die on the streets of Portland during severe weather conditions and that, in other years, even when homeless people don't die, there are homeless people who are in poor and fragile health whose condition is made worse and who get sicker as a result of severe weather conditions. And that there was an incredible need to do more inclement weather sheltering during the winter season and would we be interested in being part of the solution, and we said absolutely yes. So we signed a contract. It ran from november 1 through march 31. It was for \$40,000. We ended up spending about 100. And we entered into it not knowing exactly how often or where or the level are need or the number of people that would actually be reached, but we entered into it because we wanted to help. Quick facts. Our warming centers -- are you clicking the slides? Sam I clicking the slides? Can somebody click a slide? Leave it to a young americorps volunteer to click slides. So the goal -- next slide, please. The goal was to be as barrier-free as possible. Couples were welcome. Families were welcome. Pets were welcome. Shopping carts, boxes, children were welcome. Warming centers were open from 7:00 in the morning -- 7:00 at night to 7:00 in the morning, and people could come and go as they saw fit. The idea was that as few barriers the better. Then we actually secured the use of five facilities, and you see them listed. The state hotel, christian church, st. Francis, and the meade building. This is a brand-new partnership for us. What happened as a result? Next slide. On 19 different nights, we were activated, and the city made the call to activate per our contract. 19 different nights. And on most of those 19 nights, we were operating 35 different emergency warming centers in different locations. And over those 19 nights, 2651 overnight stays. A quarter were women, 148 couples, and 58 pets. We'd never done this before. This was a leap of faith for us and for you, and thank you for thinking to come to us and ask us to be part of the solution. Thanks for being innovative. Thanks for looking for new and different ways to serve your homeless population. I want to introduce four people quickly who maked the service happen. Rose bottles, one of our americorps volunteers, stephanie morgan, our health and safety director. Eric coreless is our new emergency services director. And iman kubrum is another americorps volunteer who was absolutely instrumental in making this happen. So thank you very much. It was a special partnership in our view, and we look forward to working with you on this project moving forward and other projects as well.

Leonard: Mayor, I want to put up a couple dots here. Is commander mike reese still hidden around the corner?

*******:** Yeah.

Leonard: So this idea -- 'cause I want people to understand what community policing really means, 'cause this idea, mayor Potter, as you well know, is an example of community policing. The city council did not come up with the idea. It was mike reese and his subordinate officer, jeff meyers, who contacted me and said, we have an issue with people sleeping outside that we think we need to address by opening up red cross shelters. So I went to the mayor, am the mayor, with me, co-sponsored the resolution to get the money to open it up. I'm going to start irritating people by

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connecting these dots for a long time now when we do things that are really thoughtful and really part of a larger strategy. I'm learning not everybody knows, including the police bureau, what we're doing. This is an example of on the ground community policing, and I really am proud of the work that you did, and I really appreciate commander reese's leadership in allowing his officers to think like this and to be proactive enough to be in the middle of it and make it happen. It not only changes people's lives. I believe it saves people's lives. And, by the way, I love the red cross anyway. When I was in the fire bureau as a young firefighter, 2:30 this the morning, 20 degrees outside, my hands were frozen solid from the water. We'd turn around, and there would be a red cross van. They had coffee and doughnuts that they gave us. When I became president of the fire union in 1986, every year we donated \$10,000 to red cross, and I think they still do that.

Bruner: That's wonderful. Thank you so much.

Leonard: We so much appreciate your work.

Bruner: But I thank you, because you are the decision makers and the policy leaders, and it happened ultimately because you wanted it to happen. And thank you, sir, very much. And bhcd was critically important, will and his whole team and liora berry. Very innovative, forward leaning, out of the box. It was a wonderful, wonderful experience.

Potter: Please read the next.

Item 762.

Potter: You have to give those to the clerk. Thank you. Did you want those to be up there, too, patrick?

Patrick Nolen: They'll go over there when i'm done.

Potter: Please go ahead.

Nolen: Mayor Potter, commissioners, my name is patrick nolen. I'm the community organizer at sisters of the road. We have come here today to ask you to end the anti-camping and sit/lie laws. Street routes and sisters of the road have felt the outcry of our community supporting this cause. Part of that outcry comes in the form of 1950 signed unduplicated postcards hand delivered or mailed to us by the people of our city. These postcards come from all over. Business owners, people living without housing, local politicians, and citizens from every economic background. Each person that took the time to write is a murmur, part of the louder voice, a louder voice that demands our rights. These laws or similar laws are being fought up and down the west coast. Each city, whether it's fresno, seattle, los angeles, the bay area, are all fighting to repeal laws that are criminalizing people for doing nothing more than trying to exist. Portland has a chance to be at the forefront of this march towards civil rights for all, because Portland belongs to all of us. You, our city council, are experienced as understanding people, knowing by years of practice what will work and also what will not. We are offering you the chance to show that today by repealing these two abhorrent laws, laws that will never do anything but continue to criminalize people based only on the fact that they have no place to call their own. Between these two laws, sit/lie and anti-camping, it is effectively illegal to be homeless in Portland's downtown core. The sit/lie law has been in effect since august of 2007. Not once has a person who is not homeless cited. Not once. Our city council, you, the guidepost of our community, admits that we do not have enough low-income housing units or shelter beds to house everyone who sleeps outside. Yet we continue to criminalize people for merely needing basic human needs: Sleep and rest. We know that you, our city council, follow the lead of our community. We offer you that chance today to repeal these laws. Thank you for your time.

Potter: Please pick those up after you're done. Please go ahead and call the next.

Item 763.

John Rasmussen: Good morning. Thank you for allowing me this time to speak to you this morning. I'm here to talk a little about the sewage project. We currently have a proposal to site a sewage pump station in our neighborhood. I currently live in the sellwood neighborhood. My

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name is John Rasmussen. There have been several proposed sewage pump sites based in our neighborhood. I provided a map. This site station will have a 12,000 square foot footprint, will house two buildings, and one of those buildings will be a generator housing for times when there's power outage. These generators will be exercised once a month. One of the proposed sites given to us at site number 6 would have taken my house away. Currently the proposed site is site number 4.

I believe that site number 4 is a poor choice. This site is too close to my house, too close to my neighbors at the Waverly Condominiums. It will be smelly, loud, disrupt our current view of the river, and it will be one of the most expensive sites to build this proposed project. The smell will also affect the surrounding neighborhoods. Site 3, I believe, is a better choice. It is closer to the sewer line that it needs to tap into, and it is the furthest away from the majority of people. Site 3 is also the preferred site stated by the B.E.S. engineers. There are also other viable sites that were not selected in the site selection process. If you view site 7 on the map, that's currently right next to one of the sewage lines and was never considered in this. I would just like to bring that to your attention. Also one last thing I would like to add is that I will continue to fight the siting for site 4 and see that we move it to a site that is more appropriate, that will affect the least amount of people in the neighborhood. Thank you very much for your time.

Potter: Thank you.

Adams: Question. What are the terms of site 3? And this is an issue that is being worked through in one of my bureaus, B.E.S., and we don't have support for any of the sites from everybody, and there's always -- that's always the case. What do the neighbors adjacent to site 3 have to say about site 3?

Rasmussen: I haven't talked to the houses straight across from site 3. The Portland Rowing Club has pushed from site 3 to site 4.

Adams: Right. Thank you.

Potter: Thank you, sir. Please read the next. When you speak, state your name for the record, and you have three minutes.

Item 764.

Mike Shangle: Good morning. I'm Mike Shangle. I live in Sellwood, also known as the Waverly Landing Condominium Complex. I represent -- I'm the president of the homeowners' association. I represent 24 homeowners that live in the Waverly Landing Complex. And B.E.S. has asked you to approve siting the Sellwood Sewer Pump Station on-site 4. We're here to appeal their choice of sites.

So, for starters, let me tell you why the station should not be sited on-site 4. The Bureau's decision was made without our opportunity -- I mean, the Waverly Landing Condominium owners -- to provide input into the siting process even though our facility is the closest to the site. I have submitted one photo to Commissioner Adams. He can share that if he wishes. That shows you basically the distance from the proposed site to our condominium building versus to the houseboats at the Portland Rowing Club. The Portland Rowing Club is the one who opposes site 3 and is promoting site 4, and I think you'll see that, if you have a chance to look at those pictures, the site on-site 4, the condominium complex, is much closer to our condominiums than it is to the rowing clubhouse boats. In addition to the visual impact, there will be odors and noise problems to deal with. Our 24-unit complex has an approximate market value of \$12 million. Locating the pump station next to us will in all likelihood result in a decline in property values for our homeowners. The B.E.S. is on record as saying that this site, site 4, would be more expensive than the other two sites to build on. This site, again site 4, is farther from the trunk line and its outpole than site 3. This is the criterion that B.E.S. considers unfavorable. So why should the station be sited on-site 3? Site 3 is roughly equidistant between the rowing club and the condominium, sharing the negative impacts created by the pump facility. The site is closer to the Lents trunk line and south fault, criteria B.E.S. considers favorable to the project. The B.E.S. is on record as saying this site would be

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less expensive of the two sites to build on. There is a harney street right-of-way available on site 3 for the city to use to meet part of its land needs for the project.

Potter: Your time is up, sir. Did you want to conclude anything?

Shangle: Just thank you for your time.

Adams: Thanks. I appreciate you taking the time to come and testify before us. The issue is still very much under review. I was briefed on it week before last, so I have not made any decisions on it. And I know there was a screwup on notification, so i've asked b.e.s- to go out and do additional community outreach work, so I will definitely keep you posted. We have your contact information.

Shangle: Ok. Thanks.

Potter: Thank you. When you speak, please state your name for the record, and you have three minutes.

Item 765.

Laura Orr: This is a first for me. My name's laura orr, and i'm the Washington county law librarian, also a Portland resident, so I know all of you, which is nice. I even voted for all of you, but I shouldn't admit that. [laughter] I might not do it again, so watch your step. [laughter] I know that most people don't know what law librarians are, and I thought i'd take this chance to put a face on law librarians. It's a town of lots of librarians generally but not law librarians. I'm joined by my colleagues, my counterpart here in Multnomah county, jackie jerkins, who you all may know as the Multnomah law librarian. I was hoping to be joined by others, but they're not here. About four years ago, when the national association of law librarians told us that we were going to be the host city, we got very nervous, and we warned them about the bridges and construction and tri-met and they didn't listen to us, and i'm really happy they didn't.

Adams: So am i.

Orr: I know. We were trying to be realistic. I'm on tri-met hours and hours a day, so I have a fair view of the state of the union. But they're coming, and it's wonderful, and there are about 2000 of the law librarians and their families and all the exhibitors. I wanted to tell you a little bit what law librarians are. When you see them on the street, if you see them wandering around with bags, greet them. Law librarians are the policy walks, the students of government of the library world, so you actually have a lot in common with them. We not only manage our own budgets, our own businesses. We also daily answer thousands of questions across the state and across the country. People ask us how to create l.l.c.s, how to research legislative history, what it means to consent to treatment. We get distraught parents wondering how old their kids need to be before they can be left home alone. We get a full range of questions from lawyers, from judges, from ordinary people. And then we get people calling from out of state wondering what the statute of limitations is on a misdemeanor charge when in fact we know that all they really want to do is know when they come back to Oregon. So if you see us around, say hello, and we have a lot of formal events. I have contact information on the sheets I handed out if you want to attend any of the formal events. There are also a lot of informal events. I'm the Oregon legal research blogger, and i'm hosting a large number of bloggers on the sunday afternoon at the green dragon, and it's going to be a law library blogger. They'll just be around, and it should be a lot of fun. Thank you very much.

Potter: Thank you very much.

Fish: I have a comment as a recovering lawyer. I wanted to attest to the situation. I'm grateful for the help I used to get from the folks.

Orr: And still do.

Fish: As a confirmed mud eye, i'm grateful for the help I got as a lawyer. I actually want to try to make one of your work shops because I am technologically so deficient that there might be some help for you.

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Leonard: Frankly i'm worried about having 2000 law librarians gathered at one time due to the civic fabric of our city. I've heard law librarians and partying can be a little frightening.

Orr: The reputation precedes us from the hotel business, which is great, as they say. The law librarians drink like fish, but they don't trash the room. We also tip well.

Leonard: Well, that's nice. Thank you.

Potter: You did mention that you would like some kind of welcoming letter. I'd be glad to write a letter if you give me the information to the group so they recognize Portland welcomes them, in spite of what commissioner Leonard says.

[laughter]

Potter: Going to move to the consent agenda. Any commissioners or members of the audience wish to pull any items from the consent agenda?

Andy Seaton: Yes.

Potter: You're denied.

Seaton: Point of order.

Potter: As the ruling officer of the council, I consider your conduct solely based on your willingness to be an obstruction to the proceedings of council. Therefore i'm ruling you out of order.

Seaton: Point of order. You cannot --

Potter: Excuse me. You can't call a point of order.

Seaton: This particular ordinance is part of --

Potter: Excuse me, sir. I ruled you out of order. Please call the vote.

Adams: Aye. **Fish:** Aye. **Leonard:** Aye. **Saltzman:** Aye. **Potter:** Aye. Please read the 9:30 time certain.

Item 766.

Potter: I want to thank commissioner Saltzman and his office for working with my office and the other offices to create a solution to our surplus computers out in the community. I also want to thank for the opportunity to get these computers in the hands of students who need them, using the city's current resources. With that, commissioner Saltzman.

Saltzman: Thank you, mr. Mayor and members of the council. I am pleased today to introduce the first step in establishing a city partnership -- establishing a city partnership with free geek to ensure the computers no longer needed by the city are refurbished for the community, people who cannot afford computers themselves and to get as many computers as possible into the hands of students who do not have computers in the home. This partnership will also ensure that any of the city's computer parts that cannot be reused will be recycled by free geek in an environmentally sound manner by local recyclers. To explain more about the resolution, i'd like to introduce sheila pete from my staff, jeff robinson from free geek, and carol bruin from the bureau of technology services. Sheila?

Sheila Pete, Commissioner Saltzman's Office: Thank you, dan. Almost a year ago, our office began working with free geek and b.t.s. on this partnership. We discovered that free geek could meet the needs of the city in disposing of decommissioned computers and free geek added benefits of getting our city computers into the hands of community members at no cost as well as local recycling for parts that cannot be reused. Right now, the city sends decommissioned computer parts back to the manufacturer for disposal at an additional cost to the city, and currently the city disposes of approximately 700 to 1000 computer systems annually. A truly exciting aspect of this partnership is free geek's commitment to create an outreach plan to reach Portland students who may not have computers at their homes. According to a recent survey, the presence of computers in the home is directly proportional to income levels. Low-income children are less likely to have a computer in the home and disadvantaged schools are less likely to provide regular computer use for children. Access to computers have been extremely influential in a child's life. In fact a child is

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more likely to graduate from high school with a computer than young adults without computer access at home. With the apparent digital divide between wealthy and low-income children in Portland, this partnership will provide low-income children in Portland -- this partnership will provide school-age children with the much needed access to computers. Now jeff robinson of free geek will talk more about their organization and this partnership.

Jeff Robinson: Thank you. Started in 2000. Free geek is a 501 c3 not for profit community organization that reuses and recycles used technology, provides computers, education, internet access, and job skills training for volunteers. We accept donations of computers and electronics, reuse everything we can, and recycle obsolete equipment. Most for profit recyclers have a 5% to 7% reuse rate. 2007, we reused 25% of the computers that came in to free geek. Free geek promotes community service and involvement. Thousands of people have volunteered for us. For many of them, it was their first time volunteering. At any given time, we have about 200 volunteers active. We have adoption and build programs. We give away a computer to anyone, regardless of age or ability, in adoption, in exchange for 24 hours of volunteer service. At the end of that time, we also give them a class on how to use their computer. Many of these folks have never even touched a computer before. Adopters also get a year of tech support through us. Our build program is an education-based program. Free geek instructors teach the build volunteers the process of identifying hardware and assembling systems and, in ex-change, the volunteer builds five computers for free geek and takes the sixth one home. Essentially builders assemble the system that the adopters take home while the adopters receive incoming donations from the public and disassemble obsolete technology. Last year we hired an education coordinator to help us develop new class and refine our curriculum. We offer free classes for volunteers that go beyond what is taught in the basic class. They range in howing to type, editing digital photos, to a class where you can learn more about your computer. We try to serve as much of the community as we can, and we are always trying to expand our reach. We currently have several groups of students that volunteer, some in build, some in adoption, and a few individuals in our high school interns program. Expanding in these areas is right in line with our mission. In addition to giving computers to individuals, we also give grants of computers to community organizations, nonprofits, and schools and the like. In our eight years, free geek has given away over 5000 computers and over 1000 in the last year alone. 80 to 90% of these have gone to the Portland area. This is also, not to mention all the environmental benefits that come along with reusing computers while we're recycling. The more computers we get, the more we give away, and this resolution would go a long way to help us accomplish our mission. I'd like to thank sheila and shannon callahan and everyone who made this project work. I'd like to thank you all for your time.

Carol Brune, Bureau of Technology Services: This resolution will have a direct benefit to our local community. The partnership between the city and free geek will allow computers to be placed in the hands of course of citizens who might not otherwise be able to afford them. B.t.s. will be amending our administrative rule regarding the proposal of i.t. equipment in order to implement this change, and we are glad to be part of this plan and provide this opportunity to our citizens.

Saltzman: Thank you all very much. That completes our invited testimony.

Fish: I'll get the hang of this. Sorry. When computer systems are refurbished and then recycled in effect, how much of the data that was on the computer is actually removed? And I sometimes hear the term cookies and other kinds of things. Does anything stay on the computer or do we have the technology to essentially wash it clean?

Brune: I'll speak to the first part. The city has an obligation to make certain that data is scrubbed from the computers before they go to free geek or anyone to be refurbished. And i'll turn to jeff to talk about --

Leonard: I just wondered if commissioner fish had a particular fear about that.

[laughter]

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Fish: A, I am not taking the bait. And if he continues, the mayor gets to rule him out of order.

Saltzman: He's being hazed.

Leonard: I actually think the mayor finds it a little amusing. We're waiting for your answer, too.

Robinson: We certainly take great pains to wipe all data from the computers. In this arrangement, the data would be gone before it got to us, but any computer that comes in to free geek is wiped thoroughly. The hard drive, all data, is wiped completely off the computer.

Saltzman: Thank you.

Potter: Thank you very much, folks. How many folks do we have signed up to testify?

Moore-Love: We have andy seaton.

Potter: Mr. Seaton, always the presiding officer of this council, I find your conduct is only designed to obstruct the continuing process of city government, and if you wish to communicate with the city council, we have communications that you can sign up for anytime you wish. Until you come before us on a communication, I am going to rule you out of order, and you're not allowed to testify.

Seaton: Pardon me. I'm actually a volunteer at free geek, so i'd actually like to testify.

Potter: You're not allowed to testify. You're not allowed to testify. There's only one signed up. Right?

Moore-Love: Yes.

Potter: Please call the vote.

Adams: I just want to thank all involved for putting this together. It's very innovative, keeps us on the edge of reuse as part of the reuse, recycle, and -- what's the other one?

Leonard: Reduce.

Adams: Reduce. Thank you. Aye.

Fish: Aye. **Leonard:** Aye.

Saltzman: I want to thank free geek for working with us to establish this partnership. Bureau of technology services for working out the technical details. Shannon callahan in my office for her work. And last but not least, sheila pete, who has worked in my office for the last two years while she worked on her bachelor's degree at p.s.u. she will be graduating this weekend on the dean's list.

Leonard: Wow.

Saltzman: And has also been the president of the p.s.u. naacp chapter. She will be leaving my office to start the next phrase of her career. Thank you for all your work on this partnership for free geek and for all the work you've done for me as a member of my staff. Aye.

Potter: Your contributions I want to thank you for not only by providing these computers at very low cost and free to young people. It's also the recycling aspect that i'm very pleased with. So I appreciate what you do. And, sheila, I know I talked to you earlier this week, and you were concerned about your testimony. I think you did a great job, and it was your first time, and apparently it's your last time. Good luck to you in your future career. I vote aye. Please read the next item.

Item 767.

Barbara Sack, Bureau of Planning: I'm barbara sack from the planning bureau, and i'm here to present the planning commission's recommendation on this tax exemption request. The project owners represented by jane oberding are requesting a 19-year extension for the tax exemption of the m.l.k. wagon apartments. The reason for the request is so the project can continue to offer affordable rent to low-income households for the duration of the period of affordability required by p.d.c. which ends in 2027. The state statutes that enable this program allow a tax exemption to be granted to existing projects that are subject or will be subject to a public assistance contract to provide low-income housing through june 30th of the year that the affordability agreement expires. This project originally received a 10-year tax exemption on the improvement value of the property

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in 1997. Under the city's new model of the unit housing program available in the central city and urban renewal areas, the 10-year exemption is said to expire at the end of the month on June 30th. This project is located only King Boulevard between going and wagon streets and is located in the Oregon convention center urban renewal area, which is why it qualifies for the tax exemption. Three buildings with 38 rental units, this project has a lot of large units for a rental project this close in to the center of the city. It has 113-bedroom units and three four-bedroom units. The first agreement is the condition of approval of the original ordinance that granted this tax exemption, and that affordability agreement requires that 60% of the units remain affordable to low-income households for the 10-year term of the exemption. It also has two investor affordability -- two other affordability agreements that covers 20% of the units through p.d.c. and the state of Oregon. They both require that 20% of the units, which is eight units, remain affordable to low-income households at 50% median family income. And the state agreement lasts one year longer than p.d.c.'s. After the expiration of this 10-year tax exemption, the owner would only be required to maintain 20 units as affordable. The rest could go market rate. The owner will enter into an agreement with p.d.c. To keep all the units in the project affordable to low-income households if they are granted this tax exemption extension. The alternative would be for the owner to raise the rents on the remaining 30 units in order to pay the property taxes. From what I understand, the owner has a choice here in this matter, and they would prefer to keep the project affordable. This project is located in an area that has experienced some -- this project's close to King School, and they would prefer to keep the project affordable to save the tax exemption. On May 8th, p.d.c.'s loan committee approved the recommendation for the tax exemption extension. It's p.d.c.'s role to make a ruling on whether the tax exemption is necessary for the economic feasibility of the project in order to maintain this project as a low-income project, it does need the full tax exemption. The internal rate of return would be 1.83%, which is under the maximum of the 10% internal return allowed by the city codes. The p.d.c. supports the tax exemption, and they find that keeping all the units affordable to low-income households is also consistent with their loan agreement. Planning Commission reviewed the request on May 20th and held a public hearing. Their role is to say the public benefits that the project provides. They've unanimously approved the extension of the tax exemption. They found that the public benefit that's offered is the preservation of 30 units of low-income housing, including 13 large units that conserved families with children. They also found that the term of the tax -- extending the term of the tax exemption supports the city's comprehensive plan housing policy which calls for encouraging the retention of the existing rental housing at rentals affordable to area residents. This project is located in the Albina community which has experienced some gentrification, so the owner feels they could get some much higher rents for some of the units. John Marshall is here from p.d.c. If you have any questions about the financial analysis, and Jane Oberding is here if you'd like to talk to her about the project.

Leonard: The entire council supports these kinds of abatements. The concern that has arisen in the past has been what we're doing to monitor the units to be sure that the eligibility requirements are applicable to the people representing the units. What kind of systems do we have in place to audit and or monitor that the units are being represented to people who meet the criterion for the abatement?

Sack: I'm going to ask p.d.c. staff to come up. P.d.c. monitors the affordability of the units.

Potter: Please state your name for the record when you speak.

John Marshall: John Marshall. Mr. Leonard, one of the conditions of the extension of the tax abatement will be that the owner of the property will sign and extend a use agreement. That will allow p.d.c. to continue what it normally does, and that is to do an annual review of the performance of the properties financially. That's what it does since the ordinance was passed by city council. And so what will happen --

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Leonard: John, you are familiar with the issue that the county raised some time back that some of these barrier units were actually being rented to people who did not meet the qualifications for the abatement. So the question is what systems have you installed to be able to monitor that beyond just them certifying it? What does it mean when you're going to review annually the records of the owner? Does it mean that you're going to ask for tax information like 1040s of the occupants that live there? How do you determine that in fact the units are being occupied by people who qualify for the abatement and not by people who wouldn't qualify?

Marshall: Well, there's two questions. One is p.d.c. Is tasked with doing the financial analysis, and that is -- for that, we will get performance of the property, what the income is from the units, what the expense of the property is, what the investment of the owner is, and then we can do the financial analysis to see whether they are exceeding the threshold. The second question you're talking about is the actual compatibility with the affordability agreements for a rental project, and the owner will also be providing statements that show what -- and they have been doing this in the past. What the income is of the residents there. It also provides a lot of other information that we used to report to the city. The owner previously has voluntarily kept the rents below the rents that they could charge, and we will be monitoring to see whether that happens in the future.

Leonard: So you get evidence that satisfies you that people that occupy those units do in fact qualify based on their income level?

Marshall: Correct. It also has the number of families, the number of kids, a lot of other information as well.

Leonard: I just at minimum want to reinforce that we are very concerned about that, because it actually called into the question the integrity of the entire program if it wasn't being monitored, and that doesn't serve anybody well. Do you remember what I'm talking about?

Marshall: Yes. I know. I believe that refers to home ownership as well as the rental projects.

Leonard: From our perspective, it doesn't make any difference. We're not collecting revenue we could otherwise collect. We like doing that for this population. We don't like doing it if people are taking advantage of it that don't qualify for it whether they're renting the unit or owning the unit.

Marshall: That's important to p.d.c. as well.

Margaret Bax: Commissioner Leonard, the issue that the county found was in fact primarily with the home ownership program and the monitoring of that program, and this particular tax abatement is in one of the multifamily rental properties which we do have a much more extensive system in place for monitoring both the rents and the eligibility of the tenants, and they provide reports annually to p.d.c., and it's a very robust actually reporting and monitoring system that's the same system we use for reporting for the federal funds and the state funds. So it's the area where there was primary leann issue was in fact with the home ownership side and some of the single families and some of them were in condos, so they were in multifamily projects, but they were in fact ownership units as opposed to the rental properties.

Leonard: And you heard what I just said to John from our perspective it doesn't matter.

Bax: Yeah.

Leonard: We just want to make sure, whether they're buying the unit or renting the unit, that they're qualified. If we find that's being abused, then it calls into question the program which doesn't serve the population we want to serve well.

Fish: Can I just comment as the new guy here this issue is very important to me for the reasons that you stated. And as I'm getting up to speed on how we do the compliance and enforcement, let me tackle that and then report back to you and the council if they wish.

Leonard: Appreciate that.

Fish: I know we can always strengthen our systems. I used to live in a city that had rent stabilization and rent control where there was rampant fraud, and I think whatever our level is we can probably always do better, and I'll take a closer look at that.

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Leonard: I appreciate that. Thank you.

Potter: Further questions? Thank you, folks. Anyone signed up to testify on this matter?

Moore-Love: No one signed up.

Potter: Please call the vote.

Adams: Aye. **Fish:** Aye.

Leonard: We, the council, has been on record for some years of being very concerned about how we do abatements, so I don't want anybody to misunderstand my concern. I don't normally think that abatements for typical market rate housing is appropriate for people who are making median income and above, but abatements such as this are very appropriate and I think not only appropriate. Important to allow families who couldn't otherwise do it have decent housing in the innercity. The only caveat is, as we've discussed, to make sure we're monitoring it to the level that the right people are able to take advantage of that and people who could otherwise afford market rate housing are not being subsidized by taxpayers. So I appreciate the attention to that. Aye.

Saltzman: I'm pleased to support this. I am particularly impressed -- well, it's noteworthy that they have as many three-bedroom and four-bedroom units that are so important for families in the city, so i'm pleased to support them. Aye.

Potter: Aye. Please read the 10:15 time certain.

Item 768.

Potter: This is a resolution that has been supported by both myself and commissioner Adams. The presenters today are from the Multnomah youth commission. Lisa frank, jack nichol, and savannah gregory. Those folks have been doing a wonderful job of going around and gaining support for a youth pass that all students sixth grade through high school in the city of Portland would be able to ride our transit system for free. And so this is a project that they have taken on and are running with it, and I am very, very proud of what they've done. Please go ahead, whoever wishes to speak first.

Jack McNichol: Good morning. I'm jack mcnichol, the co-chairman of the Multnomah youth commission, and I just graduated.

Lisa Frank: Lisa frank. Thank you for the introduction. Next year i'll be a senior at lincoln high school.

Savannah Gregory: My name is savannah gregory. I currently attend Portland youth builders and am a new member of Multnomah youth commission.

McNichol: We just wanted to give a brief overview of what the commission is. It's a group of 42 young people aged 13 to 21 from throughout Multnomah county representing more than 20 schools and five different school districts. The commission is a joint volunteer commission which provides policy advice to the city of Portland, to Multnomah county regarding youth services and youth engagement in local government. We work with the city council and board of commissioners to help improve services for youth and engage people in the political process at the local level. Currently our work is decided in large part by the youth bill of rights, a document created by over 3000 youth in an effort spearheaded by the youth commission, adopted as the official policy of both the city and county. The youth commission is working hard to make the goals set out in the bill a reality. We are working both as a commission and with community organizations to implement the provisions. We're here this morning to talk with you about one of our implementation efforts, youth pass.

Frank: Youth pass is a program that would give all students in grades 6 through 12 access to free public transportation. Students would have a sticker placed on their student i.d. card that would allow them unlimited access to tri-met buses, max trains, and the Portland streetcar. The program would be funded through a business energy tax credit that is offered by the state of Oregon. This tax credit is currently being used to fund a very similar program successfully in lane county. Our goal is to be in this program in september, but we need all of your support. We are urging tri-met to

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apply for the funds available through this tax credit and to have a program in place by the start of the next school year, which is this september. We've gathered a lot of community support as evidenced by the letters of support you have in your packet, and we are here today to ask that you join us in encouraging tri-met to offer this opportunity to stewards of Portland and Multnomah county.

We would also like to thank mayor Potter and commissioner Adams for co-sponsoring this resolution, and we want to thank commissioner Saltzman and commissioner Leonard for providing letters of support for this project. Your support has helped us make it this far, and we know that it will help us reach our ultimate goal. In addition, commissioner fish, we would like to congratulate you on your recent election and welcome you to the council, and we look forward to working closely with you on this and other youth initiatives in the future.

McNichol: This is truly a win/win situation for everyone, particularly students. Some of the many benefits is that it reduces transportation barriers for students, allowing access to schools, government, and other things important in ensuring student success. It decreases traffic in Portland also. Currently about 25% of the cars in morning traffic are parents driving their kids to school, so we're trying to get some of those cars off the road. The program also creates lifetime transit users. If you had a free bus pass in high school, you're much more likely to ride the bus when you're an adult. And it gives students opportunities to participate in educational opportunities outside the classroom and throughout the community.

Frank: We realize that this is a very large and complex project and that we don't have all the answers to the tough questions about logistics that it presents at this moment, but we are very encouraged to see the program succeeding in lane county and we know we have the strength, commitment, and skill to make it happen in our community, too. Naturally tri-met has some concerns but realize the importance of this project, and we're here to help tri-met make this a reality.

McNichol: We're working with Multnomah county, city staff, local school districts and tri-met to make this proposal happen. On may 28th, we presented to the tri-met board of directors and we received a high level of interest and support. On monday, we presented to the p.p.s. School board and received similar encouragement and support, and we're going to be presenting it to the county board of commissioners very soon. I'd like to reiterate this is a win/win proposal for everyone, especially young people, and we would love to work with you to better the lives of students throughout Portland and Multnomah county. And this is savannah, one of our newest commissioners, and she's going to read a statement of support from antoinette meyers.

Gregory: Great introduction. My name is antoinette meyers. For the past year, i've served on the board of education for Portland public schools and student representatives. I graduated this year from grant high school, and i'm headed to scripps college in claremont, california. I will like to express my strongest support for the efforts to bring free public education to the illegal immigrant of Portland and Multnomah county. As a student myself and as a student representative on Portland public school boards, I know the transportation challenges that young people face. I myself do not have a car, and I rely on the public transportation, but unfortunately the cost of riding on tri-met can be a burden on me and all my family. I know that the burden is also great and often much greater on my fellow students. I also support this project because i'm a shining example of youth leadership in our community. Given my experience serving on the board of Portland public schools, I am a large supporter of student voice in our community. It is engrained in me. Anybody in any a type of leadership position in our city should be honored to have such dedicated students in our city. The work of Multnomah youth commission on this issue should give all of us hope for the future. I firmly believe that the only way to see change is to make change. I commend you for standing up to help make positive change in our community. Sincerely, antoinette meyers.

McNichol: Are there any questions?

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Potter: It was an excellent presentation. By the way, antoinette meyers is now an intern with the city, and we enjoy working with her. We've gotten to know her better. I know there's a lot of subsequent steps that have to occur and tri-met has to take into consideration a lot of issues, but I think there are some avenues that have never been explored in terms of the betsy funds that can perhaps help us. I also want to thank two adults that really do a lot to help you folks, judge todd and nate. We really appreciate you, nate. Could you stand and let these folks -- you seldom get any of it.

[applause]

Potter: And you truly are shining examples of leadership in our community. Thank you so much.

McNichol: Thank you.

Moore-Love: Andrew seaton and sarah myowitz are signed up.

Potter: Andrew seaton is not testifying.

Moore-Love: He left, too.

Potter: Thank you for being here. Would you state your name when you speak? You have 3 minutes.

Sarah Meyerowicz: My name is sarah meyerowicz. I am the current co-chair of the youth pass committee on the Multnomah youth commission. I would like to thank you all for your support of the youth pass project. Jack and lisa did a great job explaining exactly what the youth pass project is, and I don't feel I need to go much further into that. But I would like to thank you for your support, and I feel like the youth pass -- transportation is a huge issue in terms of getting both to and from extra curriculars and school and everything especially with the rising gas prices, access to campus is getting increasingly difficult for youth. It's opt going to make it more difficult for youth to access. Having free transportation is going to break those barriers and make it a lot easier for you to access the resources available to them. So your support of the youth pass is really going to make a huge difference in terms of you being able to be active in their community and succeed in school.

Potter: Thank you very much. It's a resolution. Please call the vote.

Adams: I'm very pleased to join with the mayor in co-sponsoring this resolution and in support of the Multnomah youth commission's efforts to establish the fareless transportation system. I was at the university of Oregon when we established for university of Oregon students at lane transit district that your valid quarterly student i.d. served as a transit pass, and it was greeted with enthusiasm and, as you mentioned in your testimony, helped make permanent transit riders out of u. of o. College students. So I think this makes all the sense in the world. As part of my regular meeting with greg hanson, we talked about this issue, so I look forward to digging in with the mayor and his team and everyone on the youth commission to move it forward. Aye.

Fish: Mayor, i'm very pleased to support this resolution, and I would be remiss, since I just got off the campaign trail, if I did not acknowledge that one of the very best campaign forums that was organized during the campaign that I was a part of was hosted by the Multnomah youth commission, and we got a tremendous turnout, and we were putting through some very tough questions by different groups of students, and I was so proud to win the straw poll that I actually put it on my campaign website. So I thank you for your work. Could not be prouder of what you do. And i'm looking forward to the day when you're sitting up in these chairs leading this city. So i'm proud to vote aye.

Leonard: Well, this is just a great idea, particularly at a time when it is a challenge for anybody to put fuel in their vehicle. Mass transit, I think I agreed with one of the comments we heard from the presenters. If you become used to using it, then you use it your whole life. And I have as well as a student from grant high school who used to have much of what you're talking about, a little star on our i.d. that was used to get on the buses. I think this is a great idea. Appreciate your work. Aye.

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Saltzman: I want to thank the Multnomah youth commission for its tenacity, and i've really watched you grow over the years and become more involved, and I think it's great, so I just want to say kudos for that. And then for coming up with this idea of the youth pass or boar -- borrowing the idea from lane county. This is really a very novel application of the state's energy tax credit, but one could certainly see how it will increase ridership and reduce petroleum consumption, so that's a great thing, and i'm very pleased to support this. Aye.

Potter: I appreciate the maturity. A lot of adults tend to prejudice young people and assume they can't make good solid decisions and carry out adult functions. Multnomah youth commission puts that myth to rest, because they are an energized group of young people that know themselves and their environment, and I agree with commission nick fish that we are just warming these seats for this next generation, and I think these folks are the indiana 88 fors of that. So thank you so much. And we're going to do everything we can, commissioner Adams and myself and the council, to ensure that young people do have transportation that provides and opens up new opportunities for them. Thank you very much. I vote aye. We move to the regular agenda. Please read item 798.

Item 798.

Potter: It's a seconding reading. Call the vote.

Adams: Aye. **Fish:** Aye. **Leonard:** Aye. **Saltzman:** Aye. **Potter:** Aye. Please read item 799.

Item 799.

Potter: Second reading. Call the vote.

Adams: Aye. **Fish:** Aye. **Leonard:** Aye. **Saltzman:** Aye. **Potter:** Aye. Please read item 800.

Item 800.

Andrew Aebi, Bureau of Transportation: Good morning. Andrew aebi, local improvement district administrator. An l.i.d. Is being presented if I had for your consideration to improve southeast 31st avenue north of francis street to a dead end. Commissioner fish, it is a privilege to have you consider this agenda item. Other members of the council will recall that council approved the resolution of intent on may 7th, at which time petitions were accepted from all but one of the property owners in the proposed l.i.d. Today we have one remonstrance against l.i.d. Formation as shown on the map that I will hand out to you. The proper owner submitting the remonstrance has 150 feet of frontage abutting southeast 31st avenue. 50 feet has already been improved and would not be assessed in the future by the l.i.d. Only the remaining 100 feet of frontage abutting the now unimproved portion of southeast 31st avenue would be assessed in the future. The remonstrance is summarized in detail in exhibit g. After hearing the property owner's testimony today, it is recommended that council move the l.i.d. formation ordinance to a second reading for a vote next week. If you approve the ordinance next week, the ordinance includes directives to overrule the remonstrances, and I think we have several property owners here to testify. Thank you.

Potter: Questions? Thank you. How many folks are signed up to testify on this matter?

Moore-Love: I have one person, janice wilson.

Potter: Is there another person who wishes to testify to this matter? Ok. Just after ms. Wilson. Please state your name for the record.

Janice Wilson: Janice wilson, and I own the duplex on the dead end street that we'd like to have the street improved. Yeah, it's just a mess down there, chuck holes, all kinds of stuff, garbage, people dumping garbage and needles, and it's just a mess, so we'd like to clean it up and make it a nice neighborhood and a nice place to live.

Troy Rappold: If I can just reiterate as well, my name for the record is troy rappold. I own a duplex right next to hers. It's a great little neighborhood, a lot of older homes that have been refurbished. It looks nice except for the street we live on. Everybody has been improved, sidewalks, drainage for rain except for that 31st avenue portion right there. You think the neighborhood is great until you pull on that street, and then all of a sudden you're in a third world

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country with potholes, gravel, dirt. It wouldn't take much to pave it and improve it, put a sidewalk on it. It would really help the neighborhood to look finished.

Potter: Thank you very much. Is that all who signed up to testify?

Moore-Love: That's all who signed up.

Potter: It's a nonemergency and moves to a second reading. Thank you, folks. Please read item 801.

Item 801.

Potter: Second reading. Call the vote.

Adams: Aye. **Fish:** Aye. **Leonard:** Aye. **Saltzman:** Aye. **Potter:** Aye. Please read item 802.

Item 802.

Saltzman: This is a routine franchise extension. David solis is here if anybody has any questions.

Potter: Is anybody signed up to testify on this matter?

Moore-Love: I did not have a sign-up sheet.

Potter: Is there anybody here who wishes to testify to this matter? Ok. It's an emergency. Call the vote.

Adams: Aye. **Fish:** Aye. **Leonard:** Aye. **Saltzman:** Aye. **Potter:** Aye. Please read item 803.

Item 803.

Potter: Second reading. Call the vote.

Adams: Aye. **Fish:** Aye. **Leonard:** Aye. **Saltzman:** Aye. **Potter:** Aye. Please read item 804.

Item 804.

Potter: Commissioner Saltzman?

Saltzman: Thank you, mayor. This contract pertains to the mount tabor master plan update. The goal of which is to restore and improve the central maintenance yard and nursery for Portland recreation in collaboration with the community. The scope of services here -- included here will allow the production of a design for the site, including a medium confidence cost estimate. The design will reflect the wishes or reflect the values of improved working conditions, sustainability, historic preservation, and community integration. Office architecture, based in northwest Portland, was selected through a competitive design process. The choice was made by the 35-member planning group which includes parks employees and members of the community. Portland parks specialist maya spencer is here if there's any questions.

Potter: Questions from commissioners? It's a nonemergency and moves to a second reading. We're recessed until 2:00 p.m. tomorrow.

Maija Spencer, Portland Parks and Recreation: We actually had an emergency amount many.

Potter: It's an emergency? I'm sorry. It showed nonemergency here.

Leonard: Somebody's keeping us on track.

Spencer: We want to get the architect firm started on their work.

Potter: It's published as a nonemergency.

Adams: Maybe mine's out-of-date.

Moore-Love: It does have "emergency clause" on it, but it doesn't have asterisk on the agenda.

Potter: So it is an emergency.

Leonard: Is there a process then by which we --

Potter: Do we need to have a motion to make it an emergency?

Ben Walters, Sr. Deputy City Attorney: No. It was submitted as an emergency. It's a scrivener's error in the agenda. The public is aware this is being considered today. The notice requirement of the agenda is met. You can vote on it today.

Potter: Was there a sign-up sheet on this?

Moore-Love: There was, and no one signed up.

Leonard: I am kind of curious on this item because there has been some controversy if you could bring us up to where we're at.

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Spencer: As you know, some of you were here last september. We pass resolution 36539, I believe, and that was to start this planning process that came out of a mediation agreement out of Portland parks and recreation and also the mount tabor and south tabor neighborhood associations. We formed the mount tabor central yard and nursery planning group in the beginning of january. That included a third of members who went through the mediation process. We also put out a larger recruitment will and got some other members from other parts of the city, other parts of the southeast, and then also have about another third or so as park staff, including yard staff that work at the yard. We have been doing what we call the homework phase up to this point, which is typically the predesigned work that the architects would do. What are the current site program needs? Had and this contract is to bring on the architect contract need. They'll be doing the design phase over the summer. They plan to come out in july and august with three draft options, and over the summer we'll be bringing it here to discuss with you. By the end of the calendar year, we plan to have a final option that again we'll bring back for your final approval as outlined in the resolution.

Leonard: Clear live the process is working well because the neighbors were very upset when we didn't go forward with it. We all appreciate your work.

Spencer: Thank you as well for your support on the budget. We appreciate that as well.

Potter: Other questions? It's an emergency. Call the vote.

Adams: Aye. **Fish:** Aye. **Leonard:** Aye. **Saltzman:** Aye.

Potter: Aye. Commissioner fish, did you wish to make an announcement about your friday community swearing in?

Fish: Yes. I also wanted to thank -- yes. We'll be doing a public swearing in at the rosa parks elementary school on friday at 10:00, and I hope that each of you can and members of the public can join us, and I also want to thank my colleagues for restoring funding for the fire bureau.

Leonard: Well, you threatened us. [laughter]

Potter: With a veto?

Fish: I can now say this was already a pretty good week, and my wife and I appreciate all your courtesies yesterday, but this is the icing on the cake, so thank you for restoring the funding for that I am for 25789 program which, as I noted when I looked at the map, commissioner Leonard, would provide a service that might actually impact you.

Leonard: Is that a threat? [laughter] a second threat this week.

Fish: Thanks to my colleagues on that.

Potter: We are recessed until 2:00 p.m. tomorrow.

At 10:49 a.m., Council recessed.

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Closed Caption File of Portland City Council Meeting

This file was produced through the closed captioning process for the televised City Council broadcast.

Key: ***** means unidentified speaker.

JUNE 12, 2008 2:00 PM

Potter: Please call the roll.

[roll call] [gavel pounded]

Potter: I'd like to remind folks prior to offering public testimony to city council, the lobbyist must declare which lobbying entity they are authorized to represent. Please read the 2:00 p.m. time certain.

Item 805.

Potter: Prior to beginning this i'd like to remind folks this will be information only today that the council will not take a vote until june 25th. So today is a time for public presentation and public comment. I looked at the list before I came in, it's a rather lengthy list of folks signed up to testify. I'm going to limit testimony to two minutes. With that, please go ahead and proceed, staff.

Keith Witcosky, Portland Development Commission: Government relations, Portland development commission. I'm going to give you a brief overview and hand it over to david for the presentation. Today is the day for presentation public hearing opportunity for applicants and people that are interested in reusing this particular site that's currently in the army reserve base on Multnomah, near Multnomah village. What you'll be hearing is an overview of the process that's been going on the last couple years. You'll be hearing from david sheern as well as representatives from bhcd, because there's an important h.u.d. Component to this related to homeless submission report. So it's representative of partnership between the two agencies. In terms of sequencing, what we'd like to do is, we'll do the presentation, we'll take clarifying questions to the extent you need them, and each of the six applicants will have five minutes to do their presentation, then you can ask them questions, and then we can move into the public testimony and staff will be available for comments and comments and clarifying statements throughout the hearing. With that, I will hand it off to david.

David Scheern, Portland Development Commission: Good afternoon, my name is david sheern with the Portland development commission. I've been project coordinator on this project since april of last year. This project has been going on since late 2006. If you remember we came before you on april 9th with the sharf master use plan in portsmouth neighborhood. This plan is similar to that plan, but it's for the sears site on Multnomah boulevard. The brack -- brac process is dealing with surplus military facilities that are scheduled to be closed. The rolls and responsibilities throughout the brac process involve several different agencies. U.s. Department of defense owns both properties and they determine the final transfer and disposition of the property. The u.s. Department of housing and urban development is involved in that they require a homeless assistance submission, which regulates the solicitation of interests from homeless service agencies within the jurisdiction of Portland and their interest in using the site for reuse. The Portland city council today will be hearing testimony and june 25th making a recommendation on the local reuse plan, which will be submitted to h.u.d. And the department of defense to guide them in their reuse and disposition of the property. The Portland development commission has been serving as the leetd of the local redevelopment authority, which is the federal regulated term for the agency that's in charge of the reuse planning process. So we've coordinated the due diligence research of the site,

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as well as the public participation components and compilation of the final plans. We've been partnering with the bureau of housing and community development to aid with our obligations to h.u.d. And the to help us with the solicitation and our relationship with homeless service agencies throughout the process. The sears site is about four acres. Which complicates the issue. This brac process is primarily designed for a large-sized site, such as the presidio in san francisco. Besides they have a multitude of use and lacamas ter plan or zoning plan. For these sites they're small and to fit the brac process onto these sites has been complicated. To date i've counted that involved in this process have been six federal agencies, six city bureaus, five nongovernmental organizations in the city of Portland and Portland development commission. So as you can see, there's a lot of different players and people coming to the table and fulfilling different roles. It's been a struggle to coordinate the project, but I feel like the plan and the options that we have before you today are solid reuse options for the site, no matter which one is chosen. To give you a sense in where we are, this process for the site started in 2005. The department of defense scheduled it to be closed, the congress passes that. It then goes to what's called a federal notice where they notify other federal agencies that the property is available in surplus. Because there was no interest from any other federal agency, it came to the city of Portland to create a local reuse plan. That plan including the homeless assistance submission will be submitted to h.u.d. And h.u.d. Will have 60 days to review the plan and look at the process we followed and whether we fulfilled all the guidelines as it relates to soliciting interests for homeless service agencies and considering those agencies for the reuse of the site followed h.u.d.'s determination on our plan process and our determination of the reuse, it goes to the department of defense and that document is used by the department of defense in their disposition of the property. All final transfer and disposition authority still rest with the department of defense. The sears site is currently zoned r-1, which is a multifamily residential zone. It received that designation through the southwest community plan process. That zoning with the sides of the site would allow 120-200 units depending on density bonuses. The community had a large input in the southwest community Portland plan and so that zoning is compatible with the surrounding land uses. Within that zone there's the availability of a conditional use permit for educational uses and -- on the site it would also fit well with the surrounding land uses with another school adjacent to the northeast. The site is currently deemed to be a freight warehouse use as it stands, which is a nonconforming use on the r1 zone. So the site would be able to continue in that use, but it would be a nonconforming use and there would be restrictions on expansion or vacancy periods. Just to give you a brief overview of what the site looks like, it's on Multnomah boulevard, just shortly after you get off the interstate interchange. It's situated between 25th and 28th streets. It abut Multnomah boulevard and there is a lack of sidewalks, but a bike path and a two-lane road, there's considerable traffic that flows up and doubt road at peak periods as well at throughout the day. To the northeast is a qwest facility that also houses trucks and materials. When the site was developed in the 1950s, it cut through 27th street, which is currently an easement on the property. If you see that picture on the left, that's looking from the north to the south and that fence is which it cuts off into the sears property. One of the eptions that would need to be considered if the site were redeveloped would be to reconnect 27th street with Multnomah boulevard. On the west of the site near 28th street, which is a t-intersection with a stop sign, if you go farther down the street you have 31st street and 35th streets, signalized with left-hand turning lanes. As keith mentioned, there's six interested parties that have been represented throughout this process. The way they are identified is that back in late 2006 we solicited notices of interest from interested parties for reuse of the site. We held an open house for tours, we had six agencies, organizations submit notices of interest to be considered. They include two educational uses, one from Portland community college, one from west side christian high school. And we received the notice of interest from the city for an emergency response facility, a coordination between pdot, the water bureau and the office of management, which would fall under the freight warehouse land use option. We've had interest

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from three nonprofit housing developers for a residential land use, including community partners for affordable housing, thousandsing authority of Portland, and volunteers of america. Each organization has been involved throughout the process in our public participation meetings. You'll be hearing from them later to get more specificity about their intended use and desires for the site. Within the brac process there's the opportunity for public benefit conveyance, similar to what was given to pnca when they received the 511 building. It's a grant of land and ownership of a site based upon public benefit use. If you look at that table, there's the six represented organizations that have expressed interest. And then corresponding land use. Within those land uses and the public benefit they're eligible for different types of public benefit conveyances. For an educational conveyance that's eligible for 100% discount or receive the site at no cost, both westside christian high school and Portland community college have gone through the process to determine their eligibility. The christian school received 100% eligibility, and the community college received notice of 80%. We're working to work with fema on receiving a determination and appraisal of their request for discount on the prompted. The emergency response center would be eligible for up to 100% discount on the property. We hope to have that evaluation complete within a week, however, fema has been a little difficult to work with lately. We've been working with h.u.d. On the eligibility for the residential components for discount on the site, and they have had a difficult road of figuring out what type of discount and eligibility the types of residential developments that these three organizations are proposing would be eligible for. We have received in writing that they would be eligible for up to 50% of discount on the land, but that is based on the number of supported housing units included in the development as well as the number of self-help housing ownership units. I'm going to go through very quickly each of the different reuse options, and i'll leave most of the explanation to them when they address you. The first educational use was from the Portland community college. We would anticipate the strengths would be it wouldn't require -- it would require little or no subsidy, it would retain the existing structures and provide community space use in off hours. One of the weaknesses would be potentially increased traffic on the site. If you look at the west side christian high school proposal, they're proposing to move their high school to the site permntently. They currently rent space in lake oswego. They would be looking to house anywhere from 275-300 students on site. They are -- they would have a strength of requiring no subsidy in retaining the existing structures. They've also agreed to cooperate with the city in funding a mentoring program for homeless families and individuals. I'll let them tell you more about that. There's an adjacent elementary school-to-adjacent to the site at the northeast. Also for this there would be potential for increased traffic. With the city's proposal for the emergency response center, it would be creating a west side emergency response center at the site for storage of emergency response materials and siting for emergency events. They would also retain the existing structures, increase traffic rates and potentially have noise impacts related to truck traffic and use at emergency periods. For all three residential components they're proposing a similar structure of a mixed income, mixed housing development that would include rental units and house can units available at 80% of the median income. There would be a mix of 120-150 units, depend ought density bonus examples on the site. It would provide a good affordable housing option on the site, a great transit spot for affordable housing, it would also increase daily traffic trips. It would not be able to retain the existing structures, and the discount for the residential components and limited. To reiterate where we are today, we're presenting to you, based upon your recommendations, that will be submitted to h.u.d. They'll have a 60-day review to review our process and our determination as it relates to our solicitation and inclusion of homeless agencies. And that will be transferred to the department of defense. The site is scheduled to be closed by 2011. It could be sooner, depending on the needs of the military.

Potter: We're going to ask each of the individual applicants to come forward. You have five minutes to provide an overview of your notice of interest. Portland community college?

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Randy McEwen, Portland Community College: Good afternoon, randy mcewen, Portland community college district vice-president. Mayor Potter, members of the council, i'm pleased to represent the college and our president, dr. Preston pulliams, to describe for you and the citizens the basis for our interest in the center. As you well know, the challenges for funding education are significant. On the one hand, we need to try to provide as much of every dollar we receive for educational purposes actual instruction. We need to do what we can to create administrative efficiencies so that we achieve that objective. And then we need to be responsive to the visions and interests of local governments and the citizens we serve. So from those bases does p.c.c.'s proposal stem. As you see, we operate facilities that ring the metro area. The -- from the rock creek campus in Washington county, to the southeast center nearly 30 miles away. And just by the way, our board of directors has determined that we hope to build a more comprehensive presence at the southeast center. The reason we're interested in the sears site stems from three basic strategic intent we have. So that we optimize resources for education, we need to consolidate administrative functions. For example, our financial services organization rests in Washington county. Our human resources function rests at the cascade campus. Our material distribution functions rest at rock creek. That's inefficient. Our objective is to consolidate and centralize those functions and the sears center represents an ideal opportunity for us to do that. Doing so allows us to offload those functions from campus examples and convert that existing space for instructional purposes. That's clearly the intent of the college. The second strategic intent is that the community has told us that they don't like the reductions we had to take due to reductions in funding five years ago. In community education funding programs. We need to do a better job at that, and we have a vision that the site will allow us to increase our capability to offer communication -- community education programs which typically are noncredit citizen-driven programs. And finally, our board has recently established at a new policy level, strong support for building sustainable communities, and doing our future developments in ways that are consistent with both the city and regional visions in that regard. So from that perspective, we need to consolidate activities at our major campuses, we need to consolidate our support functions, so that demands on existing transportation system and demands we create for students to use since occupancy vehicles are reduced and that increasingly we rely on other transportation systems, whether those be ones p.c.c. Provides, or that are provided by the public agencies. For example, we have looked at our interest around this proposal in the context of reducing our carbon footprint. Our initial plan is we would spend about \$2 million keeping the site as it is to support the administrative use. We would renovate community -- renovate the facility for community indication it's, and also support certain site enhancements for neighborhood friendliness. Longer term we see three to 5 million for conversion to accommodate our financial services function. What can p.c.c. Bring to this? We bring a history of working effectively with community partners, we know about transportation demand management, we have a capability to invest in the site now on our nickel, and operating synergies due to the proximity of the sylvania campus, and finally, we strongly believe in asking our neighbors, what do you think? We appreciate the opportunity to comment and would be happy to respond to your questions.

Potter: Questions? Thank you, sir. Westside christian high school, please? When you speak, if you'd state your name for the record.

Hutch Johnson: I'm chairman of the board of westside christian high school. With me leslie hanscomb and steve wright, who are here for questions in case there are any. 60 years ago a group of families purchased part of the razz family farm in the Multnomah neighborhood to build a west hills christian school, which was a k-8 solution for the west side. The same group later founded westside christian high school in lake oswego to provide levels 9-12. I don't think it's -- we have now an opportunity to position the high school backward all we should have been next to its primary feeder west hills, but I don't think that's of real interest to you. Why it's interesting to you, and why this situation is appealing is that because of the brac process and the fact the d.o.e. Has

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approved westside be given this property for free, the monies that westside was planning to spend on a new location can now be redirected to fund a homeless program for the city of Portland. This is a win for the homeless, a win for the city, and a win for the high school. Westside is a 26-year-old high school, 300 students, we excel in academics, arts, and athletics. But our broader mission is to prepare our students to become leaders who can make a difference in their community, and in the lives of others. For the last 18 months, west side has been listening to the needs of the neighborhood and the city as a result we have tailored our proposal to provide the greatest all-around public benefit before you today. The westside proposal will provide for sustainable use of the sears property. We will use all of the existing structures on site for our campus, we will significantly increase green space, and pedestrian thoroughfares for the community, and we'll add significant aesthetic improvements. Our proposal meets the needs of the city and the mandate of the federal brac process to address the needs of the area homeless by providing several million dollars to create a foundation that will cover the long-term administrative costs of the city's proposed home again mentoring program. This will impact thousands of lives of people in the city of Portland, impact bid homelessnes, far more than any competing proposal. This is again possible because we are approved for a 100% public conveyance by the federal department of education. We truly believe this is a win-1-win situation. The city of Portland wins in finding -- fighting homelessnes through our grant, which will help thousands of area homeless. The Multnomah neighborhood wins through improved site aesthetics, limited traffic and noise impact, and our commitment to sustainability, improved green space, and availability of community space. In closing -- and westside, we win, because we finally have our own property to fulfill our education mission next to our sister school, west hills christian. In closing, and as you guys consider this decision, please remember the following -- westside is the only applicant not requiring additional city or public funding. Westside is the only applicant proposing to generate significant funds to the city for property the city does not actually own. West side is the only applicant providing a significant homeless benefit, a mandate for the brac process and aligned with the city's 10-year plan. What makes this all possible is that we are the only applicant approved for a 100% public benefit conveyance. Our plan delivers on issues of sustainability, community aesthetics, and limited traffic impact. Westside presents the greatest all-around public benefit for the sears armory property. We thank you for your consideration, and are now happy to answer any of your questions. Pyrotechnic questions from the commissioners?

Fish: Thank you for your presentation. I was delighted you referenced the home again mentoring program. Could you just for my benefit explain how your proposal leads to additional funds for that program?

Johnson: Money that we would have spent on brick and mortar, we would divert to foundation or trust to fund that home again mentoring program for a period of 10 years. We understand the budget for that program is in the 190-\$200,000 a year range, so several million dollars is the range that we had anticipated supporting.

Fish: Does that specifically part of the application that you've -- you're submitting, or is that -- would you anticipate that to be a separate agreement with the any.

Johnson: I'm not sure the legal mechanics of that, but it was not part of the original submission to the department of education, but it is a letter sent to -- it is in letter form sent to the Portland development commission. There's a copy of which in the binder that we just presented to you.

Fish: Thank you.

Potter: Thank you, folks, very much. Now we'll go to the city emergency response facility.

Suzanne Kahn, Office of Transportation: My name is suzanne kahn one of the maintenance group directors for the office of transportation. And i'll do the presentation for the joint proposal from water, the office of emergency management and transportation. I'm confident that you understand the competing interests and issues surrounding this property, so i'm not -- i'm hopeful

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that i'll just do an overview of some of the key points, although I confess I do get a little enthusiastic about it, so i'll -- it's good that I have a clock in front of me. The packet that i've had distributed for you includes three pieces. The top page is the summary of the information that we shared with community at community meetings. There's a site map that outlines the buildings that are in existence and hopefully you can read the labels, and that will indicate why it's such an ideal facility for staging emergency operations for the infrastructure bureaus, and then the final piece is just a map that gives you a sense of where the existing emergency operation centers are. Because in a nutshell, what we have are most all of our emergency response supplies, centers, and equipment on the east side much the willamette river. The sears site is particularly well located because it's near in proximity to the center of the city, and access to the i-5 freeway, which gives us wonderful flexibility in responding to events anywhere in the city. One of the things that I wanted to bring out that we've not brought out in our other material is that an emergency isn't just a disaster. Very often and especially in the news lately I think we think of earthquakes. And what's the likelihood of something that devastating occurring in Portland. But for water and transportation, and our arrangement with environmental services to maintain the sewer system, for us, emergencies are six of the 13 identified conditions for the city. So when we have snow and ice events, or landslides, or floods, transportation is the primary responder responsible for dealing with those emergencies. In the other conditions that are triggered throughout the city, obviously both road and water and bridges need to be available in order for public safety personnel to be able to respond to those. So we have a fairly significant role in maintaining both the public health and the public safety throughout the area. What we find in the sears center is a situation that's basically a move-in-ready facility for us. The facility is from what I can find from the county assessed value, the existing property -- the existing buildings on the property are valued at \$2.30 million. Well, that's an expense then that we as the city wouldn't have to invest in another location. It has available parking for large equipment that actually is a big issue for us. Transportation currently has somewhere between a quarter and a third of our large equipment parked under some of the i-5 overpasses by the kirby facility. We pay a quarter of a million dollars a year in rent to odot to be able to use that area. I think we're protecting it for them, but they don't see it that way. So that would be funds that should we be able to move the equipment out from under there and located on the west side ideally, we could use that money to fund the operating expenses for a different facility. And I think to better advantage for the city. We have been fairly open and flexible about what we would actually house p, in part because we're committed to having a neighborhood process that would finalize it. There are some key pieces that we would really need to have there. Woe really need to have operating emergency operation centers -- for water, for transportation, and the option of an alternate city coordinating site for the office of emergency management. And I think i'm out oftown time. We would involve the neighborhood, though, beyond that and housing emergency management staff and our desizing operation at this facility. There are some other options, like moving our traffic control center there, moving structural or traffic engineers there. There are some other options, but those we would want to work with the neighborhood, as well as working with --

Potter: Your time --

Kahn: I'm done. Are there questions you have for me?

Potter: Thank you.

*****: Thanks.

Potter: Next we'll hear about the residential applicant uses. First the community partners for affordable housing. Please state your name for the record and the organization you represent.

Sheila Gray Lofton: Good afternoon. I'm sheila, I reside at 6777 southwest all decent street, Portland, Oregon, 97223. I'm the executive director for community partners for affordable housing.

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John Miller: John miller, executive director much host development. I reside at 4215 northeast 99th avenue, Portland, Oregon.

Potter: You folks don't have to give your home addresses.

Rick Nitti: Rick, executive director of neighborhood house I live three-quarters of a mile from the site.

Lofton: We'd like to share with you why we believe affordable housing is critically needed in the best use for this site. Describe our capacity to develop a project of this scale, share a vision for the site that will add vibrancy to the village and help the city address several very critical goals.

Around schools, family balance, minority and first- homelessness fundamentally is about homes.

Nitti: In southwest Portland where we live and work, the price tag for housing is increasingly out of reach for those of modest means. Amid condo conversion and existing home tear-downs. School-age populations are closed out of our market. One elementary school has already closed and another teeters on the brink. While we struggle to maintain a diverse community, we can ill afford to lose any land which is owned residential. Particularly to a parcel like this which is so strategically located to jobs and transit. We've assembled an experienced team of community-based developers and service providers. Host looks forward to adding its homeownership resources to this quadrant of the city. We're joined by sepa. Neighborhood house, the housing development center, a nonprofit who provides technical support and project leadership and carlton hart architecture.

Lofton: Just a little bit about the members of the team. Sepa is a community-based developer whose mission is promote healthy communities. With need 50-60 years typically to link that up with community-based partnerships and provide for sustainable economic growth. We have 226 units in a -- in a variety of formats and location that serve work force and seniors. I want to talk about the site plan we're proposing. We've suggested the addition of a large green open space for the community, which is green amphitheater. You'll see community space rick may talk about the programs neighborhood house does and can do in that facility in a family-based setting. We have the townhouse ownership program and the multifamily units, you can see have green roofs and will have a variety of features. Maybe rick will tell you more about the features.

Nitti: The neighborhood house mission is to bring neighbors together to feed the hungry, house homeless families, support and educate people. We strengthen the community by providing resources to support self reliance, economic independence and dignity in people of all ages and backgrounds. We do that by providing a myriad of services that cover the full span of life from head start to family support for the young, to educational enrichment, mentoring and delinquency prevention for youth. A senior center, transportation case management for elders. Together neighborhood house provides an excellent source of support for seniors in Multnomah village and throughout southwest Portland.

Lofton: Some of the seniors neighborhood house is serving at the watershed program. I'm going to tell a little more about the proposal.

Nitti: In our proposed site plan we have suggested a green amphitheater, large community building and rental and home ownership units with a variety of sustainable features. We realize the design as well as the financial modeling we have provided while reasonable and based on today's zoning and financial markets, provides a place to start rather than a place to finish. We'll work with the neighborhood in a variety of public and private partners to maximize the public benefit conveyance as well as projecting community amenities and we'll be flexible in that process.

Miller: The project will include 20 units of housing focus order first-time and minority home buyers. 75 units of rental housing for families and individuals earning 60% of area median income. 15 units set aside for very low-income families or individuals earning 30% or less of local area median income. We hope to serve veterans returning from gulf war -- and returning gulf war veterans, and others. To tell about you host quickly, I think you're familiar with host's work. One

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thing host has not been able to do is work on the west side of Portland. We see this as an excellent opportunity to get over to the west side where the median home price is \$400,000 and you need 1 hundred 40% of median family income to purchase. Thank you.

Potter: Questions?

Leonard: I was going to ask, the chart that you showed the layout was designated by town homes on the property. So can you briefly tell us what a is, what b is, c1 and c2?

Lofton: Sure. A, b, and c are the Multnomah -- c 1 and 2 are the multifamily units. They vary in size, and in who they target.

Leonard: Can we go back to that? So -- and then have you an amphitheater rain garden. What's the purpose of that?

Lofton: It's important for any project to both meet the needs of the community and provide space for the community to come together and those residents to be a part of the community. So we do plan ample space. Ill still needs a lot of open space for the folks who live there as well as those who visit. We try to do that at all of our projects. I just want to show you that at hillsdale watershed we have a public plaza and community space that's used by everyone as well as the residents, and that olson woods similarly these spaces really become cornerstones in the community. We don't have enough space to gather to take care of problems with neighborhoods, so we think those are really important.

Leonard: And the community facility is available to the entire community?

Lofton: Right.

Leonard: Is there community meeting space?

Lofton: Yes, and in fact the hillsdale neighborhood met at the watershed just a couple weeks ago.

Leonard: Thank you.

Saltzman: I'll ask this of each proposal. How do you propose to cover the other 50% of the cost of the property?

Lofton: Well, we usually have to pay full market price, so we're used to that. And so having any kind of conveyance allows us to do a better project and to actually meet the city's needs to actually get units down to people below 50 or 60%, which is what we usually serve. But knows who find them seventh homeless which are 30% or below. So the pro forma we provided you is typical compared to a lot of our other projects. It has the same sorts of sources we always go after and are successful in getting. It presumes we'll work to maximize the conveyance, maybe we get more than we put n we put a modest one in, less than others. We have minimal fees comparatively. We just -- we do everything we can to keep the cost per unit down and the rents as low as possible. And we bring in a lot of sources to do that. A lot of our projects have 15 sources of funding.

Saltzman: The defense department says, 50% is what you get, you're prepared to purchase the other 50% interest --

Lofton: We've got less than 50% assumed in our pro forma now. In terms of the value -- do you know what the land value is?

Saltzman: I heard somebody say --

Lofton: We've heard private folks say it's more than that, so we have \$1.5 million assumed.

Potter: Other questions? Thank you, folks. Now the housing authority of Portland.

Jeff Bachrach, Housing Authority of Portland: Thank you to your newest member, an alumni of our board. It's nice to see a new housing face up there. Thank you, commissioner fish. I'm jeff, chairman of the housing authority. With me is mike an -- andrews. I guess the most important thing i'd like to say, we agree with the presentation you just heard, that housing, affordable housing project is the best use for this site. There's clearly a need in southwest Portland I think as a community of affordable housing providers we haven't always been able to get as many units in that area because the land prices, so an opportunity to get land, presumably somewhere below market

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rate, really fills a need in this community, to try to do a project that serves a community, that serves the school district, and so we agree with the prior -- with the sepa folks that we hope the decision is to put together an affordable housing project. Whether or not -- certainly they could work with the city and give a good project. Haps is prepared to be the developer, prepared to partner with other developers. However, the most efficient proposal can be put together with the city. We're able and willing to participate. Key interest of haps in this area, we own a project called hillsdale terrace. It's a public housing project about three-quarters of a mile away. So it's over 40 years old and is in dire need of redevelopment. So what we had envisioned, we put this in the proposal, we haven't had a chance to go back to the city since then, and sort of update and fine tune it, but haps plan is to seek a hope vi grant to redevelop the terrace. We would submit that in 2009 looking at everything goes well and we were selected in 2010, so our one approach would be to link the two sites, to make the sears site hard on haps. Link the with hillsdale terrace and gain funding advantages and other efficiency advantages. Yes don't know if that can work. Haps has a pretty good track record, and we hope to us that's a first alternative if haps chosen as the developer to link that up if we can make it work. We don't know all the rules. We know the hope vi rules, we're not sure how all the rules work with the federal government and the army in terms of the disposition of this site. But that's certainly an approach we'd want to explore with the city if they go forward with housing and go forward with hap. Hope vi is the funding tool we use for new columbia and most recently for humboldt gardens, which we'll have our normal opening late they're summer, but people are moving back n. Great success, the city was our partner and contribute add couple million dollars to that project. Sort of similar sites. Humboldt garden is also about four acres, we did a mixed use project, we've got head start, there we've got a police precinct, we've got a little commercial, we've got a nice park, we've got some high-rise and low-rise. So it's not exactly what we're proposing at sears, but the template is sort of the same. And the one other piece that would be unique to hap if we ultimately end up being involved in the development of sears is we're proposing that some of the units be what we call public housing units which has its own separate form of subsidy from the federal government that is available only to hap, and that's a particular importance to hap because as you may or may not remember, we are selling what we call scattered sites. We have 162 single family sites scattered throughout the community that we are selling. Those are public housing sites and we're committed, we've made a clear commitment to the community, we're going to replace those sites one for one. And that's not easily done and so sears gives us an opportunity to fulfill part of that commitment. Not only on the one for one replacement, but to have family-size house was two and three bedrooms. I have a minute. That's the outline. Again, I think the most important thing is the commitment to housing and i'm not 100% sure and haps not 100% sure how this process goes forward from here. We're prepared to be the developer, we prepared to go forward and collaboration. We've got a lot on our plate right now and so while we are -- feel we have the skills and capability to be the developer f. There's reasons to go with the sepa proposal, we can work with them, we can stand aside, but we think the commitment to housing is what's first and most important. Mike, anything i've missed, mike is saying no, so if there's questions for hap --

Saltzman: How would you propose to purchase the remaining 50% of the price of the property if you are awarded it? By the department of defense?

Bachrach: We have the resources. I'm not sure wallet pro forma shows.

Mike Andrews, Housing Authority of Portland: When we presented a formal financial picture a year ago, we assumed a \$3 million acquisition price. We based our cost and our pricing on assumptions about a year ago. I made that qualification because a lot has changed in the tax credit market. The assumptions for the homeownership aspect have changed over the last year, 16 months. We had assumed a \$3 million purchase price and would have if there was a need for an acquisition, we have that capital and could assist with the initial take-down. Clearly the extent to

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which the city could negotiate a decreased price from the federal government that would aid in affordability, and we'd do everything to support that.

Saltzman: 3 million is the number against which the 50% discount would presumably be applied?

Andrews: I think at the time we were assuming \$3 million was the full value. And that's the value we had.

Saltzman: 50% discount --

Andrews: We would accept that.

Saltzman: Have you the million and a half assumed.

*******:** Yes.

Bachrach: Whether you talk to hap or another developer, you've got financial questions to be asked as well as funding the development, and also funding the operation. Because I think as we -- one of the lessons -- everybody nathan teske has learned, you've got to have enough in your budget to operate. And I think a lot of projects struggle, they get it built and there's simply no money to operate. So I think you're asking the right question, I would continue to ask all the way through the pro forma development, and post-development operation. And I think as with sepa, we also made a proposal a year ago, they all need to be updated, relooked at. Reanalyze in light of current situations.

Potter: Other questions? Thank you, folks.

*******:** Thank you.

Potter: Volunteers of america? Please come forward.

Greg Medahan: Hello, mayor and councilmembers. My name is greg, i'm the interim chief operator at volunteers of america. And regardless of which housing -- affordable housing person or organization you choose, we volunteers of america hope that affordable housing is the choice that's made. We come at the affordable housing proposal from a different angle. We're a social service agency, so we really deal in the front lines for the cause and sources of homelessness. We run 18 different programs, many of them that you know, domestic violence, drug and alcohol abuse, child abuse and neglect prevention, and all of these programs, stabilization of the families, housing is one of the key components. All of our program directors clamor for affordable housing in this city. The trouble with the affordable housing, the whole ideas of affordable housing is this supported, the idea of supported affordable housing. What does supported actually mean? Typically these projects are able to fund maybe a case manager that works with maybe 100 or 1 hundred 40 units trying to refer clients that have issues to programs like ourselves. What we would be doing here is we would be able to really populate this community with people that are coming with supports of entire programs, including rent subsidies, domestic violence support, parenting, alcohol and drug support, to really stabilize these folks. Of course now the project would be open to anybody that qualified under income basis, but we would be planting these seeds of stability throughout the organization as well as having the on-site case miguel gasca-rojas as well. We're big collaborators at volunteers of america, and we're already working with several groups in town here to support people that are vulnerable or in danger of becoming homeless. We currently manager managing some affordable housing right now. We have section 202 project called whispering pines, mainly seniors. We own some transitional housing and run some transitional housing programs. Also, we bring volunteers of america is a national organization, and is probably one of the number one or number two affordable housing developers in the country. We also bring that to the table as well. One of the most important things we're seeing is the stabilization of families. What does that actually mean in terms of once you have these things built, and I think all of these organizations can bring together a team and pull together a pro forma to actually get these units built, but where we're different, we're really coming at it from who of the people who will be living here and how successful will they be? Simply four walls and a roof does not end homelessness, as I think we've all come to understand. What we have here is a couple renderings from? Of our team members. Our development team is

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beam development, cook development, as well as an architectural firm. And the only thing i'd like to point out, our program is very similar as the others, I think we're estimating approximately 70 units, which is a little lower than some of the other groups that you've talked about, and I think that's primarily because we're including parking in our proposals. Also another thing here too is that in the discussion was our architect, you'll note there's a couple places on this plan that refer to domestic violence. We don't run a domestic violence shelter, and we don't have any plans for a domestic violence shelter. That would be multiunit apartments that we would be putting in some of those facilities.

Saltzman: As shelter beds?

Medahan: No. Just stabilizing families that are escaping domestic violence need housing, we -- volunteers america doesn't run a shelter program. This is another option, same thing. We sort of as a team, we liked bit and pieces from both options, but that would require more work with the community and what works for the program. That's our team, and these are some of the numbers here. We assumed \$1 million. We didn't have ealvie martin iewation at the time of putting our proposal together. But -- so, if you have any questions, I would -- do you want me to take those?

Saltzman: I assume \$1 million is --

*****: Our pro forma --

Saltzman: -- share of 50% of the price?

Medahan: Our pro forma, putting that together, was \$1 million. We would -- whatever that conveyance would be, would be the sucks did I we would put in there. Other revenue source would be low-income housing tax credits, term loans, and what volunteers of america would receive in development fees.

Potter: Other questions? Thank you investment what i'd like to do now --

Witcosky: Commissioner Saltzman had questions about affordable housing. On the previous site in north Portland, p.d.c. Was directed to go with the national guard. H.u.d. has a significant focus on homeless services self-help services, so I wanted our partner to speak to his take on this proposals and on this land before we went into the public testimony element of the presentation.

Will White, Director, Bureau of Housing and Community Development: Good afternoon, mayor Potter, members of council. Particular welcome to commissioner fish on his first week here on the city council. I'm will white, the director of the city's bureau of housing and community development. And I wanted you to know that bhcd has had a key role working with pdc on the development of this base realignment close project over the past many, many months, more than a year. And part of the reason for that is that the department of defense partners with the department of housing and urban development or h.u.d. In the disposition of these military facilities that are no longer needed, and they made a joint agreement that part of what they wanted to look at in the disposal of these properties making them available to communities around the country was whether they were opportunities to benefit community plans to work on ending homelessness in their community. And that's why there is a discount provided to these -- the disposition of the property to the accident you're using the land for that reason. There is a second discount that would apply in terms of the residential option which is the homeownership portion of any development that might be proposed if it's a self-help proposal, which has the folks that are going to be ending up as owners of that housing participating with some volunteer labor in the development of that housing. There's also a discount for that. And so that's been part of the reason that we have been involved. We actually do strongly favor a reason option for the use of this property, and there are several reasons for that. First of all, it's zoned residential, secondly, if you have the map that i've just passed out, if you look at the map and just combine it with your knowledge of southwest Portland, this map shows the affordable housing units throughout the county, and as you can see in southwest, outside of downtown, we have very, very little affordable housing at this point. The star that shows in the lower left corner is the approximate location of the site, and so it brings a much-needed affordable

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housing into a part of the community where we do not currently have very much at all. So we're excited about that possibility. We feel that the proposal that you've seen from all three housing develop warriors contribute to the city's plan to end homelessness, but it would also contribute to the schools family housing initiative by increasing enrollment in some of the schools there that have had declining enrollments. Would it also contribute to our operation home efforts to provide more homeownership opportunities for families and particularly for minority households that have had a hard time becoming home buyers. So we feel that the -- I wanted to also speak to commissioner Saltzman's question about the funding. Any time we do an affordable housing development in the city, there is public money that goes in as an investment in that investment, and in this case we would be proposing to use our federal dollars we get from h.u.d. Through the community development block grant and home programs to help with the investment of the part of that land cost that is not provided by the discount from the department of defense. So it's very good question that would be our response. And then just thinking in terms of the future residents of this development, for them this would provide a tremendous opportunity, it would provide housing in a very attractive community in southwest Portland, close to transit, easy access to the city center and with the many amenities that are in Multnomah village and the surrounding area, and I think what we would see is for particularly the children growing up in those families, a chance to have stable housing to stabilize their housing situation, and to have ripple effects that would extend out to their employment, their health, their general well-being as new neighbors in this community. As to choosing amongst the various options, that's not something that we're asking council -- that's not a decision we're asking council to make. Once you give direction as to the intended use and were you to choose the residential use, then bhcd and p.d.c. Are accustomed to making decisions amongst the various developers that bring in their proposals, and we would take responsibility for that and report back to you on our decision. So I wanted to provide that information and answer any other questions you might have particularly about the residential options for this property.

Saltzman: I guess it's a process question, because you said something that's news to me. I thought our job was to choose one of six options. And you're saying that's not the case if we choose housing, bhcd and p.d.c. Are going to take it under wraps and come back with choice?

White: I'm going to let david, the coordinator on p.d.c., speak to what h.u.d. is going to require.

Sheern: In our discussion was h.u.d. and what's required in the land use plans that we submit to them, they require three things. One is an overall land use designation, which has already set as r1, second they asked that you propose an end user, so we would be recommending a specific organization. And three, to recommend a transfer mechanism for how that property would be transferred, which would be public benefit discount or public auction, or whatever that transfer mechanism might be. So if we go, if the choice is to go with residential option, there are regulations that require we have legally binding agreements in place with an organization to fulfill that plan at the time that we submit those plans to h.u.d. and the department of defense. And so depending upon your decision, if you choose to go the residential option, we'll probably request an extension from the office of economic adjustment and h.u.d. to allow to us go through a more in-depth solicitation of the organization that you've heard from today, like they said they needed to refine their pro formas. Those agreements don't have to be executed now, they can be executed later with dependencies on transfer of the property, but -- so if it's your prerogative to choose an organization that you feel would be a best fit for this site, you can make that recommendation. If you so choose to go with the residential option and request us to do a further look and detailed look at this and a new solicitation, we would be happy to do that as well. Regardless of what road that goes, we do have to have legally binding agreements in place with an organization at the time we submit the plan.

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Potter: Other questions? Thank you, folks. We're going to go under the public testimony phase at this point. The council clerk will call the names in the order you signed up. You each have two minutes. When you start, please state your name for the record.

Terry Wong Rathkey: Good afternoon, my name is Terry Wong, for 22 years I have lived with my family near Multnomah where we run, where we dine, where we shop, where over the years we have taken various classes. I have two sons at Westside and am currently serving as president of the parent-teacher association. I want to speak briefly about the broad-minded and caring neighbor Westside would be for Multnomah. Westside's mission is to do more than provide a quality education for its students. It lives out its mission, which is to prepare its students for lives of purpose. As an example, last August the Multnomah Days Organizing Committee was desperately hurting for volunteers. Word got out to the Westside students, and within a day about 20 of our students and some of our parents and staff stepped up to help. This is a group whose mind-set is to look for opportunities to serve others. This mind-set will be a valuable asset to the Multnomah community. Right now 23 of our students and staff members, including Andy Sears, our principal, are over in a rural village in Thailand working with children who are at risk of being exploited in the sex industry. Westside has developed a mutually strengthening relationship with the Thai organization that benefits the poorest children in Thailand and exposes our students to the reality of how the majority of the world lives. Westside not only sends students every year to help, but has also funded one of the buildings and sponsors many of the children. In conclusion, as an area resident and one who has insight into the character and nature of the school, I am convinced the Multnomah community and surrounding areas would greatly benefit if the Westside High School proposal is selected. Thank you very much.

Peg Haskell: Good afternoon, my name is Peg Haskell, and I am the director of development at West Hills Christian School. West Hills Christian School is a K-8 school that is adjacent to the Sears Armory. We have been a fixture in the Multnomah neighborhood for over 50 years. As the largest single adjacent neighbor to the armory, we wholeheartedly endorse Westside Christian High School's application. Prior to my involvement at West Hills Christian, I had the privilege of being a faculty member at Westside Christian Teaching Business and Marketing for nine years, and all three of our children also graduated from Westside. So I know the -- I know firsthand of Westside's excellent reputation and I speak with confidence today when I say Westside will be a good neighbor for Multnomah village. Just as we, West Hills Christian School, has shared our facilities like our running track and field with the neighborhood, we know that Westside is committed to doing the same. Although organizationally unaffiliated, Westside is a sister school to West Hills Christian. We have an excellent working relationship. The site is strategically important to both schools since approximately two-thirds of our students end up choosing Westside for high school. In fact, because there is such a significant degree of overlap between the two schools, overall traffic impacts would be reduced if Westside were to relocate to the Sears building. Westside would add to the rich diversity of Multnomah village while significantly upgrading the armory site. And with their creative financing proposal for the homeless mentoring program this, is a great win for the city as well. As one of the closest neighbors, West Hills Christian School supports Westside's proposal as the best option for compatible use in the immediate neighborhood. Thank you.

Arnold Panitch: My name is Arnold Panitch. I live in Hillsdale, I'm a member of the board of directors for Community for Affordable Housing. I'm just a guy, and I'm not paid by anybody to be on that board. I live very close to the Hillsdale Terrace. When I bought my row house, nobody told me that I would be living two blocks from public housing. Then the other way, I learned I live two blocks from turning point, another public housing operation in what I thought was a pretty nice neighborhood. Having lived there now almost five years, I find in and around there are no police reports at either property, we have no crime problem, we have no graffiti, we have no gangs, and so we're willing to share the space with other people, other than those of whose house are so fortunate to have pretty nice,

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upscale private housing. Would I ask you to enforce the law, the law says that we're r1 residential and we should therefore use this land for housing and as has been stated earlier, there's an emphasis, an interest in combating homelessness in our community. Community partners of affordable housing showed you the pretty pictures, and that's not a joke. The new watershed is a beautiful use of a brownfield which was wasteland of odot that sat in the middle of this community for a long time, and now we have homeless seniors living there. People that arrived with us who had a blanket and a tin cup. Veterans, other low-income citizen who's are now housed in a brand-new beautiful senior building, subsidized by a variety of rent sources to make it work, and subsidized by rent incentive and investment incentive which gives investors that opportunity. One last comment is that we do have a separation of church and state in this country, and I would ask you to seriously consider the fact that you can't let a sectarian group use this property that's owned by the public. Thank you very much.

Potter: Before we call the other folks forward, just a minute, don, I forgot that we did have a public official who asked to speak to this issue. Is ruth adkins here? I was suppose to the cam you at the front end. I apologize.

Ruth Adkins: Thank you so much. Good afternoon, mayor and commissioners. Great to be here. For the record, my name is ruth adkins. I'm a member of the Portland public school board. I'm here on behalf of school board and the school district to testify and support of family housing at this site. The redevelopment of this site offers unique opportunity to add affordable family housing in southwest Portland at a time when land is scarce and the need is great. Adding family housing is a policy imperative for Portland public schools. And we look forward to continued partnership with the city, p.d.c., and others to help make it a reality. New family housing on this site will help stabilize and even increase enrollment in our neighborhood public schools. My understanding is that up to 100 children might live at this site which would be a huge boon to Portland public schools as we continue to lose enrollment, the families who cannot afford to live in Portland seeking cheaper housing in the suburbs. As you know, declining enrollment threatens the existence of our neighborhood schools, which in turn undermines the stability and success of our neighborhoods and the entire city. We cannot afford to become a city where young families are unable to raise their families. While there are many worthy ideas for how to use this land, adding quality family housing would be a significant and we strongly believe the greatest benefit for our southwest neighborhoods and ultimately the city as a whole. As you know, the persistent meth of monolithic wealth in the southwest Portland is not true. Poverty is on the increase in southwest, and many of our students face challenges from hunger to homelessness. Neighborhood house and many other partners do outstanding work, but housing is an essential part of the solution. Obviously any such development would need to be well designed and well managed and take just a couple of examples, i'm a hillsdale neighborhood resident as well, and we have a 10-year record of success as the turning point housing and the watershed senior housing. So these show if done right, affordable housing is a positive addition to the community. So as Portland public schools is head nothing a rebuilding of our schools, our same for redesign and remodeled schools to be flexible centers of learning, models of sustainable building techniques and multiuse community centers. To sustain our schools, we must make it possible for young families to live in our city. So we at Portland public schools urge you to support family housing at the sears armory sie. Thank you so much.

Potter: Thank you.

Potter: Please state your name for the record. You each have two minutes.

Dr. Doreen Dodger-Magee: Dr. Doreen dodger-magee, i'm a psychologist and educator in Portland, and I am the experimental learning coordinator at westside. One of our primary objectives is to provide students the opportunity to learn leadership skills by serving others. Through public and community service opportunities in the greater Portland metro area, and abroad, west side helps students develop humility and expanded inclusive world views i've come to believe

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the faculty and staff at west side encourage the giving of time and energy to community not because it's a good thing to do, but because it's a human and necessary thing to do. The cornerstone of westside's outreach program each year is a serve-a-thon, during which the entire student body and their family members give up a Saturday and serve Portland community. In the past seven years westside has contributed nearly 20,000 service areas and over 220,000 dollars in supplies and labor in an attempt to make a difference in the larger Portland community. On October 20th of this school year alone, our students and their families worked over 2,800 hours in a four-hour time frame and benefited 12 nonprofit agencies, including the community cycling center, Sisters of the Road Cafe, Habitat for Humanity, and Boston Community School. As a psychologist, teaching children to do community service for community service's sake is not enough. Providing opportunities for children to experience a counter balance to the Nathan Windsor is similar encouraged by adolescent culture similar parity and rare. In a culture that has moved largely from communal focus to a self-centered one it's no small task to state learning Hewitt and empathy as an objective and West Side is doing this and succeeding. To do this and to demonstrate, I've worn an example. It says "walk humbly." A graduating senior dreamed of creating a fund-raising base in order to help those affected by the sex slave trade in Thailand. She created cool t-shirts students would want to wear, yet true to the message they were trying to convey. Thank you.

Robert Edmiston: Thank you. Rob, I am a resident of the Multnomah neighborhood. I'm also a lending program officer at Enterprise Community Partners, a nonprofit organization that works with community groups who build affordable housing. We moved to the Multnomah neighborhood five years ago for a variety of reasons. Including quality of the public schools, the neighborhood and its proximity to downtown Portland. I'm now the father of a 2-year-old daughter and the schools are a key concern of mine. Since we've moved to Multnomah, I've seen home values continue to increase in a way that makes it difficult for young families with school age children to afford to live in Multnomah. Southwest Portland has seen the closure of Smith Elementary and the threatened closure of Rieke Elementary. With the Sears disposition process we have an opportunity to develop four acres of residentially zoned property in a way that will support many of the city's key housing priorities, including schools, family housing initiatives, minority homeownership, and the 10-year plan to end homelessness. There have been so few opportunities in southwest Portland for groups such as SEPA to purchase residentially zoned land at prices in southwest Portland that would allow for the development of affordable housing units, both rental and homeownership. Therefore the Sears disposition represents an important opportunity to obtain residentially zoned land at a substantial discount that will allow for the development of quality affordable housing for residents of southwest Portland that will strengthen our local schools and help support the city's key housing initiative. And I hope that we take this opportunity.

Don Baak: Mayor Potter, commissioners, I strongly support to have affordable housing, mixed use affordable housing in southwest in this site particularly. We've worked very carefully and closely with the community partners affordable housing over the last five years in developing this brownfield basically transportation isolated site that was really difficult to develop. They did a great job, and they worked with us hand in glove all the way. And it really depends on who you work with whether the projects work out or not. We've been close to the Hillside Terrace, we've talked to others in our neighborhood. These people have really done a great job of managing activities and done their job. I'd like to make a couple points on the maintenance point. There's two bridges basically seismically challenged would be the right word. They're going to fall down if we have a serious earthquake. On both ends of Multnomah Boulevard from this site. One is at Barbur and the other is at -- over Capitol Highway over Multnomah. Second, there's a couple sites you might consider for this facility, rather than just moving with the great ease that this one provides. The Lumber site would be a site I think makes a lot of sense for what you're proposing, and you could also use the fire station property that's purchased across from Albertsons. So there's two sites you

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could look at for this kind of emergency response thing that would be on beaverton hillsdale highway. Getting back to my support for sepa, they've done a great job, and I think that putting in affordable housing, we've got pockets of poverty in southwest. Back 30 years ago, my family and 10 others actually went out and bought a house for a family because we couldn't find one they could afford at that time. That was a long time ago and it's very cheap house comparatively. Thank you.

Potter: Thank you.

*****: Next three --

Glen Bridger: Good morning. My name is glen bridger, I live in southwest Portland. This is an opportunity site that we didn't anticipate being available just a few years ago, but it's a wonderful time to add to the resources we need in our community. And i'm of the belief that the resource we need in our community is housing. Let me go through a few steps here. A decade ago we went through a southwest community planning process in southwest. This site could have been zoned industrial at that time, because it had an industrial use. But it was not zoned industrial. It could have been zoned as institutional, like wilson high school. It did have an institutional occupancy as reserve center. It was not rezoned institutional. The selection of the community and the city was at the long-term use for this property should be residential. I've seen or heard nothing since that time that says that the long-range plan for use of this property should be anything other than residential. Looking at the site, I think a school -- i'd like to add the idea of a school, yet do we need added school resources in southwest Portland? I think you heard enough testimony that -- you've heard enough testimony that there are more school resources than there are students to fill those resources. The emergency response center I think is an admirable use and I'd like to see that further studied. I ask the question, what are the past studies for an emergency resource center? Asked several times over the past 45 days, I've gotten no response. I don't think that use has been adequately studied in the past, I think proper citing of that should be taken out, take care of, excuse me.

Susan Emmons: My name is susan Emmons, I'm the director of nw pilot project. I've been in my job for 22 years and I have to say that I've never seen a time in Portland where housing has been this tight and the crisis we're experiencing. In order to get community development block grant funds, we have to do annual needs assessments. And it doesn't affect the amount of money we get, whether we do a good job or a great job, we always do a terrific job. And we have needs assessments for every year that I've been in my job. And the most recent one shows a shortage of housing for the poorest of the poor in our community, people at 30% or less, a median income of 12,000 units. That's families. That's elderly. That's couples. That's single people without children. That means that there are 12,000 renter households in that category that don't have a match. So they're either without housing. They're doubled up. They're paying 50, 60, 70% of their income for rent. We need housing. This is an opportunity. So i'm here today to support the residential option. I think you should go for the extension from h.u.d. Commissioner Saltzman, I think your questions were good questions. I think, with the right kind of leadership with this extension, you will get the 100% for residential options. I'd love to see some of these partners brought together. I know that wasn't the topic today. I was told, just support a residential option, so i'm here to do that. Again, just to put it in a framework, a family of 4 the at 30% of median income or less has \$20,000 a year. That's what we're talking about in 2008 numbers.

Julie Massa: My name is julie massa. I'm the Portland policy coordinator for the community development network. I spoke with each of you individually about this particular option, the affordable housing option on this site. Community development network feels very strongly about this, and I wanted to say, before I did my work here with community development, I also worked with Oregon food banks for five years. Over those five years, I lost count of how many folks that I heard from in this southwest Portland area who were really struggling, calling for emergency food. Some of them linked up with services already but wondering where they were going to go next.

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We've heard about the importance of stabilizing families as they're coming out of recovery, as they're coming out of domestic violence situations. And I know that many of them wanted to remain in this neighborhood but were forced to look in beaverton or east county. And not that there's anything wrong with those places but picking up and leaving when you're trying to recover or trying to heal is incredibly destabilizing. So my sister lives in the neighborhood. I don't. I think it would be a wonderful use to have affordable housing here, and I urge you to go with a residential option. Thank you.

Moore-Love: Next three.

Potter: Please state your name for the record. You each have two minutes.

Carolyn Quatier: My name is carolyn quatier. Westside christian high school has had a pivotal role in the establishment of our 100% volunteer-based nonprofit organization. Countless hours from the west side community have been spent donating and sorting, packing, and organizing the donations and also putting together the weekly orders of basic resources for children in extreme poverty in the Portland metropolitan area. In the early days of our work, west side came alongside our mission to help us when we were faced with large numbers of orders from our case workers. Yet few volunteers make it all happen. Since that time, west side has continued to help us in many of the same ways, primarily with volunteer support and donations of clothing. Each year, west side sends a team of as many as 75 people to help us for the four hours during their serve-a-thon. That effort is far reaching, and the work they accomplish on that saturday is a positive and dramatic impact upon our collection and distribution centers for an entire year. With the outpouring of support from volunteers like the west side community and the generous community, we have grown to serve nearly 100 social service agencies, school districts, hospitals, clinics, and shelters who order supplies from us on a weekly basis. Our work has grown to include three collection and distribution centers in our area. Our pearl district center serves the neighborhood house which is located in Multnomah village. We have helped over 100,000 children in need since our humble start in 2001. We are incredibly grateful to the westside christian high school staff, faculty, and students for their partnership with us and their deep commitment to helping those in need. We wholeheartedly endorse them as the next occupants of the sears armory and look forward to seeing them flourish in this new location. Based on their long history of supporting those in need, they no doubt will be a huge help to the city of Portland in their efforts to fight homelessness. Thank you.

Martin Waugh: My name is martin waugh. I live zero miles from property in question. I'm here to read a letter from 15 or signed by 15 homes immediately adjacent to that property. We're the residents of moss street neighborhood, the closest proximity to and most directly affected by the jerome sears army reserve center property. Many of our properties are adjacent to the center, others within a few lots distance. We stand the most to gain or to lose in the transition plan. We have all participate patted in one or more public meetings regards the future of the sears property. We have listened to the proposals, have reviewed and discussed materials provided by p.d.c. We all appreciate the earnest work that has gone into the process and the effort to keep us informed and involved. We treasure our neighborhood for its livability. For us, livability is the ability to walk or bike safely to school, church, grocery, park, and pub. Traffic is sensible and considerate of bicyclists, walkers, joggers, and children. Many of us have lived here for an extended time from 10 to 50 years. In many ways, this neighborhood is a model of the 20-minute neighborhood that the Portland plan speaks of and we support. Having studied the proposals for the transition of the sears property, we had the following concerns and interests. Increased traffic for the neighborhood. Some of the proposals would add up to 120 new residents in the property. Along with the residents would be cars. We assume that a significant portion of the increased traffic would be through the neighborhood streets, because we know that the nearby section is a main thoroughfare, Multnomah boulevard, is little more than an on or off ramp for i-5. It's not easy to turn onto or off of that street especially during the rush hours. Rather people elect to use the side streets. The increased traffic is

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bound to reduce safety and discourage walking. In conclusion, we also believe that public land should be used for the public. Hence we support the pdot proposal and the p.d.c. Proposal. Thank you.

Ange Bataluna: My name is ange bataluna, and I have many ties to the Multnomah village area. My parents grew up in that area. My grandfather built one of the first homes right up on 25th street. So I visited the area often as a child. Both my parents graduated or went to elementary school in the building that is now the Multnomah arts center. They graduated from wilson high school. As a young adult, I joined the u.s. Army and I spent several years as an active duty member. I then joined the reserves, and I did my reserve time at the jerome f. Sears center, and then I was in the national guard in utah. My children now currently go to west hills christian school. We've lived right on troy street for 10 years. So for four generations now, we've had many fond memories in the community, and my family continues to build new ones. One of the big reasons we moved to this area as a young family was because of the neighborhood feel and the small community atmosphere. Not too crowded, yet there's enough people not to feel isolated. You're close to the city without being in it. You have shops and businesses that become family. You watch out for each other, and you feel like you can actually get to know your neighbors. It's an area that you feel like you can grow old in, and many have. Personally I would not like to see a new proposal for this property be approved that would mean sears hall would be torn down. It is sentimental to me and my family. My children and I drive by it every day when I pick them up from school, and there are several times when my kids say, that's where mommy did her army thing. So there have been several housing projects in the last five to seven years that have gone up in the area that the residents don't like. There's an 80-plus complex that sits now in the location where my wedding reception was held. That caused a new stoplight to go in on barbur boulevard, I have diversion on the road, and a huge impact. I would like to property to go to whoever causes the lowest impact in the area. I understand change has to happen, that people need new homes, but why can't some areas just stay the same or change a little bit slower? That's my opinion. Lowest impact. Thank you.

Moore-Love: The next three.

Kevin Palau: Kevin palau with the lewis palau association here to speak very briefly on behalf of the west side proposal due to the support it would bring for the home again mentoring plan. Mayor Potter and commissioner Adams and commissioner fish have been involved in helping us develop that in various ways, and we have been very pleased with the support from the faith community. The faith council has been formed. 78 congregations have responded to the request that former commissioner Sten put together. And commissioner Adams was there when about 600 clergy gathered to hear the proposal. The response has been very, very strong, and commissioner fish and others are working to help raise the initial money for the pilot program. The support is there from the churches. We are supportive of the west side project due to the funding that it would bring on the long-term basis to provide the rent assistance and mentoring for upwards of 1500 families serving one segment of the homeless community. Thank you.

Alan Hotchkiss: The homeless community we're talking about specifically are those on the upper end. They're not on drugs. They're not mentally ill. We're not talking about the chronic folks that need long-term housing, just people who need a boost up. Mayor Potter, you talked to us about bringing mentors alongside those folks and helping them. We believe the program we found came from denver, colorado. Actually it's a best practices program in the whole nation, and it's been amazingly successful, and what's great about what is happening with west side is they're saying, we want to give you a gift to the city and provide enough money to really give a boost and provide short-term housing costs, coverage, and mentors for up to 1500 families over the next 10 years. So we're in support of west side.

Micky Ryan: My name is micky ryan. I'm appearing on behalf of Oregon law center that represents low-income people. I've represented tenants for 24 years in the city of Portland. I've

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served six years on the housing and community development commission and co-chaired the advisory committee on homeless issues. This property should be used for housing. It is -- we are lucky to have strong proposals from these housing providers, and it is in the spirit of the McKinney rent to homeless assistance act that this property be used in this way. Creating housing that is affordable to people who cannot live in this neighborhood with assurance that some of the rents are affordable to very low-income people is that the McKinney rental act intended. In addition to the lower market rent, the use of tax credits will bring in a requirement that the owners accept section 8 vouchers, and we know the problem that we're having with acceptance of section 8 vouchers, so it opens up this neighborhood where I know, from experience with my clients, it's almost impossible to use a section 8 voucher at this time. I believe that, with strong advocacy and the use of our congressional delegation, that we can get this property for free for the homeless uses. We in Portland have rejected the increase of transitional housing and shelters as our method of solving homelessness because it doesn't solve homelessness. The only thing that does is permanent, affordable housing. And by arguing that that use is the way to solve homelessness, I believe that we can convince H.U.D. to give us this property for free. Thank you.

Fish: Mayor, I just wanted to acknowledge the great work of Allen Hotchkis, Kevin Palau, and his father in bringing the faith community to the ability to help deal with the homeless issue in our community and to work with our Home Again mentoring program, and I just want to acknowledge your service and thank you for it.

Potter: Thanks, folks. Clerk next three.

*******:** Good afternoon, city council. I'm here to support the reuse of the --

Potter: Could you state your name for the record, sir?

Zachary Horowitz: Zachary Horowitz. I feel that the site should be transferred to a public use that serves as many members of the community as possible. The proposal put forth by Pole and Pdot and Water meet these criteria more than any other option currently on the table. As you are aware, the west side of Portland does not currently have an emergency management facility. It needs one both to serve residents of Portland and other communities as well as to provide a backup to similar facilities on the east side. The ability of the armory to function is important to allow the bureaus to serve west side's residents and take care of business more efficiently. Property in Portland is expensive. The purchase of an equivalent site is frankly beyond the city's means at the time. The opportunity to receive a public conveyance and make the acquisition of the Sears site free is a chance that should not be passed by. I'm not opposed to public housing. In fact, I believe it is the community's ethical responsibility to provide shelter. Housing in this area would present too much of an opportunity cost. Housing can be built anywhere, but emergency management needs to be very specific. Location, location, location. It could also draw in other sources of funds. Today Portland has limited options in financing an emergency management facility. I am opposed to a public conveyance for a private entity. I don't think a private school should be given an estimated \$4 to \$5 million property for free. Doing so would be a misuse of public property and public funds. At a time where our own public schools need funding, giving a private school property for free is wrong. I'd like to advocate for improved pedestrian and bicycle facilities in connection with any reuse option. This means sidewalks. I don't want to hear any nonsense about not putting them in. I urge the council to vote in favor of recommending the reuse of the Sears armory site as emergency management facility. This proposal represents the highest and best use. Thank you.

Kay Durtsche: I'm Kay Durtsche, and I come to you from southwest, and I recommend that you follow some of Zach's comments, but I want to say first of all that I have three students who went to West Hills Christian School because there was no high school available close went on to Wilson High School and became extremely good citizens of now and the future. So I give them their credit, and I wish that we could have a combination of the emergency management community as well as the school in one location and then bring in the telephone company that is right next-door. Nobody's

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mentioned that, but there is some land available, I think, there that could be incorporated and make an excellent site. I just want to go back and say that I have served this community. I moved in in 1950, so you can do the math yourself. But I have served the community, and i've been before this city council numerous, numerous times in the past, and I have tried to take a citywide view of everything that I have brought to you for your consideration. But west side gets left out a number of times. We need a better system of coordination of our transportation system on the west side. And I think sam knows exactly what i'm referring to. I've also served the budget committee for the water bureau, and I see the needs they have for a better system because all of their resource are centered on the east side of the river. If anything happens to the bridges, we're dead ducks on the west side for any help, and you know water is the source of all of our future, and we need to protect it. So we need to have that communication center there. And so I see communication, coordination, and a triage area of that area as being the highest and best use of the area, and so I urge you to support that. In addition, i've just got to say one more thing. Every one of the list of housing units, we started out with grace manors, then went to hilltop terrace then to turning point, and now headwaters are all within one neighborhood association. I think it's time to spread it out a little bit. Yes, the watershed is --

Potter: Kay, your time is up.

*****: Yes, ma'am. Yes, sir.

Potter: Whatever I am.

*****: I understand that. But my hair is whiter than yours. Thank you, sir.

Potter: Just barely.

Stuart Ellis: Good afternoon. My name is stuart ellis, and I live with my wife and two children, ages five and 11, at the corner of southwest moss street and east 27th avenue just around the corner from the army reserve center. We support the pdot proposal for using the site as an emergency management facility. We think the site is well suited to the use and would produce minimal traffic impacts. We believe that the p.c.c. Proposal would also be an acceptable use. We are strongly opposed to the community partners for affordable housing proposal as well as the volunteer for america proposal. We recognize the need for finding solutions to the homeless problem in Portland, but we feel that this is not the appropriate site nor the appropriate scale for such a project. Building 120 units of housing on this site would produce a significant negative impact on traffic on Multnomah boulevard. It can already take several minutes to turn left from southeast 28th onto Multnomah boulevard during rush hour, and there are often lengthy backups to get on the freeway, traffic regularly backing up past the driveways where the proposed project would be. Adding this many more vehicles would be a complete mess. We also feel that the number of subsidized rental units compared to the number of units for sale is all wrong. Subsidized housing should be a minor component of many developments, not a major component of a fee. This project is just going to turn into a big housing project, nothing more than a future slum. The small number of units for sale will probably be difficult to sell and will not attract families with children. There are not sidewalks extending along Multnomah boulevard to the west so there would be no safe pedestrians access. Such a large number of subsidized rental units does nothing for the liveability of the neighborhood. In addition, we do not support the westside christian high school proposal. We have nothing against using it as a school or even parochial school per se. Thank you.

Moore-Love: Next three.

Rick Nitti: Rick nitti, executive director of neighbor house and residents that lives three-quarters of a mile away. I'm going to stray from my testimony a little bit to respond to some of the things that have been talked about. One, poverty exists in southwest Portland. If you look at the enrollment figures in the wilson cluster elementary schools, you'll find that almost 25% of students enrolled in those schools are low income. Those families need housing. Julie talked about hunger. Neighborhood house in the last three months has averaged serving 380 emergency food boxes to

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people who are hungry, and 75% of those live right in the immediate neighborhood. Third, neighborhood house likes to believe it's best to live where you work, and we are the largest employer in the Multnomah village business district. We have almost 100 employees. Our people would qualify for affordable housing. Now, I could have brought a busload of clients today to talk to you, but out of respect for your time I chose to tell a story instead. Fatima is a fairly recent refugee from somalia. She was placed in housing through a refugee resettlement reprogram from lutheran community resources northwest. Her husband works as a janitor at a downtown hotel. She has five children. She received family support and parent education. With her 2-year-old, she participated in weekly parent/child groups. Her 4-year-old son was enrolled in our head start program. She had two children at marquam and one in jackson. Last year she had to leave. Her represents went up. She couldn't afford any other housing in the community. Those are the people who need your help, who need this housing.

Lorna Ludwick: I'm lorna ludwick. I live just across the street from the sears warehouse. I honestly don't think that would be a good place for housing because it's coming right by the freeway and you're coming off at 50 miles per hour and there's no stoplight and no sidewalks. For kids to be in that area would be very dangerous. Also it's hard to get in and off the freeway there. We've had several accidents. And it's right where the telephone company comes in and out all the time. I would like to see put in there because it is a brick building and would be substantial there. That's it.

Jill Blanchard: Good afternoon, mayor and commissioners. My name is jill blanchard. I'm the president elect on the board of directors for sisters of the road. In the face of the years of federal investment in affordable housing, local communities are called upon to create their own solutions to the massive rise in homelessness. The three organizations that have proposals to put housing on the site are well established and respected in the community and understand the responsibility integrating the project into the neighborhood. Each of their plans demonstrates a clear and thoughtful approach to ensuring public participation in the planning process and a program design that will serve as a long-term asset to the community. On behalf of sisters of the road, we thank you for your commitment to affordable housing.

Moore-Love: Next three.

Ted Coonfield: In special recognition to commission fish, welcome aboard. My name for the record is ted coonfield. I was the first chair of the hillsdale farmer's market and got it started six years ago. Seven years ago, I had a chance to serve on governor kulongoski's transition team and was tasked with writing his policy piece on poverty and hunger in the state of Oregon. In 100 interviews, it led me very quickly to see that what drove poverty and drove hunger was affordable housing and a lack thereof. In interviews with all those people, it became that, as you all know, there is a direct link between affording housing which leads to poverty which leads to at that time Oregon being the number 1 insufficient food state in the nation, the most hungriest. So I would advocate using this site for affordable housing. When I was seeing the emergency management presentation with poem, its inspired me to think back on my liberal arts education and t.s. Elliott in his famous poem when he talks about the end of the world. He says that the world will end not with a bang but with a whimper. And as we do prepare for emergency preparedness, which is important, there are 1000 emergencies every day which homeless people face, and it's the whimper of a mother who has her children in a car, and it's a whimper of a child who's been in five schools and six different housing situations. It is those emergencies on a daily basis that I would attest this group to attend to and vote for affordable housing in southwest Portland. Thank you.

Dave Gutzler: I'm david gutzler. I'm here to speak for affordable housing, specifically the proposal by community partners. I believe having a permanent home is very, very important, and it's one of the key components that keeps people moving in the right direction. Community partners properties are very, very good sites, and you're seeing some photos of them today. You look at the

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sites, you would say amazing. If you talked to the management about the site, you'd say amazing. But if you talked to the residents, they would say, it's amazing. I'm for affordable housing. Thank you.

Randy Bonella: Mayor Potter and commissioners, my name is Randy Bonella. I'm the chair of the Multnomah neighborhood association. And I come here to represent Multnomah neighborhood association and I'm not going to give you the overview. You have the letter we submitted with the whole summary of the various meetings that we've had. I did want to say that the neighborhood does recognize the need for both emergency services and housing in our neighborhood, and we also recognize that the location is ideal for Westside Christian High School. In our meetings, a straw poll was taken, and we set a priority order for the different capabilities, first being emergency services. One thing. When they talk about being move-in ready, it is for that use that they have, but there also needs to be improvement to the site for the community such as traffic. If you're going to be moving large trucks in and out of that area on a regular basis, as many have stated, traffic in the area is and/or can be a problem. For housing, same type of thing. If you've ever been over in that area, pedestrian access to that particular area is difficult. It's housed between Multnomah Boulevard and 31st and very limited sidewalks, very limited safe pedestrian walkways. Also to note that the same thing is public transit is only located along Capitol Highway and Barbur Boulevard. So these things need to be seriously taken into account. It's not a safe area for pedestrians, and it's not directly accessible to public transportation.

Adams: So the neighborhood association position, just so I'm clear, is for the emergency management center?

Bonella: Correct.

Adams: And did it have a second choice?

Bonella: Housing was the second choice.

Moore-Love: Next three.

Paul Yarborough: I'm Paul Yarborough. Unlike most of the people that appear here today, my property actually backs up to the Army Reserve, and they've been good neighbors. Moss Street, I live at 2612 Southwest Moss, and it's a narrow street. It's no sidewalks. It is not maintained by the city with the help. Pioneering my commissioner Leonard, neighborhoods were allowed to go in and do their own improvement, and we did that about two years ago, and we now have a nice smooth street, but it's still narrow, no sidewalks. We're concerned about any development that would connect 27th Street through to Moss between Moss and Multnomah. It would funnel a lot of traffic, and 27th Street is very narrow and goes up to a hill when they come to Troy. It would be extremely dangerous if there's any plan that would encourage an increase in vehicle traffic. It's a very safe area to live in, nice to walk around in, and we can get over to where we need to go, and we prefer the ODOT or the city transportation and water bureau emergency services option. That's the preference. We are interested in the residential option, but the one that interests us most at this point is maintaining the quiet, peaceful, safe neighborhood that we have now. We have single family homes that are spread out. An intense residential development backing up on us and connecting in any way to funnel traffic would be a real neighborhood changer for us, and we don't like that. We'd like to keep it as close to what we have now as possible. Thank you.

Gilly Adkins: My name is Gilly Adkins. I support the PDOT or the emergency services. I see there's a tremendous need on the west side. Or my next thing would be P.C.C. I'm not against housing in principle, but with regard to this location, if you look at it, it seems so unsafe. People are flying off I-5. There's no sidewalks. In my opinion. There's a very poor bus line that's not close. No buses go down there. My preference again to be PDOT and second would be P.C.C. Thank you.

Jessica Wade: My name is Jessica Wade, and I'm the secretary for the Multnomah neighborhood association. Mayor Potter and commissioners, we are nearing the ends of what the neighborhood has invested in as an 18-month process. I know my chair has stated in his letter to you dated June

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9th regarding some of those events that we have hosted. We began with a neighborhood thread as well as adopting the sears armory as a standard agenda as well as hearing updates from p.c.c. And presentations from the applicants and that followed by the tuesday, may 13th meeting in which we hosted five of the applicants. We would hope you take into consideration the amount of time and energy that the neighborhood association has invested in this process, and we have put before you in that letter dated june 9th. I do have personally some concerns with this year's army redevelopments and reuse. I was surprised today as personally this was the first time I had heard from the volunteers of america, and I would hesitate in wondering about them as a reuse development developer because of their lack of correspondence with our neighborhood association, and including us in that process of redevelopment of that site. Other things that you've heard from our neighbors today include our concerns over some of the sidewalk and street improvements that are necessary to house any of these facilities here at the site, opening it up to public use as well as just the connectivity to the community resources. Thank you.

Moore-Love: Next three.

Rob Gardner: i'm rob gardner. When I moved to Portland from colorado, I was hired as a college professor. In my first year as a college professor and probably my second and third year as well, I was making well below the 80% of the median income of Portland, so I would have been eligible for some of this, the housing that's being made available in the community under the housing proposals. So I think some of our misconceptions are stereotypes about who would be living in these facilities. These are professionals, people fresh out of college who aren't able to afford 200, 300, \$400,000 homes. I do want to say that i'm overall in favor of a residential option for this property and also the pdot for my second choice. In terms of the housing option, I think that in terms of increasing opportunities for immigrant populations and increasing the diversity of our community, I think affordable housing is an important option, and also I think it's important in linking to the issues that the city is dealing with in terms of homelessness, homelessness is not an individual problem. It's a housing problem, a community problem. It's something that I think we're all responsible for. Second, in terms of pdot, I was really presentence report tiff of this proposal but with the calf see yacht that there be some sort of training provided for residents. I spent some time in new orleans after hurricane katrina and saw how ill prepared that community was to respond to disaster, and it would be nice if members of our community were able to take advantage of some training and educational opportunities if that were to go online.

Steve Weiss: Good afternoon. My name is steve weiss. I'm board president of the Oregon state council for retired citizens, board president of the community alliance of tenants and board president of independent living resources, which is the largest center for independent living for people with disabilities in Oregon. I'm here today to urge you to utilize the sears ari site in southwest Portland to prioritize providing deeply affordable and accessible housing to the lowest income people in our community and especially for those who are currently homeless. There aren't many affordable housing options in southwest Portland, and there is a tremendous need for new affordable housing units in our community. We need to meet the housing goals set out in the 10-year plan to end homelessness. We also need to provide additional affordable housing for those low-income folks and especially for seniors and people with disabilities who are paying much or most of their incomes for rent. Building affordable housing on this site is the right choice for seniors and people with disabilities. Given that many people with disabilities are also homeless, I would recommend that most of the affordable housing on the sears armory site be targeted to those who are currently homeless. Thank you very much.

Karyn Mumford: My name is karen mumford. I strongly support the pdot emergency response proposal. I strongly oppose the other proposals and the opening of southwest 27th. The idea behind it is to offset the increased traffic on Multnomah boulevard. Southwest 27th that's between troy and moss is virtually a one-lane tiny street. There are eight neighbors that have driveways that

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come out to six families. Six of those have families. Three of them have children under four years of age. And they actually like to play. You can see it in the photograph they actually like to play out in the middle of the street. It's a socialization for them to be out there, and they -- it's a scene straight out of the 1950s. Also where southwest 27th ts in with southwest troy street, it's so steep that neighbors, including myself, have had to help cars and trucks back down out of it so they couldn't make it up the street and virtually back out all the way around 27th. I actually had a p.g.e. Truck that spun out so much that it tore through the pavement trying to get up the hill through the pavement you can see the patch. I made them patch that up. The increased traffic is just not conducive, and it would be dangerous, and I just want to make a note that most here have something to gain by each of these proposals, but the neighbors have nothing to gain and everything to lose.

Moore-Love: That's all who signed up.

Adams: I have a question for suzanne. At least in my mind, the need for a west side emergency center of some sort should there be some disaster that cuts off egress over the river makes sense to me. Have you, in the testimony, though, raised potential challenges if a bridge or two were wiped out on the west side for this particular site. Have you and your group looked at those issues and do you concur with some of the testimony?

Kahn: I would need to check with the engineers who were looking into it. We certainly have checked into the bridges that are over our existing property. I'd need to check with them to find out about those. That would be odot bridges.

Adams: And has your group studied the needs to the point of determining what kind of -- besides a place to park supplies and equipment, what other sort of needs an auxiliary emergency management center might need on the west side?

Kahn: That's part of what we worked with the neighborhood for, but I think the baseline is we'd need to have an operation center. We'd have the pdot emergency response task there. We would house our deicing operation there. Primarily that's used on the west side. Delivery of de-icer comes up i-5 from eugene, so we'd cut our transportation cost charges to have it delivered and then hopefully cover deicing on the west side. We know those three components would be there. The alternate emergency control center, in the event that something really catastrophic and you couldn't use the east side, that facility would be large enough, but that wouldn't be a day-to-day operation. One of the things that the poem director and I had discussed related to that site related to training of the neighborhood. They've done some networking around the city, but carmen's hope would be that they could do more, and that would allow some training space to do that as well.

Adams: Have you looked at other sites on the west side besides this one?

Kahn: I'm fairly new to the process. The water bureau up to this point had been leading the investigation over the past two years to look at different properties. We've done preliminary review of terminal 1, which the bureau of environmental services has right now to create the pipe for the big pipe, and they'll be done with it in a couple of years. That site is in the floodplain, and the first 20 to 25 feet of the land there is landfill, so my understanding is there's high potential that liquifies if there's some kind of earthquake, kind of a bad place for a 40,000-pound vehicle.

Adams: So just to summarize, you're not sure whether we, the city, have looked at all sites on the west side or not or are you sure that they have and you just don't know necessarily?

Kahn: I don't know. I would need water bureau's response for that.

Adams: Thank you.

Saltzman: Well, I think we're closing the hearing. I guess I just want to say that -- you know -- I think we need to look at what -- i've heard two strong proposals, one residential, and that's the seep pa one, the neighborhood house and host, and i've heard one strong not residential, and that's westside christian. So those are the two i'm prepared to decide on now on the 25th. I don't -- I want to respect the housing commissioner's wishes, but I don't want to see a process that's trying to make an a malgram of three housing proposals into one. I think we have strong proposals. I think the

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efforts and diligence with which people have committed themselves to this process should also count for something, and I think that's apparent in the quality of the proposals that I'm speaking to as I see the contenders. So that's my sense of where we should go.

Fish: Mayor, can I ask willamette white to come up and answer a question? Hi, willamette. One of the witnesses raised an issue about whether, in a mixed-use development, there would be a market for the home ownership pieces, and what our history has been on that question, could you just for the record briefly address the history, say, of the new columbia, the former columbia villa and the question of whether there's a market for the affordable housing component within a mixed-use community?

White: I'd be glad to. And actually we have done that in Portland in a number of different cases. The new columbia site being the largest, the rosemont development being another where we've combined new high-quality rental housing development with new construction offering homeownership opportunities in the marketing of those new homes has gone very quickly. So there's been high demand for the homes, and what we've found there is that we end up with a community of people who have incomes and circumstances that leave them being renters and others who are able to be homeowners that come together nicely in a neighborhood. So both the marketing and then the subsequent connections work well.

Potter: One of my concerns for whatever the intended use that we finally make on this is that concern about the lack of sidewalks on Multnomah boulevard, and that would have to be one of the considerations taken into account as we move forward on this, and I'm also open to perhaps having someone else look at some of the other possible property sites for emergency management process, but we can discuss that.

Adams: I think that suggestion by the mayor is a good one, and I would second that.

Leonard: Well, just to give my 2 cents worth, I asked some of the folks that came in to visit me to look at maybe a hybrid of what we've seen here today, the possibility of having a facility that could provide some localized response for pdot and the water bureau in emergencies along with some type of a housing mix. I appreciate the concerns that I've heard here from some of the neighbors about housing, and actually I am impressed by the temperance over which those concerns have been articulated over other neighborhoods in Portland, so I applaud you for your level approach. I was thinking at one point when other neighbors come in to ask why they're not heard by council to pulp the tape and watch yours deliberatively, because it was much more persuasive than some of the more meanspirited comments we have heard about these kinds of proposals. But I do think that it is an increasing challenge in Portland as ruth atkins articulated just from a point of view of our Portland public schools having the depopulation. We've lost over 20% of our kids in the last 10 years, which affects the amount of money the schools get, and I think we have to be mindful anytime we have an opportunity to do any kind of development to see what we can do to attract more families with kids into our community. And so, after talking with then commissioner elect fish, I think I am persuaded that there needs -- there has to be something in this proposal that addresses housing for people with families. But as I said, if we could do that with some kind of a mix for water and pdot, that would be the best of all worlds for me.

Fish: Mayor, may I just comment that I'm the new guy up here and this is the first full afternoon hearing that I've had a chance to participate in, and I just want to say I thought all of the proposals were superb and the presentations were very helpful. I figure, if I can understand what you're saying, then you've accomplished something great, and I thought the testimony that we've heard today was also very thoughtful, and I agree with what randy just said. I serve as the commissioner of the bureau of housing, community development, so I of course approach this issue and issues like this with at least a small bias in favor of housing because we have so few opportunities to get it right and the need is so great. There's a few pieces of my past I just want to put on the record just so we're clear. I did serve as jeff bachrach said as the past vice chair of the housing authority of

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Portland. I have gone to neighborhood house events and think they do a terrific job. I serve as the vice chair of the volunteers of america board of directors, although I have not been consulted on this particular issue. I could even say to my friends from west side that I attended a christian high school, and perhaps some of the lessons were lost on me -- [laughter]

*****: -- but I would say that we're all sinners and we have at least the hope of redemption.

Leonard: Why did you look at me when you said that?

[laughter]

Potter: I think he said almost everybody.

Fish: This site, I believe there is a fantastic opportunity to coalesce around a housing option that would be consistent with the neighborhood's needs and the concerns that have been raised. A number of the concerns that have been raised in this hearing about safety and transportation and things of that nature I think are very important things for us to consider as we deliberate on this. I have had the great pleasure of seeing the watershed development in hillside, which is really a model, and what I love about watershed is the fact that there is this intense collaboration between the nonprofit developer and the community. And the every step of the way, there has been a good communication and good community oversight, and I think the project speaks for itself. We do have this crushing burden of poverty in our community and homelessness and people who go without, and it is rare that we have a site of this size and this opportunity. But I want to go back to what I said at the beginning which is while i, wearing my hat as the housing commissioner, am naturally going to begin a deliberation like this with a slight bias toward the housing options, I found all the presentations all very thoughtful. I feel grateful to be in a community that has so many people who are this creative and innovative and public spirited. While I hope that we can find a housing option that works for the community in this regard, everything i've heard today reinforces my view that both Multnomah village and hillside are wonderful communities, great places to live, and it makes me prouder still of my city. Thank you.

Potter: We'll be voting on june 25th I need a motion to accept.

Leonard: So moved.

Fish: Seconded.

Potter: Please call the vote.

Adams: I just want to thank everyone for their testimony. I just want to underscore the comment or the suggestion that the mayor made regarding the need for west side emergency center of some sort. It's long overdue. This might not be the best site for it, but I look forward to hearing the group's report that is included, water and office of emergency management on another potential site on the west side. Aye.

Fish: Aye. **Leonard:** Aye. **Saltzman:** Aye.

Potter: And I really want to reinforce both commissioner Leonard and other folks who have talked about the need to have a west side facility for our emergency management. We've heard a lot of wonderful testimony this afternoon but I also ask you to remember what happened in china and other parts of the world when tragedy strikes that it really is one of the first primary duties of any community to be able to respond in an adequate manner to a disaster like that, and one of the large gaps that we have right now is having a place on the west side of Portland to use as a deadbolt to store appropriate materials in case we have to respond if an emergency, large-scale earthquake or our bridges go down for any reason. It's going to isolate the west side, and we need resources there to assist with that. I've also heard that there are other possibilities for such a site, but I think it's important that we take into consideration that issue in our discussion over this. And also the issue, as I indicated earlier, of sidewalks. Just understanding that whatever the use is, whether it's employees of pdot or the school or housing that people are going to need to have access and egress from that location. So we're going to have an interesting few weeks to discuss this, and I appreciate all the folks that came in today. I vote aye. We're adjourned until next week.

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At 4:29 p.m., Council adjourned.