



CITY OF
PORTLAND, OREGON

OFFICIAL
 MINUTES

A REGULAR MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS **1ST DAY OF OCTOBER, 2008** AT 9:30 A.M.

THOSE PRESENT WERE: Mayor Potter, Presiding; Commissioners Adams, Fish, and Leonard, 4.

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

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

COMMUNICATIONS	Disposition:
1334 Request of Lee Iacuzzi to address Council regarding hate crime and Reach CDC (Communication)	PLACED ON FILE
1335 Request of Patricia A. Trice to address Council regarding family rights (Communication)	PLACED ON FILE
1336 Request of Carol Justice to address Council regarding Local 189's Labor Day Picnic notice (Communication)	PLACED ON FILE
1337 Request of Peter Fournier to address Council regarding recycling theft (Communication)	PLACED ON FILE
CONSENT AGENDA – NO DISCUSSION Mayor Tom Potter *1338 Authorize a grant agreement for \$50,000 to the Oregon Partnership to provide a neighborhood level implementation program for the Citywide Drug Strategy to address the problem of substance abuse (Ordinance) (Y-4)	182219
Bureau of Planning	

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<p>*1339 Authorize a Northwest Health Foundation grant application for \$50,000 to open a conversation with public health experts, East Portland residents and other partners to identify how to support the building of healthier neighborhoods (Ordinance)</p> <p>(Y-4)</p>	<p>182220</p>
<p>City Attorney</p>	
<p>1340 Authorize City Attorney to commence legal proceedings, if necessary, for franchise enforcement (Resolution)</p> <p>(Y-4)</p>	<p>36639</p>
<p>1341 Authorize City Attorney to commence legal proceedings against Kerr Contractors, Inc. for breach of contract (Resolution)</p> <p>(Y-4)</p>	<p>36640</p>
<p>Office of Management and Finance – Financial Services</p>	
<p>*1342 Give final approval for the issuance of Economic Development Revenue Refunding Bonds-Broadway Project, Series 2008A-Tax-Exempt and Economic Development Revenue Refunding Bonds-Broadway Project, Series 2008B-Federally Taxable in an aggregate principal amount not to exceed \$52,000,000 (Ordinance)</p> <p>(Y-4)</p>	<p>182221</p>
<p>Office of Management and Finance – Human Resources</p>	
<p>1343 Create a new Nonrepresented classification, Regulatory Division Manager (Ordinance)</p>	<p>PASSED TO SECOND READING OCTOBER 8, 2008 AT 9:30 AM</p>
<p>1344 Create a new Nonrepresented classification, Water Quality Manager (Second Reading Agenda 1308)</p> <p>(Y-4)</p>	<p>182222</p>
<p>Office of Management and Finance – Purchases</p>	
<p>*1345 Amend a contract with Pacific Technology Group for additional services to install, configure and support the Water Bureau IBM FileNet P8 Imaging System (Ordinance; amend Contract No. 35504)</p> <p>(Y-4)</p>	<p>182223</p>
<p>Commissioner Sam Adams</p>	
<p>Bureau of Environmental Services</p>	
<p>*1346 Amend contract with GSI Water Solutions, Inc. for CERCLA and risk assessment technical assistance at the Portland Harbor Superfund site (Ordinance; amend Contract No. 36324)</p> <p>(Y-4)</p>	<p>182224</p>
<p>*1347 Amend contract with GSI Water Solutions, Inc. for Source Control technical assistance at the Portland Harbor Superfund site (Ordinance; amend Contract No. 36325)</p> <p>(Y-4)</p>	<p>182225</p>

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<p>*1348 Authorize the Bureau of Environmental Services to accept two \$200,000 U.S. Environmental Protection Agency Brownfield Cleanup Funding Grants to perform environmental remediation on both hazardous waste and petroleum contaminated brownfield sites (Ordinance) (Y-4)</p>	<p align="center">182226</p>	
<p>*1349 Authorize a loan agreement with Robert and Rose Schulz for \$485,520 for the remediation of their property in Gateway (Ordinance) (Y-4)</p>	<p align="center">182227</p>	
<p>1350 Authorize a contract with David Evans and Associates, Inc. for professional services for engineering design and services during construction of the Argyle & 13th Pump Station Remodel, Project No. 8874 (Second Reading Agenda 1312) (Y-4)</p>	<p align="center">182228</p>	
<p align="center">Commissioner Nick Fish</p> <p align="center">Bureau of Housing and Community Development</p> <p>*1351 Amend subrecipient contract with Caritas Housing Initiatives LLC by \$64,500 for additional housing units and provide for payment (Ordinance; amend Contract No. 36740) (Y-4)</p>		<p align="center">182229</p>
<p align="center">Commissioner Dan Saltzman</p> <p align="center">Office of Sustainable Development</p> <p>1352 Apply for a grant from the State of Oregon Department of Environmental Quality for \$13,895 for expansion for the ReBuilding Center facilities to divert waste from regional landfills (Ordinance)</p>		<p align="center">PASSED TO SECOND READING OCTOBER 8, 2008 AT 9:30 AM</p>
<p>1353 Apply for a grant from the State of Oregon Department of Environmental Quality for \$18,470 to allow Skyline School to hire an AmeriCorps worker to implement programs to become more sustainable (Ordinance)</p>		<p align="center">PASSED TO SECOND READING OCTOBER 8, 2008 AT 9:30 AM</p>
<p>1354 Apply for a grant from the State of Oregon Department of Environmental Quality for \$27,080 for ResourceFull Use, Zero Waste Alliance to develop and expand a resource exchange program (Ordinance)</p>		<p align="center">PASSED TO SECOND READING OCTOBER 8, 2008 AT 9:30 AM</p>
<p>1355 Apply for a grant from the State of Oregon Department of Environmental Quality for \$50,100 to allow Portland Metro ReStore to develop a strategic marketing plan to educate businesses and individuals about the value of new salvage materials (Ordinance)</p>		<p align="center">PASSED TO SECOND READING OCTOBER 8, 2008 AT 9:30 AM</p>
<p align="center">Parks and Recreation</p>		

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<p>1356 Designate and assign two easements over property currently assigned to Portland Parks & Recreation and the Bureau of Water Works to the Bureau of Technology Services for a communication tower at Council Crest Park (Second Reading Agenda 1323)</p> <p>(Y-4)</p>	<p>182230</p>
<p>REGULAR AGENDA</p>	
<p>Mayor Tom Potter</p>	
<p>Office of Management and Finance – Human Resources</p>	
<p>1357 Adopt City 2008-2012 Equal Employment Opportunity Affirmative Action Plan (Second Reading Agenda 1324)</p> <p>(Y-4)</p>	<p>182231</p>
<p>1358 Continue a one-time exception to Human Resources Administrative Rule 6.03 to allow carryover of vacation leave in excess of two years' accrual and continue a one-time exception to Human Resources Administrative Rule 8.03 to allow carryover of management leave for eligible employees on the Enterprise Business Solution Project Team (Second Reading Agenda 1325)</p> <p>(Y-4)</p>	<p>182232</p>
<p>Commissioner Sam Adams</p>	
<p>Office of Transportation</p>	
<p>1359 Vacate a one-foot unnamed street dedication lying between SE 75th and 76th Aves north of SE Division St and south of SE Lincoln St, subject to certain conditions and reservations (Second Reading Agenda 1327; VAC-10057)</p> <p>(Y-4)</p>	<p>182233</p>
<p>1360 Create a local improvement district to construct street and stormwater improvements north of Marx St in the NE 109th Avenue Local Improvement District (Second Reading Agenda 1328; C-10030)</p> <p>(Y-4)</p>	<p>182234</p>
<p>Commissioner Randy Leonard</p>	
<p>Water Bureau</p>	
<p>1361 Authorize agreement with National Marine Fisheries Service to implement the Bull Run Water Supply Habitat Conservation Plan (Second Reading Agenda 1306)</p> <p>(Y-4)</p>	<p>182235</p>

At 10:05 a.m., Council recessed.

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A RECESSED MEETING OF THE COUNCIL OF THE CITY OF PORTLAND,
OREGON WAS HELD THIS **1ST DAY OF OCTOBER, 2008** AT 2:00 P.M.

THOSE PRESENT WERE: Commissioners Adams, Presiding; Fish and Leonard, 3.

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

<p>1362 TIME CERTAIN: 2:00 PM – Consider the proposal of Mike and Pat Hartmann, applicants and Twin Properties LLC, listed property owner and the recommendation from the Hearings Officer for approval of a Comprehensive Plan Map Amendment and Zoning Map Amendment for a vacant lot abutting 11330 SW 64th Ave (Hearing; LU 08-103595 CP ZC)</p> <p>Motion to accept Hearings Officer’s recommendation: Moved by Commissioner Fish and seconded by Commissioner Leonard. (Y-3)</p>	<p>Disposition:</p> <p>ACCEPT HEARINGS OFFICER’S RECOMMENDATION</p>
<p>*1363 Amend the Comprehensive Plan Map designations and change zoning at vacant lot abutting 11330 SW 64th Ave at the request of Mike and Pat Hartmann (Ordinance; LU 08-103595 CP ZC)</p> <p>Continued to October 2, 2008 at 2:00 PM (Y-4)</p>	<p>182236</p>

At 2:22 p.m., Council recessed.

October 2, 2008

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

THOSE PRESENT WERE: Commissioner Saltzman, Presiding; Commissioners Adams, Fish and Leonard, 4.

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

<p>1364 TIME CERTAIN: 2:00 PM – Authorize a Ground Lease Agreement with Portland Hope Meadows for intergenerational housing at 4221 N Willis Blvd (Ordinance introduced by Commissioner Saltzman)</p>	<p>Disposition: PASSED TO SECOND READING OCTOBER 8, 2008 AT 9:30 AM</p>
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At 4:04 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.

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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.

OCTOBER 1, 2008 9:30 AM

Potter: Before we begin the official proceedings of council, I have two things I would like to accomplish. First, I want to honor and welcome Jeanette this morning. I want to thank you and your family for being here this morning. Please, you can even have the center seat. We're here to recognize you for all the work you've done for the different communities in Portland and throughout our state. And I've known you since the mid-80's.

Jeanette Pai-Espinosa: When I was 15.

Potter: When you were 15. I'll point that out. She was very young. But I think you've been a wonderful person that has been passionate and dedicated and collaborative in our community and very important in helping the city restart the human relations commission. And I really appreciate that. So to honor you today, we have an official proclamation on behalf of the city of Portland I'd like to read. Whereas Portland honors its residents for leadership, service and devotion for working to the betterment of the community and Jeanette has more than 25 years program development and direct service delivery and whereas she's president of the national Crittendon organization and the only organization focused solely on at risk and system involved girls, young women and their families. Whereas her past work at the Merrill Group focused on poverty, racial and gender disparity, disproportional representation of children and work and bias crimes, and whereas she's founder and executive director of Create, a 7th to 12th grade alternative school serving families, and whereas she has a long history of service and civic engagement serving as the chair of the advisory committee on the U.S. Civil Rights Commission and vice chair of the national Foster Commission and was appointed by Barbara Roberts as senior policy advisor on human rights and whereas she has fought for equal rights and protection of all members of our community, a champion of diversity, equity and family. Now, therefore, I, Tom Potter, do hereby proclaim Wednesday October 1st, 2008, to be an official day of appreciation for Jeanette Espinosa. [applause] as with all of our honored guests, [inaudible] [applause]

Pai-Espinosa: My question was do I need to say something. And he said, oh, yeah. So I'm saying something. I wanted to recognize the people here with me. Many generations. Troublemakers of all different generations and thank you for this honor and recognition. I spent the better part of ten years traveling across the country and all over doing this kind of work and I have to say the best part of that was when my hand pushed the door of the Portland airport and I could breathe the clean clear air of Portland. Whether it was raining or sunny, was a -- sunny, was a feeling of great freedom. I love Portland not just for what it is and tries to be, but for the fact that it's not perfect and, therefore, the work that I have done, that I know you're committed to do in terms of providing equal access to everyone is of the utmost importance and I guess I would give us a reminder that being a good leader and doing the human civil rights work is not about how many years of experience you have or what you know or whether you know it all, but in truth, having the humility to admit what you don't know and the courage to ask the questions that no one else will ask and the willingness to say I was wrong, in service to the greater good. Thank you very much.

Potter: Thank you. Please don't -- stay for a second.

Pai-Espinosa: Please don't leave?

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Potter: I liked -- I asked her if she wants anyone to come up so i'm going to do it for her. We're going to ask people to come forward.

Pai-Espinosa: That's really not fair. [laughter]

Potter: There are some prerogatives of a mayor.

Pai-Espinosa: Hi. I'm good.

Potter: Please go ahead.

LeAnn Locher: I just wanted to say I think that so often the people who do the kind of work that Jeanette has been doing is not always recognized or seen. But the impact of their work is. And i'm so glad that today the city is recognizing the work that she has done. For over 10 years, Jeanette has been a mentor, a client, a colleague, and a client again. And very much a friend. The kind of work that I do. I feel so fortunate to have learned from her, together we have worked on projects all over the country. Work that includes social justice, human rights, intercultural communication and Jeanette's commitment to process and insurance that everyone's voice is heard at a table when it's not always easy to do. She does with grace and a good amount of laughter as well. I'm so pleased to be her friend and i'm so glad that she's being recognized today.

Potter: Thank you, Leanna. Jason.

Jason Lim: You're amazing. Jeanette is one of our advisors for one of our groups, called "just Portland." she's known my father for a while and she's a great family friend of ours and the fact that we got to work with her was amazing. As a young group starting out, we needed guidance and some solid strength and that's what she provided. She invited us into her home and made sure we stayed on the right track. And she supported us in every which way. For me, the first time I ever testified in front of council, she was sitting next to me. You can do this, you can do this. And I did it. It went as exciting as I thought it was going to be but it was fun. [laughter] but when I sat back down next to her, she said, "you did a great job." from just Portland and the Lin family, we love you very much and for being around.

Potter: Let's have a hand for Jeanette. [applause] thank you so much.

Pai-Espinosa: Thank you.

Fish: May I say one thing?

Potter: Please.

Fish: Jeanette, my senior policy advisor has told me a lot about you and one of the things she talks about is your wisdom and mentorship and particularly your guidance in the creation of just Portland which I recognize is a tremendously important organization. There's no better way to continue one's work for change than to mentor the next generation and I want to thank you for your mentorship and leading by example and I look forward to working with you on issues of social justice and equity for women and girls. And look forward to the opportunity to working on many other issues in the future. Thank you for your good work.

Pai-Espinosa: Thank you.

Potter: Thank you very much. You can -- [laughter]

Adams: Good job. [applause]

Potter: A little chair switch going on over here.

Adams: Trying to repair the damage Nick Fish did in my life.

Potter: Each week, we invite young people in to council to talk about issues of importance to our youth. And we have three exceptional young people today. They are all enrolled at Open Meadows in the crew program and done interesting work on what's called a Pangaea project. You folks that understand geology, they've termed the original super-continent as the continent of Pangaea -- Pangaea. I'd like to invite Elizabeth, Dan and Isabelle to come forward. [applause] so anybody can start speaking. When you speak, state your name, we'd appreciate that. And tell us what you'd like us to know.

Dan Smith: Hi, my name is Dan.

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Elizabeth Brennerman: I'm elizabeth.

Isabel Burri: I'm 17 and go to open meadow crew. I'm a senior. The pangaea project is a nonprofit that serves low-income youth. It's like you said, named after the super-continent and our motto is bringing the world back together. And this year, we're working very hard to make connections and tie and work on the relationships between countries. It's a nine-month program. It has three phases. Each phase has a pillar, and the third -- the first phase is called world class. Class is actually an acronym. Connect, learn, act, serve and solve. It's four months long and 150 hour commitment. We meet weekly and sometimes on weekends to meet with other organizations and build relationships so that when we come back from a trip, we can -- come back from a trip we can update them and continue our relationships. We are a growing program. Only three years old. So this is probably the biggest year for us, because -- excuse me -- there are two teams of five schools and 17 students. One team going to ecuador and one going to thailand. The team's theme is environmental justice and the other is fair trade and labor rights. We're studying these themes with different communities and understanding what these themes mean. During the world class phase, we're prepared on what those terms mean and why they aren't happening and we meet with those organizations, bond as teams, and -- sorry -- and we -- sorry, and we make connections and realize why these issues are so similar in ecuador, thailand and Portland. The next -- thailand and Portland. The next is called international inspiration. Global perspective. It's five weeks long where both teams are in their countries and while immersed in other culture, you're living the daily life with those people. So your global perspective will match and increase and gaining a new point of view. So you're learning new things and coming back to Portland, you'll see things a different way. The third phase is local leadership and the pillar for that is grassroots leader. A grassroots leader is a leader that has come from -- well, the grassroots, and come up and you work on an issue in your community, and you don't need to necessarily be a politician or a celebrity or have to have power and money. And yet you still work on that and make a change. That phase is four months long and right now, we're -- that phase is four months and we're presenting to people and working to let people know what we've been doing. Yeah, so pass it on to elizabeth.

Brennerman: Again, i'm elizabeth. 18 years old and a graduate from open meadow crew. And i'd like to say, before the pangaea project, I hate to admit it, but I valued materialistic things like cellphones and ipods and nike shoes and all of that stuff. But -- and all of that stuff of it's changed me. I'm not the same. We spent five weeks in ecuador and during that time, we learned that they have a \$14 billion debt. And so they've come to depend on oil exports as a way to bring in money. And the world bank has put a lot of appreciate on their government to pay the debts and so the ecuadorian government is pressed to drill on their land and in the end, it's killing their animals and making their people sick and it's terrible. And during the five weeks, we were able to travel around ecuador a lot. Actually, we canoed and hiked places and long bus rides to different places and flew to the amazon. And all of the places we went, we learned so much. We went to a city in the amazon where we saw -- we got a toxic tour and saw the oil pits and the dead carcasses and the amazon, it's beautiful. And they have oil pits and it's terrible and we went to a small village where there was barely any electricity. No tourists and there we learned how the women organized and they actually held the oil company employees captive and they basically told them about how it's their land and how important it is to preserve it and not destroy it. And they -- preserve and not destroy it and fought them off and they left. We went into the andes mountains and they were fighting off mining companies that were destroying their land and communities and we met with a lot of grassroots leadership and learned their struggles and the way they were able to fight for their land and we got inspired. But I have to say that out of all of the leaders we met, all of the locals we talked with and the organizations we met with, that the most inspiring person to me was an 11-year-old boy named manuel. He was unable to use his legs. Unable to play with his friends and couldn't watch tv or watch cartoons and listen to music. But still he was the happiest

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person I had ever seen and I realized it was because of the wonderful people he had in his community and it made me realize that valuing materialistic things is so pointless and that happiness comes way easier than everyone thinks and the importance of having a good, strong supporting community. I'll pass it off to dan.

Smith: Hi, again my name is dan smith. I'm a graduate of meadow crew. Before joining pangaea, all of us were from different backgrounds and had different struggles but shared the same common goal to be can our community in a positive way. Before pangaea, a lot of us didn't have -- didn't know where to start and really didn't have like a motto of what positive -- like a motto of how to get started to serve your community. So the project was that start for most of us. I'm going to read to you what you wrote because I took a lot of time writing this. Ok. Each of us came from different backgrounds and struggles but we all shared the same goal to get involved in our community. Before the project, many of us had no idea how to serve our community or what a motto of what community looked like or how to get started. The project was a start for most of us. It. Posed us to many ways to get involved. First, by getting involved in our community, we demolished an old church building and participated in workers rights involving immigration laws. Second, by meeting similar people who also wanted to serve their community. We drove down to corvallis to be part of the p.c.m. 2008 with a nobel prize winner and last -- getting a perspective by learning about peak oil. Pangaea has shaped us not only to have a positive effect on our community, but ourselves. After coming back from a trip, many of our team expressed going to college and finding a career and their music and even becoming an e.s.l. Teacher abroad. I was amazed in how many people changed in their drive. I got a sense of how impacting this experience was during our first presentation. One of my team members began to express how they felt about the trip and that they could picture their -- spending their whole life in that one country. As the presentation went on, you could see the pain, the pain, but joy in her face from going to this trip. Pangaea is that impacting. It's more than a group of young adults that got to travel. It's a group that believes in empowering youth -- believes in empowering. Currently, we're working on the leadership phase, which is where we speak to local schools, events and to donors of the project. Last week, we actually went to kaboo radio station and did a -- kboo radio station and to answer questions they had about the project. I think this is the most important part of our -- the whole process. Because it actually gets the to show that, you know, us as youths, like we took this opportunity to like to actually get to help our community and didn't wait for the government to help us. We actually, you know, instead of being -- we became proactive by doing this and to also show that our time down there was not just like a vacation or something. We were actually learning a lot of valuable information we could carry on to our community and future lives and also that -- also that the project actually has a program for our graduates to keep them with the pangaea program and to help them also help others for generations to come. And --

Potter: Thank you, dan, and elizabeth and isabelle. You folks have a wisdom and now you have some experience and I look forward to watching how you folks develop as our future leaders. Thank you very much for being here. Let's give these young folks a hand.

Fish: Good work. [applause]

Potter: Thank you very much. We're going to begin the regular part of our council meeting. And you folks don't have to stay for that if you don't wish to, so -- [gavel pounded] the city council will come to order. Karla, please call the roll.

[roll call] [gavel pounded]

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

Item 1334.

Potter: Is she here?

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Moore-Love: I believe she's not here.

Potter: Read the next.

Item 1335.

Moore-Love: She called, is not able to make it and will reschedule.

Potter: Ok.

Item 1336.

Carol Justice, Office of Cable Communication and Franchise Management: Good morning.

Potter: Please state your name when you speak and you have three minutes.

Justice: My name is carol justice. I work in the office of cable communication and franchise. I'm an office specialist iii and it is in my union capacity I speak to you today. I also want to introduce on my left, mark gipson. He works in the water bureau, he's a mere technician and also our chief shop steward. On the right, I have joanne. She works in pdot. She's a primo parking enforcement officer, and also our secretary on the executive board. We represent more than 1100 member voices and we wish to acknowledge commissioner Adams sponsorship with nick fish's assistance to deliver our picnic invitation to everyone on the e-mail. Until this year, we have been denied to this medium entirely. Clearly this sponsorship has served to open the door of collaboration. It is with pride that we work in one of the most progressive cities in america and it is with hope that the state of our labor relations would reflect that same. My mom always said that actions speak louder than words and yours has proved when we work together we can make it happen. We look to the future with hope and optimism. Thank you very much.

Potter: Thank you.

Justice: Thank you.

Potter: James, did you want to say anything?

*******:** Uh --

Leonard: He stunned me into silence.

Potter: Thank you. Please read the next.

Item 1337.

Moore-Love: He called and is not able to make it and has rescheduled.

Potter: We'll move to the consent agenda. Do any commissioners wish to pull any items from the consent agenda? Any member of this audience wish to pull any particular item from this consent agenda? Please call the vote.

[roll call]

Potter: Please read item 1357.

Item 1357.

Potter: Second reading call the vote.

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

Leonard: I want to say I got a great e-mail from anna on the promotional observation I made and she suggested as the good advocate she is, that I send a letter to my bureau directors asking them to make sure our promotional exams have on the oral boards folks that represent the community.

Which was an excellent idea and i'm going to do today and intend to carbon copy my colleagues in case they want to use it as a template for their bureaus. Thank you for the suggestion and that will be out today or tomorrow. Thanks, aye.

Potter: Aye. [gavel pounded] please read item 1358.

Item 1358.

Potter: Second reading. Call the vote.

Adams: Aye. **Fish:** Aye. **Leonard:** Aye. **Potter:** Aye. [gavel pounded] please read item 1359.

Item 1359.

Potter: Second reading. Call the vote.

Adams: Aye. **Fish:** Aye. **Leonard:** Aye. **Potter:** Aye. [gavel pounded] please read item 1360.

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Item 1360.

Potter: Second reading. Call the vote.

Adams: Aye. **Fish:** Aye. **Leonard:** Aye. **Potter:** Aye. [gavel pounded] please read item 1361.

Item 1361.

Potter: Second reading. Call the vote.

Adams: Aye.

Fish: I'd like to just say to my colleague, commissioner Leonard, that I was tremendously impressed with the forum we had last week and the presentation by your bureau. It's the second time this month that I heard people talk about historic action by this council. One of those actions is not complete but today we're going to complete the work on the leadership you demonstrated and the fact that we're planning for the next 50 years is reassuring particularly for those who have young children who will be affected by this vision. I want to acknowledge what all of the said on the hearing which was the collaboration. In this action, we're taking strong, progressive action to comply with the endangered species act but in the background is our ongoing obligation to comply with the clean water act and through the leadership you've demonstrated you've strengthened the city's hand in continuing compliance with the clean water act and I want to thank you for your great work and i'm proud to vote aye.

Leonard: Thank you. Some of us may look out for the next 50 years and -- I learned that nick has a family where his grandfather lived to 103 and so I expect you for the last three years, when the term of this agreement expires, to come down here and sit down here, if you're still on the council and remind those future city council people what their obligations are. Thank you very much for your nice work. Aye.

Potter: Will commissioner Leonard be there to greet him?

Leonard: I don't think so. I'm looking forward to waking up tomorrow.

Potter: I vote aye. [gavel pounded] we're adjourned until 2:00 p.m. this afternoon.

At 10:05 a.m., Council recessed.

October 1, 2008

Closed Caption File of Portland City Council Meeting

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Key: ***** means unidentified speaker.

OCTOBER 1, 2008 2:00 PM

[roll call]

Adams: We have two items on the afternoon agenda. One time certain at 2:00, followed by comprehensive plan map designation. Please read item 1362. Go ahead and read 1363 as well.

Items 1362 and 1363.

Adams: Does our city attorney have instructions for us this afternoon?

Shane Abma, Sr. Deputy City Attorney: I do. This is an evidentiary hearing. This means you may submit new evidence to the council in support of your arguments. This evidence may be in any form, such as testimony, letters, petitions, slides, photographs, maps, or drawings. Any photographs, drawings, maps, or other items you show to the council during your testimony should be given to the council clerk at the end of your testimony to make sure they become a part of the record. Testimony concerning the hearing officer's recommendation will be heard as follows. We will begin with a staff report by b.d.s. staff for approximately 10 minutes. Following the staff report, the city council will hear from interested persons in the following order. The applicant will go first and will have 15 minutes to address the council. After the applicant, the council will hear from individuals or organizations who support the applicant's proposal. Each person will have three minutes to speak. Next council will hear from persons or organizations who oppose the applicant's proposal. Again, each person will have three minutes. If there was testimony in opposition to the applicant's proposal, the applicant will have five additional minutes to rebut testimony given in opposition to the proposal. The council may then close the hearing, deliberate, and take a vote on the hearings officer's recommendation. If the vote is a tentative vote, the council will set a future date for the adoption of find cans and a final vote on the hearings officer's recommendation. If the council takes a final vote today, that will conclude the matter before the council. I would like to announce several guidelines for those presenting testimony and participating in the hearing. These guidelines are established by the zoning code and state law, and are as follows. Any testimony and evidence must be directed toward the approval criteria for this land use review, or other criteria in the city's comprehensive plan or zoning code that you believe applied to the decision. The b.d.s. staff will identify the applicable approval criteria as part of their staff report to the council. If you fail to raise an issue clearly enough to give the council and the parties an opportunity to respond to the issue, you will be precluded from appealing to the land use board of appeals based on that issue. Additionally, if the applicant fails to raise constitutional or other issues relating to the proposed conditions of approval with enough specificity to allow the council to respond, the applicant will be precluded from bringing an action for damages in circuit court to challenge the conditions of approval.

Adams: All right. Does council -- I don't have a cheat sheet up here on the process. Do you have one?

Adams: Does anyone have any ex parte contacts to declare? Is there any reason why anyone on the council can't hear this issue in a fair and impartial matter? Staff, go ahead and come forward --

Abma: I want to make sure you declare there are no conflicts of interest.

Adams: There are any conflicts of interest to declare? Hearing none, we will proceed. Good afternoon.

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Sylvia Cate, Bureau of Development Services: Good afternoon. I'm sylvia cate, the planner for this review, and before I get started, I just want to draw your attention to the fact that jamie jeffrey, representing Portland transportation, is available today if anyone has any questions related to transportation regarding this proposal. The applicant requests a comprehensive plan map amendment and zone change to rezone the subject site for multidwelling part two to general commercial. For the record, the approval criteria for this review are 33.810.050, which is the comprehensive plan map amendment, and additionally, 33.855.050, zoning map amendments. The subject site consists of two remnant lots that you see in the inset here. There are -- they're 40 feet deep and a total of 204 feet in length. The site has fronted palentin e-street as well as southwest 64th and southwest 63rd. The applicant, who owns the abutting parcel to the south, is -- and that parcel is developed with hartmann motors, a locally owned business, they are -- rezone the site to general commercial or to develop a surface parking lot to serve the parking demand generated by their growing automotive service and repair business. This is the site plan showing the proposed development of the site. The applicant intends to construct a surface parking lot and in the future, add a small one-story garage structure. The proposed development will trigger frontage improvements along south pallen tine and southwest 64th. These improvementless include a curb and sidewalk to city standards, and the development will also trigger upgrades to the existing storm water facility to b.e.s. requirements. This is an aerial photo of the site and the immediate surrounds. The city boundary is one block west of the site. The off ramp from interstate 5 southbound merges with barbur boulevard adjacent to the site and at this point the specific highway 99 west. The hartmann motor company facility can be seen to the south of the site. Here it has the blue roof in the photograph, and the site itself is currently vacant and fenced off. The next few pictures will show the surrounding vicinity. South of the site is a broad swath of public rights of way that include barbur boulevard and the i-5 on and off ramps. Looking west of the site along barbur or pacific highway 99, we see the signalized intersection of southwest 64th and barbur and some elements of the general commercial businesses located along a stretch of rooted. Directly across southwest 64th from the site is a Washington development that includes an auto parts store and a studio. Directly north of the site along southwest 64th the vicinity is residential with a mixture of single and multidwelling housing. Directly north and across southwest palletine is an apartment complex, and the next image shows the existing conditions of southwest 63rd and southwest palletine, which includes a paved roadway with shoulder, but no curb and sidewalk. Southwest 63rd, palletine and 64th are designated as neighborhood collector and community transit street at this location. Directly to the east of the site is a multidwelling development. This is relatively new and you can see in the picture there's a frontage much that particular parcel that has been improved with a curb and sidewalk along the easterly portion of southwest 63rd. These two images shoate hartmann motor company facility looking east. And then again looking west. This local business is on the abutting property to the south of the site. As mentioned previously, the site is currently vacant and completely fenced off. This first view is looking to the west with the hartmann facility in the background. The second image is south from the residential area that is to the north of the site. Due to the successful and growing business, the existing parking at the hartmann motor company is frequently packed. In addition, there's a large demand for on-street parking in the immediate area. The applicant intends to develop the site with additional parking to serve their business and by doing so, the demand for on-street parking should be reduced substantially. Frontage improvements will be required, so a sidewalk and improved storm water management facility will occur at the time of development. Because the hearings officer found that the proposal meets all of the applicable approval criteria, he recommends approval with a condition that requires the applicant to upgrade the existing storm water facility capacity at the time of development to the e.s. Requirements. This concludes staff's presentation. If there are any questions for staff, i'd be happy to answer them at this time.

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Fish: Do we know whether anybody is here to oppose this matter?

Cate: No. I don't see anyone today who would oppose it, and frankly there were no letters in opposition and there was no testimony in opposition before the hearings officer. The neighborhood association is supportive of the proposal.

Leonard: Didn't they have a letter asking for certain conditions be met, and he included those conditions?

Cate: Yes, that is correct. They're very concerned, particularly about pedestrian safety in this area. They really want to see the sidewalk in this location.

Fish: Thank you.

Adams: Any other questions from council for staff? Hearing none, the applicant? You have up to 10 minutes. Please state your name.

Mark Heining: Thank you very much. Mark Heining, and I am the applicant's representative. I'm also a close personal friend of the Hartmann and was also the general contractor who built their new facility there and hope to develop the new facility. I really don't have the lot to add to Sylvia's presentation. But I would certainly like to thank the staff for their recommendation, and also to Sylvia personally, who has just been terrific to work with. We just feel that this proposal meets the best interests of the community, the Hartmanns, and we hope that you will agree.

Adams: Any questions of the applicant's representative?

Heining: Thank you.

Adams: All right. Can we -- we don't have any opponents, and we don't have any supporters. So I think we're allowed to move to council discussion of this matter.

Fish: Council entertain a motion? Motion to adopt the hearings officer's recommendation.

Leonard: Second.

Adams: Moved and seconded that we adopt the hearings officer recommendation. Any discussion of that proposal? That motion? Hearing none, I believe we can move to a call of the vote.

Fish: Well, I'd like to compliment Sylvia Cate for her work on this project and her presentation. Note that the Ash Creek Neighborhood Association has been a very constructive participant in these discussions, and thank them for their role. To me this is a win-win. We get to promote a good neighborhood small business that's been a responsible neighbor, and at the same time through this process we'll have some pedestrian safety and other enhancements for the community. So based on the recommendations and the testimony today, I'm pleased to vote aye.

Leonard: And I appreciate you complimenting the staff. Very much appreciated. Thank you. Aye.

Adams: Good job, Sylvia, good job, Susan. Thank you for a really good application as well. And working with the neighborhood is really appreciated. Good job, team. Aye.

Moore-Love: Vote on 1363. [gavel pounded]

Adams: Approved. 1363. Do you want to call the -- do we have to go through this whole thing again?

Abma: I notice you have this listed as an emergency. We need to move to remove the emergency clause, or if you're going to have four tomorrow, could you bring it back tomorrow. [inaudible]

Fish: Second.

Adams: We're going backwards a little bit.

Moore-Love: Have you time to remove the emergency clause. Do you want to hear it tomorrow.

Leonard: [inaudible]

Moore-Love: It's a second reading and then 30 days.

Leonard: [inaudible]

Moore-Love: Commissioner Adams will be gone, but we'll have four others.

Adams: I'm here at 2:00. I leave at 3:15. So I'm here at 2:00. We'll put it on at 2:00 and get it done first. All right. So we're going to move it -- we take back that vote, unless --

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Leonard: The vote was fine. The second --

Abma: If you're thinking of having it tomorrow, putting it on for tomorrow --

Moore-Love: Right.

Abma: You're going to need four, and whoever was absent today is going to have to say they were able to hear the testimony here in order to vote tomorrow. So I don't know if you have the same -- if you're going to have a fourth that's going to say yes, I did hear the testimony, and I reviewed it, or what. Or if you just want to remove -- move to remove the emergency clause and bring it back for a second reading.

Leonard: We'll ask them to review the record.

Adams: Who is here tomorrow?

Moore-Love: The mayor is not here tomorrow.

Adams: If you can review the record, we'll vote on it tomorrow at 2:00. On both items.

Leonard: If he's not watching, his mom is for sure.

Moore-Love: Do you want to move them both? Just 1363 is the emergency ordinance.

Adams: We'll just do that. We already voted on one. The second is moved to tomorrow 2:00 we are recessed. [gavel pounded]

At 2:22 p.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.

OCTOBER 2, 2008 2:00 PM

[roll call]

Saltzman: I understand we have an emergency ordinance held over from yesterday due to a lack of a quorum. Do you want to read that item.

Item 1363.

Saltzman: I have had a chance to review the record because I wasn't here yesterday. Any further discussion. Karla, please call the roll.

Adams: This is to approve -- for the motions that would accept the hearings officer's recommendations or on the zoning map.

Moore-Love: The zoning map.

Adams: Ok. Aye. **Fish:** Aye. **Saltzman:** Aye.

Saltzman: Ok. If you could please read the next item.

Item 1364.

Saltzman: I have a opening statement i'd like to make and then two invited panels and then we'll open it for testimony. Two years ago, the city council reserved the former john ball elementary school for the nonprofit Portland hope meadows. It's an innovative program which would great an intergenerational community for families to adopt foster children and for seniors to become foster grandparents. Portland hope meadows will provide loving, stable and permanent homes for our city's foster children. Children who are so desperately needing permanency to succeed in life. In Multnomah county alone we have nearly 3,000 children in foster care every day. For the seniors who choose to live at Portland hope meadows, they will be rewarded with an enriched life and supportive community. The resolution council passed in 2006 set out certain conditions for hope meadows to accomplish and they are here today to let council know that they have met these conditions. Last year, Portland hope meadows turned into -- turned in to council, a financial plan for building the new community and this year, they return to us with financial commitments to make Portland hope meadows a reality. So now i'd like to introduce the first invited panel, which consists of darena schubert, ross cornelius, from guardian management, the developer of the project and shantelle monk, a supporter of the project. Welcome.

*****: Thank you.

Saltzman: Start with you.

Derenda Schubert: Good afternoon, commissioners, thank you very much for having us today. As commissioner Saltzman stated, i'm the executive director of p.h.m. Perform and I bring to this project, experience as a nonprofit administrator and personally i'm an adoptive parent and fortunate enough to grow up in an intergenerational family. As we beginning our presentation, we have a video. Pardon us. [inaudible]

*****: Stable home, to help them flourish in school [inaudible]

*****: Forgive us.

[start – video presentation]

*****: Hello, i'm Oregon governor, ted kulongoski. All children need parents and a stable home to help them live healthy lives. Our foster care strives to achieve this every day for every child in our care. Portland hope meadows, with this new approach of bringing three generations together has

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created an innovative way to help our foster care system achieve itself mission of. Community addresses the needs of foster children who need to be adopted, families who need the extra support to parent children and older adults who are looking for purpose in their lives. This is the essence of Portland hope meadows. The state of Oregon supports you in our shared mission and on behalf of all Oregonians, I thank you for your care and concern for some of our most vulnerable citizens. I wish you much success.

[end – video presentation]

Schubert: As the governor stated, the essence of Portland hope meadows is to bring together three generations to address and make significant impacts in some of our most vulnerable citizens. The intergenerational community is designed to provide adoptive homes for our children in foster care, provide our adoptive parents with support and services so they will thrive and provide elders with an opportunity where they will be contributing in a meaningful way and their wisdom and presence and experience will be valued. This is what we intend to do. At Portland hope meadows, the community will also benefit from our services. And our community. Those benefits include building in a green manner, so that the buildings will strive toward gold leed qualification. And we'll be sharing our intergenerational center where after school activities and celebrations occur. When we have educational programs and social events we intend to invite our neighbors. The neighbors and members of our community who serve children and elders have shared with us their endorsement of Portland hope meadows and many of you have received letters of support from those entities. The children who will benefit from our organization are children in foster care whose lives have been so disruptive that they don't have a sense of stability or where home is. It's our intent to give them permanent, stable adoptive homes so they know where they'll come after school and after college, where they'll go for their holiday season and they're loved and cared for. Research has shown that when children are not adopted out of foster care, they're at risk for homelessness, mental health disorders and academic failures. And a 100% high school graduation rate. The children will have their parents, their neighbors, their elders and clinicians on staff to help them face their issues. Portland hope meadows will end the cycle of disruption in their lives so they have a bright future. The families will benefit because they will be able to conduct affordable adoptions. Our clinicians will be on staff and their neighbors will be there to know what they're living through and be able to offer support. And the elders will be there to offer wisdom and guidance. We'll conduct ongoing resources and support so that those families will thrive. The elders will benefit because they'll be living in a safe, nurturing caring affordable neighborhood the they'll be involved in these kids' lives as well as the lives of the families. They'll be valued and not feel put out to pasture. As the model in illinois demonstrated, their health will stabilize and in some cases improve. Every day somebody is watching over these children. I don't think these kids are going to get too far down the block without somebody knowing what they're up to. This intergenerational model is not that new. The idea that three generations come together -- we have two in the audience -- is common around the country and around the world in many cultures. We're suggesting to help it to use our most vulnerable citizens. The Portland hope meadows will consist of house u housing for elders, housing for our families and intergenerational center, garden, coordination of after school activities and recreational activity, consultation services and property maintenance services. We'd like to now turn to funding. It's notable that in the year of 2008, we received some wonderful gifts from some very prestigious foundations. The collins foundation -- all offed their support. And we'd like to go in detail about our funding plan, our finance plan and i'd like to turn this discussion over to my colleague from guardian management.

Ross Cornelius: Thank you. I'd like to say it's a privilege to be involved in this project. The company that I represent, guardian management has been in Portland for over 35 years. We manage over 12,000 units of rental property and this is probably the most exciting project that i've seen come along in the time i've been with them. We manage property in a way in a helps enhance

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the community and we'll do a good job of making sure this project is well managed. I've had the opportunity to work with the team as they have gone about accumulating the resources to get the project built and in the pie chart you can see here, we have a variety of funding sources, which seems to be the standard for the way projects of this type wind up getting financed. There's been an all lot of effort and successful work -- awful lot of work. Over \$1.7 million to date and counting. We are, as was mentioned, pursuing a leed gold level of sustainability in the project. And there are some funds available that we've identified for that and we're pursuing others. We've talked to local banks who have expressed their interest in loaning money to the project and we have sized that loan based on the capacity of the project to create income. We have additional asks out to foundations and other individuals and entities of over \$3.7 million. Based on our success rate today of getting over 50% success rate and the asks that we've made, we anticipate another 1.8 to \$2 million coming in from those proposals outstanding and we're identifying equity from an investor in low-income housing tax credits which would be applied to a portion of the project. To round out the equity. And then the other sources mentioned include the land lease, the fee waiver program that the city currently has for affordable housing, deferred developer fee and fund-raising events on the part of the organization. We feel we have a solid funding plan and a very robust ability to go forward on the project now based on our work to date.

Chantele Monk: Good afternoon, my name is shantelle and i've been in foster care for eight years. I felt neglected and lonely. I didn't have anyone to love.that's hard for a child to deal with when she's 10 years old. They'll have parents and grandparents and others to love and support the foster children. It's important to have a stable place to stay. I'm not sure if you know in a hope meadows goes to keep the foster children until they turn 18 and go off to college. That's something unusual for foster children. To have someone keep a foster child that long is great. And the dropout rate -- there are too many foster children not sure what's going to happen next. Hope meadows there provide them with answers. They'll not have to worry about life because they have family that will provide a safe environment for them. It's time for children to be children. Their worries should be about who they're going to go to the dance with and who is going to win the next game between the blazers and the nuggets. We want our youth to be stable and successful. The youth are our future leaders and hope meadows is providing future leaders for the world. Please help hope meadows. It's a win-win situation for everyone. We'll have more positive leaders and to the foster children because they'll have a family and love.

Saltzman: Thank you very much, all of you.

Adams: Thank you for your testimony. Compelling. I think some of the testimony we're going to hear is raising a question of whether there's enough hard money raised to begin construction. I wanted to give you an opportunity to speak to that concern.

Cornelius: The original intent was to come to you with a committed funding plan. In order to advance further on turning the commitments and the sources we've identified into commitments, we require site control. In order to apply for the tax credits, we need to show that we're in control of the site. The lenders will need to know that we have site control and other funders. So they are looking at us positively and saying, yes, we're ready to stand behind you and if you can show that you actually have the site, then we're there. So we are looking forward to action on the part of the council here soon to identify that, so that we can turn around to those sources and confirm their commitment.

Adams: How much of the commitment -- how much of the hope turns to commitment before you start turning dirt.

Cornelius: I'm sorry, could you --

Adams: When do you -- how much do you need raised before you feel comfortable beginning construction?

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Cornelius: Well, we've got 1.8 committed. We have three, seven and I think -- \$3.7 million out, as I mentioned, we had a really good success rate of landing those proposals into commitments. So we anticipate -- actually i've been pretty conservative, I hope, in my estimates. We should see more than half of that coming back to us. So when that comes, we would be funded.

Adams: So the amount you need to raise is -- forgive me, capital, is how much?

Cornelius: Well, the total project cost is about \$11.1 million.

Adams: Ok.

Cornelius: And that's what we're aiming to raise. And then in terms of --

Adams: In terms of the other concern expressed and we'll hear later, is the ongoing operations. The ongoing financial aspects of the operations, give us some sense of how you're going to sustain that if you would.

Schubert: The funding streams include the following. Rental income. A contract with the department of human services. Fund raising and foundations. We anticipate we'll be continuing to be successful with the fund raising and we've had very successful events where we've met or exceeded our expectations in all of those events and that's without having a program to walk people through and without having our buildings built. We anticipate when those happen, our fund-raising will continue to excel. The -- we're currently negotiating with the department of human services for our operating agreement.

Adams: And what's the deadline of expectations for raising the money to begin the work? -- raising the capital money?

Cornelius: Right, we are anticipating going in on a tax credit application to the state in february of '09. Assuming that that was successful, we would be looking to complete our drawings and permitting for a start of construction late third quarter or early fourth quarter of 2009. And we anticipate that the federal -- if the tax credit application comes through, we will be able it line up the rest of the funding and go. I think there's been a question well, what happens if that doesn't come through. Our alternative is to continue on a different path that's noncompetitive and we have a good plan for filling out the financing with a bond tax credit model that doesn't require an application to the state. A competitive application.

Adams: Thanks.

Fish: First, I want to welcome shantelle. She's a senior at the delasalle high school and it's a pleasure to meet you. I'm proud that you're the new liaison to my office from the Multnomah youth commission. A round of applause. [applause]

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

Fish: And we're eager to get to work with you. Nice to meet you.

Munk: Thank you, nice to meet you too.

Fish: I have a couple of questions following up. The competitive tax credit that you alluded to, the 9% tax credit, they're hotly sought. A lot of projects in Portland that also are seeking them. Describe a little bit the backup plan and your confidence level about getting either/or both.

Cornelius: I should say, that the 9% applications are the competitive ones. We are coming in with a very modest application. Not looking for the entire project to be under tax credit. We're actually trying to minimize the amount of credit to the state. We think that increases the likelihood of getting funding and allows opportunity for other projects in the city to get funded. We try to keep that very modest. We originally approached the project using a noncompetitive tax credit and bond model. My company does a lot of those issuances and the size of this project allows us to amalgamate that with other projects that we have to do an efficient offering. We've been encouraged to look at a modest 9% application but our fall back would be a noncompetitive for 4% application with bonds. And we're confident that we could do that as well, if required.

Fish: If someone read the paper today or been following the news the last month, they know the credit marks have been upside down. Municipalities are -- there's uncertainty. Talk to us about the

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timing you would might seek to go out on financing of this time and how it's impacted by market conditions.

Cornelius: The latter?

Fish: Yeah.

Cornelius: I actually was talking to investors back east recently, this week, and they're trying to figure it out. It's certainly going to be a tumultuous time. We have time. We have the ability to continue our fundraising efforts and to wait for the bond market. We're confident the bond market will be there. It's going to be there for us and the rest of the country at some point after it stabilizes. We're not looking to go to the bond market now. We don't have to go now, as I mentioned, our schedule has us third or fourth quarter of 2009 closing and we anticipate by that time, things welcome stable.

Fish: We hope so, exactly.

Cornelius: We anticipate at that point being able to go to the bond market for that financing if required.

Fish: I had a chance to look at your pro forma, and we had a chance to have folks at the bureau of community development take a look and a couple of questions. As you sit here today, do you currently anticipate making an ask for any public dollars to close any gaps?

Cornelius: We're hopeful the proposals we have outstanding will be successful and we'll come in and not require that. We don't know. It's possible that we might. We haven't sat down with p.d.c. Or bhcd. We anticipate being able to have the funding we need. However, if our projections come to the point that we need to come in and take a look at all sources, we would certainly look at that as one opportunity. But we, at this point, are running independent of that. And hope to continue that way unless we need to go and ask.

Fish: Finally, I have questions that have to do with the proposed contract and some contractual time lines, but I understand there's a panel later that I can address those too. So i'll hold those questions.

Saltzman: We'll have shannon from my office come up and address any questions about the lease in particular.

Adams: Can I follow up on a question about design. Or is that a different panel or --

Saltzman: No this will be the point.

Adams: Talk to us about -- they're up here, so talk to us about is this what you had planned or how firm is this design we're looking at?

Schubert: These are our conceptual drawings at this time that will evolve as we receive more input and during our land use process and I think i'd like our architect, brian carlton to join us for this portion of the questioning.

Saltzman: Come on up, brian. You can pull up a chair. Near the microphone.

Brian Carlton: My name is brian. With carlton architecture. These are conceptual drawings and certainly reflect the program we're trying to achieve with this project. But we intend to and are beginning a full engagement with the neighborhood and anticipate feedback from them and there'll be modifications over time. We have had a preapplication conference with the planning department, and our poised to start that process, but we realize we still have work with the neighborhood to do. The concept is to bring the site with family-style homes. We have eight family homes in single family and duplex arrangements. Then we have four our structures at this point that are accommodating three senior homes, wrapped around some community space within those structures. And then our larger intergenerational center which has 20 senior homes, and as well as the larger community spaces, dining room, kitchen, laundry, activity spaces.

Adams: The emphasis on making it look especially from the outside, sort of blending in with the rest of the neighborhood is I think important to the neighborhood and important to me. So I was glad to hear you say that. Given the nature of your endeavor, is community outside of the

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development, are there amenities for the neighborhood or is that not -- are there safety issues related to that or what's been your thinking of the physical development and what assets, what benefits to the neighborhood might be achieved?

Carlton: I'm going to go back to that -- we're intending to have a lot of discussions with the neighborhood over those issues. We're clearly trying to develop a neighborhood within a neighborhood, a community within the larger community. And our kids have special needs, some of them, and we're trying to pay some really close attention to them. And so we're looking at a community space within our own development here that offers them some sense of home and comfort. That being said, these are normal kids that are going to bring kids from school and want to have a place to play with their friends and we're certainly encouraging that. There are other discussions that have just begun about hopping our site up more. We're going to take a hard look at that and continue working with the neighborhood to see how we can open the site up more and let a little bit more of the neighborhood into our site.

Adams: The last question around design for the moment is green and sustainability.

Carlton: It's early in the game. But we are at this point, targeting leed gold. We're going to be exploring -- we have the advantage of a community. We get to do some things when we're sharing resources that single family homes might not get to do. We have a lot of green space. We have room for vegetable gardens and rainwater harvesting and that fun stuff. And we're going to be exploring certain renewable energy resources.

Adams: Heating and cooling.

Carlton: Heating and cooling and rainwater harvesting many we're going to try to touch it all.

Fish: You're the lead architect for another development that was before council recently and that was the jerome site. You indicated that the leed nonprofit had committed to engaging the public in a dynamic way. Have you been given the same charge from this project?

Carlton: Absolutely, I think my client town this point -- my client has been very engaged with the neighborhood over the last two years, three years, on this project. And that's certainly going to continue. We've been -- I have to admit, we've been carting around these renderings for while a while now. There hasn't been a lot of evolution of those because the efforts have been in the funding arena and taking care of other business. We've been dabbling with evolutions of the design as it relates to program, but this client is fully committed to -- once we've got the site control and the green light is there, to fully engaging with the neighborhood and going through a design process with themes that more than just showing them the product and having them throw darts, but actually sitting down with them and how the site layout and home design can really benefit the neighborhood.

Saltzman: Any other questions of this panel? Thank you all.

Schubert: Thank you.

Saltzman: Next we'd like to invite up tom, a north Portland business owner. Dan, the contractor of the project and nick, a neighbor of the project. Welcome.

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

Saltzman: Tom, do you want to start?

Tom Walsh: As a -- I just want to first thank you for taking this issue up --

Saltzman: If you could identify yourself also.

Walsh: Tom, I own a company called mt. Hood solutions, been in Portland since 1902. Born and raised here and i'm a businessman who likes to support the city of Portland and the projects people get involved in that I think are worth while and to that end, i'm involved with hope meadows. I guess that my --

Saltzman: Can you speak closer to the mic?

Walsh: Sure. The point for me being here is to express support for this project. I have been involved in a fair number of charitable and projects similar to this, that have been successful and

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some that haven't been successful and I think this has the bones to be very successful. The concept, I don't think anyone can argue with, that we have a lot of children, foster children, who need some support beyond what is being offered them today, which I think it's hard to argue that it hasn't been very successful. It's easy to argue it's not been very successful. The projects and programs to date. I've seen this one and the one in Chicago and I believe in it and committed my own dollars to it, and I just look at it as somebody who grew up here that any time we can take a project on like this, it's really not asking for a lot from the public, and I -- I believe that to be true. I'm not -- I can't sit here and factually say that. It doesn't seem like there's a big [inaudible] there's a lot of private money behind it and that we ought to support it. And help these kid that's direly need it, I don't see why we wouldn't. But everybody has their opinion, so --

Saltzman: Thank you. Dan?

Dan Snow: My name is Dan, I'm with Walsh Construction. I'll be the project manager for for this project. Walsh works with a lot of nonprofit organizations all over the Pacific Northwest and we think this project is really a great project that isn't just great for -- great for the community. All I really want to say is we have a strong history of building projects to budget and on schedule. And a high quality project. And I think there's a lot of consternation about the dollars and how they're spend and we're be sure that the project gets built on budget and on schedule. It will be a high-quality project. Fit in with the neighborhood and be a member that works with the neighborhood and bring in the community to help build the project. We have a strong history of -- businesses in the local communities to help build the project. So we're just excited to be involved and we'll do our part to make sure it happens.

Saltzman: Thank you: Nick.

Nick Uchie: My name is Nick. I currently live across the street from the site. I'm a little nervous and not used to this arena. I typically try to avoid and it keeps my blood pressure down, so -- [laughter] but when I first heard about Hope Meadows, I contacted her and asked her to go out for coffee and talk about it. As she shared the goals of this project, it was something that touched my heart and touched something that I'm a big fan of. My wife and I have both worked with elementary and high school students for the last few years. My life for the last three as an elementary schoolteacher and five for me in a youth center as an employee and volunteer. We both had opportunities to work with foster care kids. I had two sisters in the center I worked at who were adopted. One graduated from high school this past year and going to college. My wife had a fourth grade boy who he and his twin brother were constantly bouncing back and forth between grandpa and foster care. My wife would talk about how when there was a level of stability, his attitude would change in the classroom and when he found out grandpa wasn't going to be able to take him and they were removed again, it broke my wife's heart to see how he had improved with his grandpa to the time he didn't know where he was going to go to school next week. He was attempting to control the one thing he thought he had control of, and that was in school. And resulted in all kinds of things. I'm here as a neighbor and fan of helping kids who aren't able to help themselves. I look forward to seeing houses across the street as opposed to the vacant lot. I look forward to the day when my wife and I might have kids some day soon and nice babysitters across the street. It will be great. I'm a fan of anything that has the potential to help kids who desperately need it and I believe this project has that.

Saltzman: Questions?

Adams: My understanding that the Portsmouth neighborhood association is taking a position against the lease and I appreciate you coming here today, this room used to make me service too. Some days, it still does. [laughter]

Fish: The proximity to Commissioner Leonard?

Adams: I fear for my life. [laughter] there's why security is here. It's really not to protect us from you. It's from Randy. But obviously, you live right across the street. Portsmouth neighborhood

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association has taken a vote, not supporting this. And we'll have an opportunity to hear from them, but I wanted to see if you had any thoughts on -- or you explained why you are supporting it and their concerns, if you're familiar with them, sort of any response to that?

Uchie: Familiar vaguely, in the times i've read online the proposal that they presented in opposition to it. I -- I just truly believe if there's an opportunity to help kids, i'm willing to throw myself behind that no matter what the risks are. I think that takes priority over any of the other objections that I personally have against whatever would be in my neighborhood. That kind of trumps that for me, personally. So that's why -- that's why regardless of the different things that could affect me personally, that I definitely support this.

Adams: Thank you.

Fish: One comment about walsh construction. Not germane to this project. I wanted to say this four years ago, but I didn't get a chance because you were nominated for the spirit of Portland award which for some reason you didn't get. Now that i'm on the council, I would like to say, four and a half years ago, an elementary school in this neighborhood, called astor, the parents wanted to run the stormwater into the garden and create a sustainable place. They didn't have the money to do it and made an outreach to walsh construction and you folks within 48 hours agreed to do it. You took the blacktop off the basketball court and dug out this trench and created a water garden and then took the material, recycled it and paved the roads of the new columbia. Invested a tremendous amount of time and energy, which you donated to the elementary school and created a model water garden and I want to say, then as a citizen and now as a commissioner, how grateful I am. And I know this is something that you do regularly but that's the kind of work that walsh construction does regularly for the community.

*******:** To be honest with you, I was the one that did and I had forgotten all about that. I should go over and check it out. Thank you for that.

Saltzman: Ok. Thank you. The last invited panel is tony hobson, president of self-enhancement inc. Pamela, the principal the rosa parks elementary. And shannon callahan of my staff. Almost.

Tony Hopson: Tony, hopson. President and c.e.o. of self-enhancement inc. Before I go there, I will say there's a thing I say all the time about youth in the america and the fact that we don't have a youth program in the america, but a adult problem. What -- a youth problem, but an adult problem in america. Kids learn from what they see, as opposed to what they say. This is a model that is intergenerational that brings the older folks along with parents and young people together, so from that standpoint, I think the model will serve us well. In terms of need, there's a real urgency that we all are faced with right now. We can look at the dropout rates around the country, as well as locally. Detroit, 29% graduation rate. Indianapolis, 30%. Cleveland, ohio, 34%. Portland public schools, 54% graduation rate. Those aren't good and they're talking about all of the kids. If we start to talk about kids of color, those numbers get far worse. If we start talking about foster care children, it's even more worse. Then think about foster care children who are kids of color. Man, do they graduate at all? You know, the numbers get very, very low. In our community, native americans make up 1.7% of Multnomah county, the 12.4% of the foster care system, homeless 6.2%. Multnomah county 14.1% of foster care. African american, 5.8%. Multnomah county 7% of foster care. Obviously there's a major issue right there that we need to be concerned about. This is a program that in and of itself can't make the huge differences we want to see, but if this program is connected back to the school and connected to other community-based programs, then we can begin to wrap kids around -- wrap a holistic approach around kids that can help them be successful. Beyond that, I think what's most important, when I look at programs, we look at it from the standpoint of what, how and who. Who, how and what. What is it that they're going to do? Obviously we have a model that's proven to be successful. I think the most important thing to having success is the who. The who is involved in this effort. And I think we have a lot of very strong people involved in this effort that have proven to be successful in their own right. Daranda,

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as the executive director. Rhonda meadows, who has pushed this through. There's individuals in the audience. Jay bloom that's on the board many who brings a lot of expertise when you think of young people in this community. Mark young who is involved in this, who was the c.e.o. of ycma columbia willamette. Oregon mentors. These are people that are dependable. So when I think about how do you have success? You have a good model, you come up with a way in which your how is going to be relationship oriented, which makes the difference and then you get the right who involved. When I think of work we do and our connectedness to young people, I think this is a program that can certainly serve us and serve us in a positive way. We have a number of foster care children in our program, at self enhancement inc. And they do get passed around. They have a situation like this that would be available for young people. On the need side for young people, absolutely no question. This is a program that can make a difference.

Pamela Newsome: I'm the principal of rosa parks, the -- rosa parks. In north Portland. The last time I came to address the commissioners and city council, I came as a citizen, and an adoptive mom, and as an adoptee. Today, I come to you as the principal of rosa parks elementary. And as a principal, I can tell you that we serve a variety of students and variety of families. I can also tell you our families are very complex, from two-parent homes to single families, to single parents to grandparents to extended family and last, but definitely not least, our foster care families. Regular foster care, therapeutic foster care. Rosa parks is privileged to serve a variety of family, very diverse. More than 17 languages spoken and our children represent a variety of ethnic groups, colors and we're happy to have such a positive place for children to grow. But I especially want to tell you about a little girl near and dear to my heart. I think it sums it when we talk about hope meadows and what it has to offer to the children in our community. This little girl showed up at five years old. On her first day, we all knew she was there. She was in our special class, and as we found out a little bit more about her, we found out she had just been placed in foster care. That she had come from a very troubled home situation. Very abusive and she and her siblings had been improve -- removed. And split up. We had two in one home and one in another and yet one in another home. I didn't have a lot of hope and i'm not one to give up easily on children many but the damage seemed to be so intent and so deep, I wondered what it would take to help this little girl recover and begin to heal. Well, she landed in the right place because she landed at rosa parks. And with a wonderful teacher and support staff. And I do mean the whole school embraced her from the secretarys to nutrition services to educational assistance, and, of course, the principal, we loved her. But she also landed in a wonderful foster home with two parents to love and care for her and one of her siblings. And i'm just overwhelmed today to tell you that as a six-year-old and first grader, she is thriving and still at rosa parks and is strong. In two weeks, we will begin to mainstream her from a special class to a regular class. It's simply a testimony of what the right place, right time and right people can do for these children. We have an obligation, and had I not landed myself in the right home in the right place at the right time, I wouldn't be sitting here today. I want to leave you with this thought. That rosa parks stands ready to welcome once again new families and new children to our community. We did it with new columbia and we're over 500 children strong and doing well and we can surely open up and find enough room in our hearts and building to embrace these children that will come to us as a result of hope meadows standing on ground that has served children as ball elementary did for more than 50 years. Thank you.

Shannon Callahan: I'm shannon, of commissioner Saltzman's office. I'll give a brief overview of the lease and talk about the community benefits incorporated. The property, we've limited it to the hope meadows model. If for any reason in the future, hope would cease to exist and I know there was concern of the neighborhood that this might be another use, the lease becomes void and the properties and buildings revert back to the city. Secondly, we have two clauses that m.l.s. Will review the finances before any construction commences and from time to time o.m.f. Can request -- they're going to be the landlord under the lease. So o.m.f. Will verify all funds and that hope

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meadows has the necessary operating reserve accounts for maintenance. Which obviously will need to grow over time as the buildings age. There's a financial check piece. In terms of the actual community benefit, the executive director has been having conversations with the community and allowed me to come and talk about the provisions in the lease that they would like to see a few weeks ago and we were able to incorporate the vast majority. Some are going to be dealt with in the land use process. One of the first things i'd like to point out, the intergenerational community center will be open at no charge to the portsmouth neighbors, as well as school and community groups. The playground and rest of the open space is considered public open space. As long as that's consistent with the terms of the good neighbor agreement that they enter into. One of the things most helpful were provisions to incorporate, that must be addressed in a good neighbor agreement. Requires Portland hope meadows to enter into and maintain a good neighbor agreement. Otherwise they put their lease in jeopardy. Some of those things that people were considering -- were important to people, were tenant conduct and attendance at portsmouth neighborhood association by representatives of Portland hope meadows on a continual basis. The other piece that I think is really interesting is hope meadows guarantees they're going to work with the crime prevention through the environmental design here at the city. There was another request of the neighbors. These are features that we've incorporated and that they're mandated to use green buildings. I don't know if you have questions.

Saltzman: Commissioner fish.

Fish: I'd like you to walk us through the time lines within the lease. First of all, what's the outside time limit to complete construction under this agreement?

Callahan: 60 months from the time the lease is executed. Five years, or 60 months, which seems like a long time but because of the land use process and the possibility of appeals, we needed to build in enough time for that. But otherwise the lease is void. So they've got five years to complete the project or this lease doesn't stand anymore and the property reverts back to the city.

Fish: When you talk about the lease is void, it reverts to the city?

Callahan: Uh-huh.

Fish: What's the time line for a filing of an application to obtain a conditional use permit?

Callahan: Portland hope meadows started it with the preapplication development application in july of this year. We have made sure they've finished that application by july of next year. That's the code but we don't want them to stop. We want them to continue on the process so they'll have the formal plans in to b.e.s. by july of 2009.

Fish: What happens within the five years if at some point, the hope meadows board determines they cannot obtain the necessary financing?

Callahan: Hope meadows could terminate the lease during that time period if that's the case. And we can request that periodically, we, being the city, and o.m.f. Can request financial reports from them throughout the lease.

Saltzman: Other questions? Thank you all. Now we're going to turn to testimony. I understand the portsmouth neighborhood association would like to have 10 minutes to present their position. Is that true? Is greg here? Ok. So come on up. And whoever you want with you. And I would assume, without objection, we'll give them 10 minutes to make their presentation. Would you like to introduce yourselves first?

Greg Wilhelm: As soon as I can get the power point out. We have our names on here. My name is greg wilhelm, the portsmouth neighborhood association chair, and today i'm joined by susan, who is a board member, and also joined by ryan, who is a board member. And we're here to provide testimony opposing the Portland hope meadows lease. Before I get into my presentation, I would like to say that this really isn't an issue about foster care. I don't think anyone in the portsmouth neighborhood association feels badly about trying to help out foster children. I, myself, am adopted, so I do have an appreciation for what it means to be an adopted individual. But being a

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neighbor that lives one block south of the proposed site, I do -- and looking at the information we've had presented to us, i'm here today, along with my neighborhood association, to oppose the granting of this property to Portland hope meadows. What we're going to do today in our presentation is we're going to show there was a lack of neighborhood involvement in the process in which they were given a \$1.9 million piece of property and since i'm the portsmouth representative of urban corridor advisory committee, I know what it feels like to be involved with a project and I can assure you, this project doesn't have that same feeling. They've not raised enough money for construction and, last, the Portland hope meadows business model for ongoing operation seems destined to fail. The key take-away from this is that the portsmouth neighborhood association would like very much to work with council to find a more suitable use of the land at the john ball school site. I'm going to take time and go over a little bit of history. Regarding the lack of the portsmouth neighborhood association involvement. First of all, city council adopted back in 2003, a resolution that says that they will encourage neighborhood participation in vacant surplus properties. This never happened with the portsmouth neighborhood association. What did happen in february of 2006, is that commissioner Saltzman came to a portsmouth neighborhood association meeting and declared that the ball school was closing and that he proposed using the property for Portland hope meadows. At the time, he did not give the p.n.a. An opportunity to propose alternate uses for the site nor did he mention that other sites had been vetted in the process as being not suitable and that this site was the best. Later, a few months later, the portsmouth neighborhood association held a community meeting to ask our neighbors what we wanted to do with the site. And at this meeting, the founder of Portland hope meadows was present. The p.n.a. Then went into rounds of the proposed site and surveyed 40 residents and when we came back with the survey, we found that p.h.m. P. Was the seventh ranked choice for the use of that property. The p.n.a. Then sent a letter to city council with these results but never received a response. And in may of '06, commissioner Sten in communication with the portsmouth neighborhood association, stated that we would be involved with any redevelopment of the former john ball site. This never happened either. And 10-25-06, council made an executive decision and narrowly passed a resolution, which is why we're here today, to grant the \$1.9 million site for \$1 a year and at that meeting, the portsmouth neighborhood association testified in opposition to that. This takes us more to the present. On 4-08-08, we held another community forum meeting in which we invited the director of hope meadows and come and inform our neighbors about Portland hope meadows. I had the opportunity to speak in opposition as this is our normal community forum style where we give the person an opportunity to have the pro and the con. And yet at the end of the meeting, the consensus of the 30 neighbors was that they were not in favor of Portland hope meadows. As I result of that, the p.n.a., since we now have a much larger and stronger neighborhood association board and membership, has moved to oppose the use of the land for Portland hope meadows and conversely -- or consequently, I sent a letter to city council outlining the reasons why we're opposed. The key take-away from this, the neighborhood does not feel we were ever given the opportunity to be involved in finding a suitable use for this land. So what is does the portsmouth neighborhood association look like today. We have 8300 residents, give or take, and 52% of renters. Quite a few of them are people using some sort of a social service. Another thing to point out is that we have a school, clarendon school, which is closed and the neighborhood association is going to start maintaining because the Portland public schools does not have money to do so because neighbors are tired of watching it get vandalized. We have new columbia, three blocks west of the site, which is probably the largest social experiment in Portland to date. We, very much in the p.n.a., would like to see new columbia succeed and we support it, but we have to point out that it is struggling to maintain itself fragile liveability, in spite of having police officers patrolling the area. And on-site social services and they haven't been able to attract viable businesses due to the fact that the people in that neighborhood don't have much money and why would businesses want to move into an area where

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people don't have money to spend? Another thing we have is the military base two blocks to the east and at this point in time, I know council's recommended we turn it over to the national guard, but the department of defense gets to make that decision and their first priority is for homeless housing and if you drive down Portland, you'll find a random bunch of struggling businesses, known as lombard or highway 30. The key take-away, the neighborhood needs something stable at that location. At this point, i'm turning it over to susan landour.

Susan Landauer: Good afternoon. Thank you for listening to us. What neighbors want, they want market rate housing. They want owner-occupied housing. We established that at a meeting in september '07. Where we talked about the military base. We did it again in april at our neighborhood meeting and whenever we get together, that's what people say they want. The reasons are homeowners are invested in enhancing the community. Homeowners promote stability. Homeowners pay taxes instead of utilizing social services. The key to this is Portland hope meadows does not provide stability and uses more social services than it pays for. The pilot program, generations of hope in illinois, has a 90% adoption rate which we admire. But as april 2007, it was not at full occupancy. 25% of the foster family homes are vacant. There's room for 20% more children and 18% more seniors. About 10% of the families quit year after year, and each child is more costly for the state of illinois than the average. And in 2007, they were running a \$176,000 deficit and able to make up their budgetary short falls because they have a large endowment of the point of this is the pilot has approve -- proven that it's not self-sustaining. The Portland hope meadows business model has three sources of income, money from the state, seniors pay rent and over half the remaining balance is made up by donations and even at full occupancy, Portland hope meadows must raise significant donations each year.

Ryan Schera: In the essence of time, i'm going to try and fly through. I live one block w. Me and my wife are new residents actually in the neighborhood and the reason why we chose portsmouth neighborhood is the reason because it is a neighborhood in transition. Trying to better itself through the neighborhood association and through the contributions of the neighbors within the neighborhood. Before I get into the pro forma, i'd like to reiterate the agreement that was made in the 2003 neighborhood plan that greg noted earlier. You know, if the city doesn't live up to this agreement, what's the point of having a neighborhood plan? A lot of time went into that plan and we expect the city to live up to their end of the agreement and their bargain. In looking at the pro forma, when you compare the --

Saltzman: Without objection, we'll give the neighborhood two more minutes.

*****: I was under the impression I was going to get 10 minutes and each of the board members three.

Saltzman: Well, if I --

Leonard: I anticipated this. I wonder, if with your consent, treat them like we did the other panels and allow them to finish their presentation.

*****: Three more slides.

Leonard: That sounds good.

*****: Sorry. When comparing the 2007 financial report with the 2008 financial report you'll find 50% of the donors in 2007 are no longer on the financial report in 2008, resulting in an loss of \$1.7 million in funding. Where did they go? What happened? Also we'd like to note just in looking at the pro forma, legend homes is a donor. I mean, i'm pretty sure everyone knows they're going through bankruptcy right now. You might as well subtract that, which results in Portland hope meadows having \$1.6 million of actual committed hard funds. Last tuesday, on september 23rd, miss schubert stated at the neighborhood meeting they had not finalized the agreement with department of human services, and I believe that's the \$3.3 million that they have anticipated for funding. You know, I mean, it's questionable, you know? They haven't provided us any assurance, you know, that they're going to get this funding. Also, 86% of the funds is anticipated. I mean, I

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would never go into a project -- I work in the development industry -- with 14% of the total construction cost as of hard funds, never go into a project like that, I -- no developer wouldn't. I guarantee donald trump wouldn't. The key thing to take away, there's a lack of hard funding. The next slide. And you know, if the financial report for 2008, there's no mention of the operational expenses as stated earlier. What those expenses are. We don't know. I'm sure they're hefty and where's the funding. And we'd like to note that 50% of the income will be from fund-raising. And that's a big concern that the neighborhood association has for ongoing expenses. And then i'd also like to point out on the pro forma, they have \$950,000 of funding for the -- \$950,000 for funding. How does having a lease equate to almost a million dollars in funding? That's a question mark we have that we'd like to put forward. The s.d.c. Waiver, they're for water, sewer, stormwater, traffic and with the waiver, that's a lack of contribution to the city of Portland and the neighborhood. Really, these fees are needed that keep the city going and to improve upon the neighborhood from its existing conditions. Also, businesses, I would like to note, like I stated, we do -- I work in the development industry and do demographic analysis for corporations and they're going to take one look at this area and there's a reason why you don't see businesses succeeding in this area. It's not -- you know, I mean, there's a hard fact that, you know, the income of these occupy -- occupants isn't there. In reality, the funding isn't there and in the end, it's not bettering the neighborhood. And then the point to come away from, portsmouth neighborhood association, you know, it's -- it's against Portland hope meadows due to the lack of hard funding, and also due to the lack of working with city council in finding a suitable use for the site. Also i'd like to note in -- if the lease is passed today, that it's not downhill from here. They have an extensive land use process and a type 3 planned unit development which the planned unit development, they're basically creating their own development standards. Under the r5 zone, the conditional use is not allowed outright and their project would not meet the existing standards and that's why they have to go through those processes. And thank you for having us today.

Saltzman: Thank you. Questions of the panel?

Leonard: I do. I've listened carefully to your testimony. And it seems like a large part of your objection, I hear two substantive objections. One is process, and i'll ask about that last. But first, concerns you've raised with respect to raising a capital cost for the project and projected dollars for ongoing costs and concerns you've raised with them not paying s.d.c.'s for the project. If those issues were addressed in a way that you felt resolved your concerns, would you support the project?

Wilhelm: Do you want me to take that?

Schera: You go ahead with that.

Wilhelm: I would say, no, we do not want to support the project. Time and time again, in meeting with neighbors, people in portsmouth neighborhood are tired of having subsidized type housing. I know this isn't subsidized but these are not citizens going to benefiting society. They're going to be needing social services. The neighborhood already has new columbia. I think we've done our part. The neighbors want to see houses that look like all of the other houses. We've had people come up and complain, saying that realtors told them their property values are going down if this goes in across the street. People are very concerned about it. The amenities they pointed out. We don't need. We have free access to columbia cottage for meetings. We have university park right next to -- almost next to this site and we have columbia park, which is a wonderful park nearby. These amenities they're offering really don't add value. The only thing this project does, if it were to succeed, is to possibly enable some well deserving foster children a chance to become adopted and perhaps have a better chance in life. But it doesn't necessarily have to happen at our site and I think it's premature to give it, because they haven't demonstrated at least in my perspective, especially working for one of the top 10 corporations in Oregon, this plan is just filled with holes. I don't see hard money in here.

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Leonard: The second part of my question has to do with the process. My original position on this a couple years back was based primarily on the -- primarily on the lack of public outreach. Have you had the opportunity to discuss this project with Portland hope meadows? Have you had the chance to talk about this project with people from the city?

*****: We've --

Leonard: As a neighborhood association.

Wilhelm: Yes, she's been very good about coming to our meetings and attending our board meetings and attending our community forum meetings and trying to answer people's questions. In that regard, they have been very good. However, they only showed up after the resolution was passed. There was never any prior engagement prior to resolution. I think the people felt like, oh, this was dropped on you, and now we'll try to engage with you. I feel like we do have a good rapport with her. We're here formally opposing, but if this were to go through, we would get through this and work well with her. We have not worked with the city on this. We have sent letters and not gotten any response.

Leonard: Actually, I was going to ask you those two things of the last thing you brought up, I appreciate, if fact, the council approves this, what are the kinds of agreements that you think you would like to see in an ongoing good neighbor agreement?

Wilhelm: We actually haven't had the time to discuss the good neighbor agreement. We extended the invitation to shannon at our last community meeting so we could give the neighbors a chance to offer constructive feedback as to what they wanted to see and i'll admit it was a difficult meeting to control because people were so emotional about the project in general that i'm not sure we received as much constructive feedback as we wanted. Going forward, we would set aside time to work through the good neighbor agreement. We have several people on our board. I know that my original background is in civil and environmental engineering. Ryan is also --

Schera: Land use planner.

Wilhelm: And we have a civil engineer. If this were a designed built process, we would like to be on the design build team so ensure it's grated into the neighborhood in -- integrated into the neighborhood so that the people adjacent to it, look at it and say i'm happy to look at this every day when I walk out my door.

Leonard: I appreciate that and I want to make one last observation. I'm compelled to make this objection. I appreciate you sharing your history. I hope you appreciate there's a huge difference between kids who are adopted and kids who are in foster care.

Wilhelm: No, I certainly --

Leonard: Because of your background.

Wilhelm: I think my point is being adopted and not having to go through the foster care process, i'm fortunate.

Leonard: I appreciate you clarifying that.

Wilhelm: And i'm glad that the rental facility is working out. But at the same time, I think i'd like to point out the -- they've been on oprah and they've received a lot money and despite running on a deficit, they have such a large endowment that they've been able to weather the storms. And when you look at the business section of Oregonian every day, given the recession we're probably in, that money is going to be drying up and that Portland hope meadows isn't going to be able to get their 50% grants and donations to operate the facility over the next several years.

Leonard: Thank you.

Saltzman: Further questions?

Adams: You made the phrase and I wanted to clarify, that this is a project -- or you want a project with tax paying citizens whose members benefit society. I think that as part of your other -- another part of your testimony was that you have no quibble, no disagreement. That this benefits society but just don't want it in this neighborhood.

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Wilhelm: Correct.

Adams: So it's the tax paying citizen part. The assurances or testimony of shannon from commissioner Saltzman's office, went through in response to commissioner fish's questioning, triggers and criteria they had to meet in terms of capital financing, but also in terms of assurance of operating review before get to proceed with construction. Are you familiar have you heard that before, why do those not meet your concerns?

Schera: Well, that criteria, I would think meets our concerns. I mean if they can present that they have the funding for construction before they break ground, I think we would be amenable to allowing the project. The question being that as of today, the resolution stated that they had to present, that they had sufficient funding and I don't know. Do you see that today? That's -- I guess that's the question. Do you see that they have the appropriate funding today to pass approval of the lease? With the conditions in the lease, my personal feeling is that, you know, as long as they meet the requirements of the conditions, I think the neighborhood association may be amenable and may be satisfactory.

Adams: They're not in a financial position right now that satisfies me that they get to start construction on the project. And I think knowing some of the folks involved with this and other projects, they wouldn't start construction until they had more financial sort of backing in hand. I do know from my other project efforts that they can pursue a lot of those resources without showing control over the property. So the other question that -- or the other statement you made and maybe commissioner fish might be able to speak to it as well, that projects done well and part of the definition of well is sort of integration into the fabric of the surrounding communities, for types of projects where the population is putting quotes perhaps challenged than this population, we have not seen a reduction in property values. Just to speak to whatever realtor said whatever to you. In fact, there's case studies -- not here, but done that show that property values have gone up as much as folks farther away from these facilities. You did work in southwest.

Fish: If I could speak to that issue. At new columbia is a case in point. There are opportunities for homeownership on that site and one of the concerns that the neighborhood expressed when I was on the housing -- expressed, would homeownership work on a mixed use development on a heavy concentration of subsidized units? There was a healthy skepticism. And I think we can take comfort in the fact that the homes were all sold. I would say from a market point of view, something that was an unanticipated consequence of the success of the new columbia, on the resale model, those homes are no longer affordable. The marketplace told us that you can mix community and where we hope to have a supply of affordable homes in the new columbia, the fact is in the resale market, they're no longer affordable. To go to my colleague's point, the reason why, we've demonstrated a carefully planned community with homeownership would be successful and people are not resistant to living in a community where there's subsidized housing down the street. If I could also just say that in terms of a community presentation on an everybody of this kind, I think you set the bar high with this, I thank you, because a lot of the history predates me and I appreciate the thought and care that went into your presentation today. My colleagues asked all of the questions I wanted to ask. But I did want to address the sharp facility. You raised a concern about the outcome of the brack process. I was in d.c. and met with the kernel. If a community has a we better than learned his mandate is to close the deal as quickly as possible and get as much money as possible. So again, regardless of what happens today, I have a bit of familiarity on that and i'd be happy to talk with you about that. There's a presumption in Washington of -- a presumption in Washington. And as you can understand, if you go to housing at one of these sites, even though there's a congressional preference, it usually delays it quite a bit. These are difficult packages to put together. I can tell you that my sense is that the community's desire on this one will be honored.

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Saltzman: Further questions? Thank you very much. Thank you, we're going to move to regular testimony. I would like to ask if there's any parents with young children who would like to testify first? Come on up.

Adams: Can't have just one? You have to have more than one?

Saltzman: Have a seat and pull up a microphone.

Adams: Cute.

Adams: Thank you. Is there's another [inaudible] on your back, by the way.

*******:** She's quite vocal too.

Saltzman: If you could give us your name.

Misty Menashe: Misty and I live about four blocks west of the proposed site -- four blocks. I'm a board member, but I come as a citizen in the neighborhood to say that I fully support the program and I have from the first time I heard it when the neighborhood was canvassed. I'm one of the new columbia -- I moved seven-tenths of a mile into the new columbia. I truly believe in the new columbia and we moved there because we believed in the neighborhood. We bought one of the homes, we didn't qualify for any of the benefits of buying into the new Columbia. We didn't get any tax deferment and my property taxes went up significantly because the homes went up in value significantly. I also grew up in foster care in Portland, I was never adopted. I was transferred through a few foster homes but I did end up in a permanent situation where several grandparents were invited -- surrogate grandparents. I still am involved in the lives of my surrogate grandparents and they still belong in mine. And I'm grateful that the neighborhood that I grew up in, didn't oppose me moving in and I'm grateful that I had that opportunity to be in a permanent home when I graduated high school. I also wanted to put out that if I was to move into Portland hope meadows and become a foster parent, both my husband and I work, we are taxpayers and one of us would still be working while raising these foster children to be adopt in addition our family. So there will be our tax paying citizens that will be adopting children from our community. I strongly object to saying that everybody coming into Portland hope meadows is just there for the benefits of help, and yes, the children are there have -- .

Fish: I think your baby is dazzled by seeing mommy on the screen. [laughter]

Adams: Now we're on the screen, the baby is going to cry.

Saltzman: Karla, read off the first three names.

Moore-Love: We have 21 people who signed up, left on the list.

Saltzman: We'll go to two minutes, then.

Saltzman: Welcome. If you could just give us your name. You each have two minutes.

Seth Truby: Seth truby. This is a very interesting process to listen to. I grew up in a family with two siblings adopt out of foster care, so I have some familiarity with the issues. I want to commend you on the work you're doing to bring this to Portland. If for some reason the lease doesn't work here, I hope you'll help them find another site. I'm here to talk about the opportunity cost. When you choose to do something with a piece of land you're not doing something else. We have a proposal that allows the neighborhood that's pretty excited about -- its history goes back several years. I was at the meeting when dan Saltzman proposed this use for the land. We didn't have a school yet, we didn't have kids, teachers, but we had been approved. And we came to the neighborhood looking for a site and said, here's one potential use for the site, there was some interest, now we're in a very different place. So i'm a founding board member of the Portland village school. A tuition-free public charter school. We have over 200 students in its second year. We're a waldorf method school. It's the fastest growing educational movement in the world. We just opened our doors last year and we're already the second largest charter school in Portland. A couple more years we'll be the largest. I'd like to explain very quickly the unique challenge charter schools face in finding a site. Like Portland public schools, we're free public program supported by state and local tax funds. Unlike Portland public schools we have to pay rent or mortgage. There's

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no provision giving us our own building or the right to occupy public school spaces. And we only receive 80% of the funding compared to b.p.s. So it's a budget squeeze for us. We were lucky when we opened to find a suitable building site. The tso they moved -- so have you a catholic school renting a public school building and we were a public program renting from the catholic building. Anyway. So it's been a good first home, but we're already bursting at the seams.

Saltzman: Thank you.

Chris Kayser: Chris kayser. I have a first and third grader and i'm on the school psych committee. The school site now is temporary. We have a lease set to expire in three years and we're outgrowing the school. So we're here today to ask at least for consideration as a possible alternative to the john ball site. And the reason why that is, is because the Portland village school is a great asset for north Portland. And it's -- if its first year of operation the school has got a 98% return rate on families. There are 100 families on the waiting list for the kindergarten alone. The great succession of this school has been its strong and diverse community. It's a community that is made a builders and makers and has put a lot into this school. The first year there was over 2,000 hours of volunteer time put n all the desks were made by parents and students. Finished and sand and they were made at the wood shop of a Portland village school. Volunteers painted the school, they sewed the curtains, made the cubbies and book shelves. Volunteers transformed an overgrown dumping ground lot adjacent to the school into a functional playground for the kindergarten. North Portland risks losing if we can't find an alternative site. Pbs will be a stabilizing influence regardless of where it goes. There are nearly 20 fams families who have moved near the school just because of the school itself. And in fact, we have families who commute from the west side to north Portland. When was the last time you heard of families commuting from the west side because of the quality of the education in north Portland? Being a northeast resident I hear often just the reverse. The fact s. Portland village school is an asset for the city of Portland and it cannot lose that. And we need to find another site. We're here today to ask you to help us in that quest.

Richard Ellmyer: The president of the north Portland business association has authorized me to quote the following. We are against the development of the Portland hope meadows corporation at the former john ball school site. North Portland has been a landing ground for government assisted housing for the Portland of oversaturation. The businesses of north Portland need a community that has an equitable share of disposable income. We feel government funding housing is necessary, but should be equitably distributed throughout the entire city. Rather than miss appropriated to historically impoverished areas. We feel placing another government funded housing community of any flaiser in north Portland is not only discriminative, but criminal. Unquote. But I don't come here today to persuade any of you. That ship sailed long time ago. I'm here to listen to aleisha fiewks, elected Multnomah county circuit court judge and Portland hope meadows board member, tell us why she supports due process in the courtroom, but not at city hall. I'm here to listen to city council candidates charles lewis and amanda fritz tell us why they support due process and oppose back room political deals. Most importantly, i'm here to listen to anyone who will argue against the proposition that mayor-elect sam Adams should be held totally and singly accountable for forcing this terrible plan on the portsmouth neighborhood and north Portland. This is a battle of property owners, business owners, and residents of north Portland versus the taxpayer finance public housing establishment. Elected officials will vote with whichever group has the biggest numbers and the most clout. At the moment, that is not us. But in time, it will be, because we're mad as hell, and we're not going to take it anymore.

Terri Carbone: We haven't talked very much about the seniors in this conversation today. I do volunteer work every other week with the heartsdz stone at murray hill, and I work directly with the seniors. And I know that the seniors who have something they're actively working on, people they're working with, love to have children come, they stay viable, they stay active, and many of them work. The ones that are left behind, that have no purpose, they get lost. And I do work with

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memory care, for people who used to be teachers but now have nothing to do so I just came today to support Portland hope meadows. I'm on the board, I started as a contributor and the more I learn the more I love this program. One of my favorite authors is Steven Covey. In his book he states "grandparents who show great interest in their grandchildren are among the most precious people on this earth. What a marvelous positive social mirror they can be. A strong intergenerational family is potentially one of the most fruitful, rewarding, and satisfying independent relationships. And many people feel the importance of that relationship. This quote exactly is what we're about in this project. I truly hope the wisdom and foresight of this council will take a strong stand in support of Portland hope meadows for the good of the children, the parents, the seniors, and for Portland. For this will surely be a jewel in the crown of the city. Thank you.

Rhonda Meadows: Rhonda Meadows, the founder and massive fund-raiser for Portland hope meadows. We have been working very hard over the last four years to make this a reality. And I want to just say that I believe this was not a charity. I take this statement actually from Mr. Hopson who spoke about S.C.I. We're not a charity. We're an investment for our city. This project, Commissioner Adams has huge initiatives as mayor for this city, and one of his top priorities is getting kids graduating from high school. Making sure they have their diploma. Making sure they have enough skills to be successful in their careers. I have to tell you, 90% adoption rate means higher graduation. And correct me if I'm wrong, but -- 100% graduation for these kids. That is an investment in our city. I just want to say, no disrespect to the Portsmouth community, but I will say that when -- I've been involved since day one. So I attended many of the Portland -- Portsmouth association meetings. And I will say that I don't want to be in a neighborhood that doesn't want us either. I don't want that. So what did we do as board members in '06 of July, the whole month of July, every Saturday we canvassed, 153 homes. Door-to-door. Every Saturday. Out of 153 people only seven people said "we do not want you here." to me that is the majority. When I attended these association meetings, there were 10 people, handful of people there that spoke out. So that is the minority. I am talking about the majority of the people in that neighborhood that want us there, that believe in us, and that want to be part of us. So that's a huge piece. And then lastly, I want to just say for the business folks here, we are paying thousands -- hundreds and hundreds of thousands of dollars a year for kids who don't get help. Kids who are in in-patient care. I looked at three girls. We spent over 1 million on three girls in foster care in in-patient care. This program will get kids out of the system and into an adopted loving home so that we taxpayers won't have to pay the millions of dollars that we paid to help these kids heal and be successful in their lives.

Saltzman: Your time is up.

*****: Thank you.

Saltzman: Your name?

Roger Mosser: Roger Mosier, I work with Windemere, and I'm the co-chair of our Windemere foundation. And we have committed to build one of the homes at Portland hope meadows. And where our money comes from is all gift -- all donated money from our agent, and it is a mandatory thing that every agent must give money if they're going to be part of Windemere. And most of them give way more than they're required to give. Over a four-year period we'll be raising the money to build one home. But what I really want to say is that I grew up in a small town in the Midwest, and we didn't have foster kids. We didn't -- foster kids. If anything happened to a parent, there was a grandparent, an aunt, an uncle, to take these children. The extended family doesn't exist anymore. And this is the new extended family.

Saltzman: We'll start with you, Mark. You each have two minutes.

Mark Young: Mark Young, good afternoon, commissioners. I've worked in the nonprofit world for 42 years. Have raised millions of dollars, so I'd like to address the issue of whether Portland hope meadows will be able to raise the funds. There's organizations that wish they only had to raise 50% of their operating money from fund-raising. 50% actually for social service organizations is

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not an enormous amount. From a numerical number, that's about \$500,000 going forward. To date, with no program, no building, a very small board, they have been able to raise about \$250,000 a year already with no program in place. So as a seasoned professional who has had to raise a lot of money on an annual basis to sustain a nonprofit organization, the money that they have to raise is very, very doable. And the reason it's doable is because of individual giving. Individual giving is the key for sustainability in a nonprofit organization. And they are doing their fund-raising through special events, and they've been getting three to 400 people at every one of the special events. So they've been building a growing list of individuals and supporters. So once the organization is up and running, once they've broken ground, and once the donors can come and touch and feel and see the good work they're doing, that number is very, very sustainable for an organization, and it should not be a reason to take a look at this and say the organization cannot sustain itself.

Jo Anne Long: Good afternoon. My name is Joe Ann Long, the chair of the board of directors of Portland Hope Meadows. I'm here on behalf of myself, and as an employee of the Regions Group and Regions Blue Cross/Blue Shield of Oregon. As a 16-year executive I'm privileged to dedicate wholehearted commitment to this program. I was fortunate enough to be raised in a multigenerational home where parents, grandchildren and grandparents took care of each other. I've seen the positive influence of this model on my family. Most recently I have witnessed my niece, who is a single mother, raising two young girls, have to rely on us as her family as aunts and uncles and grandparents to provide her financial support, moral support, child care, and other support that she needs. I recognize through my work as a nurse, an attorney, and as a business woman, that not everyone in this community has those resources readily at their disposal. I was immediately drawn to the Portland Hope Meadows mission when I heard how much it was likened to my childhood existence, and committed to giving up my time and my talents to helping promote this model within the city of Portland. My hope is the council will listen and measure all the testimony that's been offered here, and in other forums, and weigh in favor of offering to give site control to Portland Hope Meadows and give us the opportunity to meet the conditions of the lease that will be duly negotiated with the neighbors. Thank you.

Amanda Davenport: Amanda Davenport, I'd like to briefly voice my support on behalf of Portland Hope Meadows. As a board member, a resident of Portland, and an Oregonian, if there are two drawbacks of our fellow citizen who's I feel need our love and support, they're children and elders. And as was mentioned before, these are some of our most vulnerable citizens. Portland Hope Meadows will help both communities. Having seen the effects of this community can have on its residents and neighbors, would I welcome it in each and every neighborhood in Portland, including my own. Especially my own. I ask you to help Portland Hope Meadows become a success and a model for others looking to also improve their communities. Thank you.

Saltzman: Give us your name, have you two minutes.

Jay Bloom: Jay Blume, I'm interim president of the United Way locally. In addition to serving on the Hope Meadows board and a volunteer, I serve on the Children's First Board as well as elders in action. And have done work in community mental health and children work for over 36 years. It's a great privilege to work on behalf of this particular project. I think it represents a model both nationally as well as showing the intergenerational programming can be a great opportunity for this city. I'm a wholehearted supporter and a donor to the project. Thank you.

Lorraine Drougas: I live in north Portland. And I'm a retired school teacher of Portland public schools, I taught in north Portland quite a few years. I just want to go on record as being completely for this program. I just think -- I taught a lot of foster kids in my day, and adopted kids, and all kind of kids. Kids do need a place to call home. They need somebody to be momma and daddy, and I'm just totally for it. Oh. One more thing. I sound like Sarah Palin. [laughter] I happen -- [laughter] I happen to love children's books. And so as soon as I heard about this project, which has been three or four years ago, I started collecting children's books. And I -- good books.

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Some used, some new, but they're all good, and I have several hundred. And I get to help with the library.

Maxine Krueger: To keep this going and the first place, the schools are overloaded, and they're going to be more overloaded because of the production of homes in the area, and so therefore I cannot -- I don't agree to having this put there. There were several other things that was potential that could be on that property, and one was a senior center and somebody wanted a library, and then one thing that the man spoke a minute ago was about a kindergarten. You're going to have a lot of little children, and so I would like to have -- even see a little -- a nice kindergarten put there. No other parts to the grade part of it, because I did have -- I worked with the scoot a lot, and therefore we had kindergarten through third grade to begin with, was my -- because my oldest daughter went there at the beginning. And then it was continued to go through the fifth grade. So therefore, senior center, we don't have very many of those in the area, and it would be very nice to have that put on that property. Thank you very much.

Helen Warbington: Helen warbington, I live there for quite a number of years, moved there in '65. And I -- among the things I wanted to learn today was more about the program, and I could barely understand most of you, either the high-tech sound speaker was off, or my hearing is worse than I think si. But I don't know much more, except I know it's changed since the first time we talked. I would just like to say if the people who did the survey right away weren't quite so naive to ask just do the ones -- the property adjacent to the property, if that's -- if they thought that was the only people who would be affected by anything, good, bad, or indifferent, they are very naive. I just worry about people who accept information like that and they're that naive. I'm not really interested in the program at this point.

Kelly Taylor: Kelly Taylor, I am a proud board member. And i've been involved in the board for over two years. I'd like to specifically address the can advances -- canvassing. I canvassed the neighborhood. We went many, many streets deep and wide in that community, and it was just not the adjacent homes.

Warbington: I don't know why you missed me.

Taylor: Maybe you weren't home that day. I just wanted to make a couple points today. Unfortunately our kids don't have any control of the familiar families they're born into. And as a parent of a junior in high school, my daughter faces many challenges every day, and I can't imagine her growing up where she didn't -- wasn't supported with a loving family and had an extended family to help her get through each and every day as difficult as those things are. I don't see any reason to oppose this project. It's wonderful, and I really believe that it will provide the future leaders of our community a strong sense of home in community and I can see those kids giving back to the community, which is something we need very, very much. Finally, I think the project provides a great framework for publicity for Portland. It's another great project than Portland can be proud of. We can share it with those others in Oregon that really want to replicate this model. And I can also see us getting lots of attention outside of okur and be a leader in the community. Thank you.

Ed Sloop: My name is ed, I have two adopted boys and my wife teaches in the reynolds school district at risk kids for the last 17 years. I support this project, came to know this project as an employee of walsh construction, i'm the estimator for this project. I think it's great to get intergenerational community in Portland. I like the model. I think if through a model like this we can keep the graduation rates high and keep kids away from crime, that's going to benefit the community. It's going to -- like rhonda said, that's going to be an investment. I'm just here today to support the project and i'm going to lend my services to it to make sure that they get the biggest bang for the buck.

Saltzman: Thank you. Next three.

Saltzman: Welcome. Why don't we start with you. Give us your name, you have two minutes.

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Carolyn Becic: Carolyn Becic i'm the executive director of Oregon mentors. And i'm speaking on behalf of mentoring programs that many of the same kids who are in foster care refer to mentoring programs. Volunteer mentors become the person who might be consistently there for a child as they move from foster care home to foster care home. And that person is there for that child, but not there 24/7. And not able to really be able to surround that child with love, like a place like Portland hope meadows. Portland hope meadows represents permanence and unconditional love. A quick little anecdote. I was with a program that helps foster youth transition into being living adults, and of the 12 girls that we were working with who were in the white shield center, who had children of their own and had substance abuse issues, 11 of them had been in foster care. So what usual seeing is generation after generation of foster care parents. Portland hope meadows will break that cycle. Those kids will hopefully have healthy families, and that's where your cost savings comes in. Thank you very much.

Patricia Kane: Patricia Kane. I made up a conversation about this, it's probably going to take two or three minutes longer, if that's possible.

Saltzman: It's not possible. You've got -- 1:45. Do you have something in written to give us?

Kane: Yes.

Saltzman: You can submit something in written for the record. We'll look at it right now.

Kane: I am a homeowner on Woolsey. I have lived there for 19 years. And I have been directly impacted by the new Columbia experiment. I certainly hope that it becomes successful. However, the impact has not been pleasant up to now. The reason i'm here is because I haven't heard anything about this program. My sister is a 25-year working foster parent for court services kids. And she has been in a program that has an 85% success ratio, which is the highest of any program in the United States today. She has fostered over 400 disadvantaged boys, and her recidivism rate is zero. When I told her about this program, she said, "I can't believe they're doing this." Most of the boys who come to her home, and of course this is true of many foster children, have been on illegal and legal drugs, some have fetal alcohol syndrome, most have lived on the streets are runaways or been abandoned or kicked out. Some are sex offenders, either 59 Clintonation or forced by their prior caregivers. Many have stolen cars and valuables from parents and social service foster parents. Have been beaten, starved, and psychologically abused. Many have been assaulted and in turn have assaulted. And they've tried to kill one or both of their parents or caregivers. Many can't read or write English. My little sister is a total professional in handling these kids. 400, not one recidivism. She --

Saltzman: Ma'am, your time is up. We have your letter.

Kane: Please read what i've written. And her input on this program. It's very important.

Leah King: I'm Leah King, a board member of Portland hope meadows, and contributor, been on the board for four years. And why i've become so passionate about this cause, I was adopted as a baby, and so very -- I grew up living with my grandparents part of the time, good times, bad times, and I love the senior piece in this. I've come to a point in my life i've lost my mother, but the roles have reversed with my dad. So I just love how we can come together as a community and really make a difference. And I haven't really heard anything compelling against the programs that has real support. So I just really thank you for your consideration, and hopefully support moving forward. Thank you.

Saltzman: That was the last of the people who signed up. Is there anybody who wishes to testify who did not sign up? If so, now is the time to come forward. Seeing none, this is -- ok. Come on up. Nibbles wish to testify? Just give us your name. Have you two minutes.

Roger Myer: Roger Meier. I just need a couple seconds. I'm a resident of the neighborhood, and dh is the last few days the first i've heard of it. I'll just bring your attention to survey when somebody is standing on your door asking if you want to help children, there's a tendency not to answer hons bring. That's it.

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Saltzman: This is a first reading, so there's no vote today. The vote will occur next wednesday at our morning session, which starts at 9:30. Without further -- no further comments, we stand adjourned until wednesday at 9:30. Thank you all for being here.

At 4:04 p.m., Council adjourned.