



CITY OF
PORTLAND, OREGON

**OFFICIAL
MINUTES**

A REGULAR MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS **19TH DAY OF NOVEMBER, 2008** AT 9:30 A.M.

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

Mayor Potter was excused to leave at 11:49 a.m. and President of the Council Saltzman presided.

Commissioner Adams left at 12:00 p.m. and returned at 12:27 p.m.

Commissioner Fish left at 12:35 p.m.

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

At 12:00 p.m., Pat Kelly replaced Dave Kline at Sergeant at Arms.

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

COMMUNICATIONS	Disposition:
1545 Request of Patricia A. Trice to address Council regarding family rights (Communication)	PLACED ON FILE
1546 Request of Tim Duffy to address Council regarding Civic Drive Max stop (Communication)	PLACED ON FILE
1547 Request of John Replinger to address Council regarding City leaf collection program (Communication)	PLACED ON FILE
1548 Request of Mathew Hunnicutt to address Council regarding Young Professionals Civic Engagement month (Communication)	PLACED ON FILE
TIME CERTAINS	

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<p>1549 TIME CERTAIN: 9:30 AM – Accept the Small Business Advisory Council annual report to City Council (Report introduced by Commissioner Adams)</p> <p>Motion to accept the Report: Moved by Commissioner Adams and seconded by Commissioner Fish.</p> <p>(Y-5)</p>	<p align="center">ACCEPTED</p>
<p>1550 TIME CERTAIN: 10:00 AM – Accept the Quality Rental Housing Workgroup recommendations and direct Bureaus to develop an implementation strategy (Resolution introduced by Commissioners Fish and Leonard)</p> <p>(Y-4; Potter absent)</p>	<p align="center">36644</p>
<p align="center">CONSENT AGENDA – NO DISCUSSION</p> <p align="center">Mayor Tom Potter</p>	
<p>1551 Appoint Brad Howton, Stan Tonneson, Martha Bailey, Susan Gress, Margaret Johnson and David Grant to the River Community Advisory Committee for a term to expire October 31, 2011 (Previous Agenda 1510)</p> <p>(Y-5)</p>	<p align="center">CONFIRMED</p>
<p>1552 Appoint Thomas Stringfield to the Floating Structures Board of Appeal for a term to expire October 31, 2011 (Previous Agenda 1511)</p> <p>(Y-5)</p>	<p align="center">CONFIRMED</p>
<p align="center">Office of Management and Finance – Business Operations</p>	
<p>1553 Accept contract with Fidelity & Deposit Company of Maryland for Fire Station 15, 24 and 43 remodel project as complete, authorize the final payment and release retainage (Previous Agenda 1512; Contract No. 37513)</p> <p>(Y-5)</p>	<p align="center">ACCEPTED</p>
<p>*1554 Pay claim of Jeani Crichlow (Previous Agenda 1513)</p> <p>(Y-5)</p>	<p align="center">182327</p>
<p>1555 Amend contract with PAE Consulting Engineers, Inc. to allow for additional mechanical engineering consultant services (Previous Agenda 1514; amend Contract No. 34581)</p>	<p align="center">PASSED TO SECOND READING NOVEMBER 26, 2008 AT 9:30 AM</p>
<p align="center">Office of Management and Finance – Financial Services</p>	
<p>*1556 Amend contract with Wells Fargo Merchant Services, LLC to provide merchant bankcard services (Ordinance; amend Contract No. 52371)</p> <p>(Y-5)</p>	<p align="center">182328</p>
<p>*1557 Amend contract with Wells Fargo Bank, NA to provide banking and trust services (Ordinance; amend Contract No. 51187)</p> <p>(Y-5)</p>	<p align="center">182329</p>

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<p>1558 Statement of cash and investments September 18, 2008 through October 15, 2008 (Previous Agenda 1515) (Y-5)</p>	<p align="center">PLACED ON FILE</p>
<p align="center">Office of Management and Finance – Human Resources</p>	
<p>*1559 Create and establish an interim compensation rate for the new classification of Utility Locator (Previous Agenda 1516) (Y-5)</p>	<p align="center">182330</p>
<p align="center">Office of Management and Finance – Purchases</p>	
<p>1560 Authorize a five-year price agreement with SureCrop Farm Services for calcium magnesium acetate for a contractual total not to exceed \$2,500,000 (Report) (Y-5)</p>	<p align="center">ACCEPTED</p>
<p align="center">Police Bureau</p>	
<p>*1561 Amend an Intergovernmental Agreement with Multnomah County Department of Human Services for the use of grant funds from the Department of Justice, Office of Violence Against Women, Grants to Encourage Arrest Policies and Enforcement of Protection Orders Program (Ordinance; amend Contract No. 52906) (Y-5)</p>	<p align="center">182331</p>
<p>*1562 Accept a 2008 Bulletproof Vest Partnership grant from the U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance for \$21,536 (Ordinance) (Y-5)</p>	<p align="center">182332</p>
<p>*1563 Accept \$50,000 from the Oregon Association Chiefs of Police for a DUII enforcement program grant for officer overtime (Previous Agenda 1517) (Y-5)</p>	<p align="center">182333</p>
<p>*1564 Accept a \$35,000 Oregon Department of Transportation Multi-Agency Traffic Team enforcement grant for officer overtime (Previous Agenda 1518) (Y-5)</p>	<p align="center">182334</p>
<p>*1565 Accept \$75,000 from the Oregon Association Chiefs of Police for a Traffic Safety Belt enforcement program grant for officer overtime (Previous Agenda 1519) (Y-5)</p>	<p align="center">182335</p>
<p>*1566 Accept a \$150,000 grant from the U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance for the FY 2009 Gang Resistance Education and Training local program (Previous Agenda 1520) (Y-5)</p>	<p align="center">182336</p>
<p>*1567 Accept a \$40,000 Victims of Crime Act grant from the Oregon Department of Justice Crime Victims' Assistance Section for Crisis Response Team personnel expenses (Previous Agenda 1521) (Y-5)</p>	<p align="center">182337</p>
<p align="center">Commissioner Sam Adams</p>	

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Bureau of Environmental Services

1568 Authorize a contract and provide for payment for the construction of the South Airport Sanitary Sewer System Phase 5 Project No. 6791 (Ordinance)	PASSED TO SECOND READING NOVEMBER 26, 2008 AT 9:30 AM
1569 Authorize the Director of the Bureau of Environmental Services to execute Intergovernmental Agreements with the Northwest Service Academy to support the goals of the Watershed Management Plan (Second Reading Agenda 1522) (Y-5)	182338
Office of Transportation	
*1570 Amend contract with Oregon Department of Transportation for replacement of the North Vancouver Avenue Bridge over the Columbia Slough (Ordinance; amend Contract No. 52233) (Y-5)	182339
*1571 Authorize an Intergovernmental Agreement with the Oregon Department of Transportation to receive \$1,934,000 grant from the Metropolitan Transportation Improvement Program for design engineering and construction of the St Johns Pedestrian/Freight Project Phase I (Ordinance) (Y-5)	182340
*1572 Amend Intergovernmental Agreement with Multnomah County to continue planning services for the rehabilitation or replacement of the Sellwood Bridge (Ordinance; amend Contract No. 52709) (Y-5)	182341
*1573 Authorize the Office of Transportation to acquire certain permanent and temporary easements necessary for construction of street improvements for the East Burnside/Couch Couplet Project through the exercise of the City's Eminent Domain Authority (Ordinance) (Y-5)	182342
*1574 Amend contract with Portland Streetcar, Inc. to provide additional professional services for project management and vehicle engineering services for production of a domestically manufactured streetcar (Ordinance; amend Contract No. 37119) (Y-5)	182343
*1575 Accept a grant from the Oregon Department of Transportation in the amount of \$98,000 to develop and implement specific efforts to improve transportation safety for all modes on the high crash corridor of the 82nd Avenue of Roses (Ordinance) (Y-5)	182344
*1576 Extend temporarily the date of privileges for regular disabled person parking permits (Ordinance; amend Code Section 16.20.640) (Y-5)	182345

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<p>1577 Extend contract with Cale Parking Systems USA, Inc. and increase the purchasing authority for additional parking pay stations and services (Ordinance; amend Contract No. 36734)</p>	<p align="center">PASSED TO SECOND READING NOVEMBER 26, 2008 AT 9:30 AM</p>
<p>1578 Amend the South/North Light Rail Transit Project Steering Committee Agreement to include the City of Gresham as part of the Committee (Ordinance; amend Contract No. 51057)</p>	<p align="center">PASSED TO SECOND READING NOVEMBER 26, 2008 AT 9:30 AM</p>
<p>1579 Set a hearing date, 9:30 a.m., Wednesday December 17, 2008, to vacate NE Junior and Liberty St between NE 27th and 29th Ave (Report;VAC-10044) (Y-5)</p>	<p align="center">ACCEPTED</p>
<p>1580 Set a hearing date, 9:30 a.m., Wednesday December 10, 2008, to vacate a portion of SE Knight St and SE 38th Ave (Previous Agenda 1523; VAC-10002) (Y-5)</p>	<p align="center">ACCEPTED</p>
<p align="center">Commissioner Nick Fish</p>	
<p align="center">Bureau of Housing and Community Development</p>	
<p>*1581 Authorize subrecipient contract with Innovative Housing Incorporated for a maximum of \$217,500 for access to the Risk Mitigation Pool and provide for payment (Ordinance) (Y-5)</p>	<p align="center">182346</p>
<p>*1582 Amend an Intergovernmental Agreement with Multnomah County and Housing Authority of Portland by \$534,418 for services and programs to support the city-wide Schools Families Housing Initiative and provide for payment (Previous Agenda 1524; amend Contract No. 37754) (Y-5)</p>	<p align="center">182347</p>
<p>*1583 Authorize a subrecipient contract and Intergovernmental Agreement with Clark County Public Health for a maximum of \$99,917 for tenant-based rental assistance and provide for payment (Previous Agenda 1525) (Y-5)</p>	<p align="center">182348</p>
<p align="center">Fire and Rescue</p>	
<p>*1584 Authorize Intergovernmental Agreement with Portland Community College for an Emergency Medical Technician Basic Course (Ordinance) (Y-5)</p>	<p align="center">182349</p>
<p>*1585 Authorize procurement of emergency medical supplies to treat patients and other response incidents (Previous Agenda 1526) (Y-5)</p>	<p align="center">182350</p>
<p align="center">Commissioner Dan Saltzman Office of Sustainable Development</p>	

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<p>1586 Authorize an Intergovernmental Agreement with Metro to receive sponsorship for Office of Sustainable Development's ReTHINK educational series and Build it Green! Home Tour for \$8,000 in FY 08-09 (Ordinance)</p>	<p align="center">PASSED TO SECOND READING NOVEMBER 26, 2008 AT 9:30 AM</p>
<p>1587 Authorize a \$5,000 Intergovernmental Agreement from Washington County for the administration of the Master Recycler Program (Ordinance)</p>	<p align="center">PASSED TO SECOND READING NOVEMBER 26, 2008 AT 9:30 AM</p>
<p align="center">Parks and Recreation</p>	
<p>*1588 Accept a \$194,596 grant award from Oregon Parks & Recreation Department, Land & Water Conservation Fund to rehabilitate Strasser Field at East Delta Park (Ordinance) (Y-5)</p>	<p align="center">182351</p>
<p>1589 Accept a \$150,000 grant from the Metro Nature in Neighborhoods Capital Grants Program to restore the Crystal Springs Creek banks and relocate and re-design a nature-themed play area in Westmoreland Park (Previous Agenda 1527)</p>	<p align="center">PASSED TO SECOND READING NOVEMBER 26, 2008 AT 9:30 AM</p>
<p>1590 Authorize two Intergovernmental Agreements with the Housing Authority of Portland to receive funds for partial renovation of the small gymnasium at University Park Community Center and receive funds to expand programs (Previous Agenda 1528)</p>	<p align="center">PASSED TO SECOND READING NOVEMBER 26, 2008 AT 9:30 AM</p>
<p>1591 Amend Lease Agreement with Sprint Spectrum Realty Company, L.P. and T-Mobile West Corporation for their continued use of Portland Parks and Recreation property above the Vista Ridge Tunnel for wireless communication purposes (Second Reading 1529; amend Contract No. 50777) (Y-5)</p>	<p align="center">182352</p>
<p>1592 Authorize lease with Distant Sun for café space at Director Park (Second Reading Agenda 1530) (Y-5)</p>	<p align="center">182353</p>
<p align="center">City Auditor Gary Blackmer</p>	
<p>*1593 Extend Intergovernmental Agreement with Tri-County Metropolitan Transportation District of Oregon for exclusion hearing services and expand TriMet responsibility to defend challenges to exclusion orders (Previous Agenda 1531; amend Contract No. 52186) (Y-5)</p>	<p align="center">182354</p>
<p align="center">REGULAR AGENDA</p>	

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<p>1594 Declare that employee volunteer service in support of youth is within the mission of the City of Portland and all its bureaus and direct implementation activities (Resolution introduced by Mayor Potter and Commissioners Adams, Fish, Leonard and Saltzman) (Y-3; Potter and Adams absent)</p>	<p align="center">36645</p>	
<p>1595 Authorize the Bureau of Housing and Community Development to contract for winter warming centers for families and the medically vulnerable and provide funding to support existing winter shelter (Ordinance introduced by Commissioners Fish and Leonard; Second Reading 1532) (Y-3; Potter and Adams absent)</p>	<p align="center">182355 AS AMENDED</p>	
<p align="center">Mayor Tom Potter</p> <p align="center">Bureau of Fire and Police Disability and Retirement</p> <p>*1596 Authorize settlement agreement with Rocky Balada regarding disability benefit and employment claims (Previous Agenda 1430)</p>		<p align="center">REFERRED TO COMMISSIONER OF FINANCE AND ADMINISTRATION</p>
<p align="center">Office of Emergency Management</p> <p>*1597 Authorize an Intergovernmental Agreement with the Port of Portland for the distribution of equipment, supplies and services procured as a result of Urban Areas Security Initiative Grant awards (Ordinance) (Y-4; Potter absent)</p>		<p align="center">182356</p>
<p align="center">Office of Management and Finance – Financial Services</p> <p>1598 Adopt the Budget Calendar for FY 2009-10 (Resolution)</p>		<p align="center">CONTINUED TO NOVEMBER 26, 2008 AT 9:30 AM</p>
<p>1599 Amend Accounting Procedure and Financial Management Policy and Procedures for services performed for private persons or governmental agencies and for interdepartmental services (Ordinance; amend Code Sections 5.48.030, 5.48.060 and 5.48.070; amend FIN 2.06)</p>		<p align="center">PASSED TO SECOND READING NOVEMBER 26, 2008 AT 9:30 AM</p>
<p align="center">Office of Management and Finance – Human Resources</p> <p>*1600 Authorize an agreement with the City of Portland Professional Employees Association for terms and conditions of employment for certain represented employees (Ordinance) (Y-4; Potter absent)</p>		<p align="center">182357</p>
<p align="center">Office of Management and Finance – Purchases</p> <p>1601 Accept the City of Portland Sustainable Paper Use Policy 2008 Final Citywide Report (Report) (Y-3; Potter and Fish absent)</p>		<p align="center">ACCEPTED</p>
<p>*1602 Amend contract with SAP Public Services, Inc. to provide post implementation go-live stabilization support services for the Enterprise Business Solution Project (Previous Agenda 1536; amend Contract No. 37969) (Y-4; Potter absent)</p>		<p align="center">182358</p>

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<p style="text-align: center;">Commissioner Sam Adams</p> <p style="text-align: center;">Office of Transportation</p> <p>*1603 Amend contract with Parkeon, Inc. to extend and increase the contract amount for monthly reporting service for parking pay stations (Ordinance; amend Contract No. 37269) (Y-4; Potter absent)</p>	<p style="text-align: center;">182359</p>
<p style="text-align: center;">Commissioner Randy Leonard</p> <p>*1604 Authorize a grant agreement with Camp Fire USA not to exceed \$88,434 to provide out-of-school-time programming to City of Portland youth (Ordinance) (Y-4; Potter absent)</p>	<p style="text-align: center;">182360</p>
<p style="text-align: center;">Commissioner Dan Saltzman</p> <p style="text-align: center;">Parks and Recreation</p> <p>*1605 Authorize Intergovernmental Agreement between the Bureau of Parks and the Portland Development Commission to acquire approximately 4 acres of property in the Gateway Regional Center Urban Renewal District (Previous Agenda 1538) (Y-4; Potter absent)</p>	<p style="text-align: center;">182361</p>

At 12:37 p.m., Council recessed.

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WEDNESDAY, 6:00 PM, NOVEMBER 19, 2008

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

November 20, 2008

A RECESSED MEETING OF THE COUNCIL OF THE CITY OF PORTLAND,
OREGON WAS HELD THIS **20TH DAY OF NOVEMBER, 2008** AT 2:00 P.M.

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

Commissioner Leonard arrived at 2:09 p.m.

OFFICERS IN ATTENDANCE: Karla Moore-Love, Clerk of the Council; Kathryn
Beaumont, Senior Deputy City Attorney; and Wayne Dyke, Sergeant at Arms.

1606 TIME CERTAIN: 2:00 PM – Adopt the Cully-Concordia Community Assessment and Action Plan as a touchstone and guide for City Bureau and other agency work programs and a participatory and advocacy tool for community stakeholders (Resolution introduced by Mayor Potter)	Disposition: 36646
1607 TIME CERTAIN: 3:00 PM – Accept Staff Report and Recommendation and Order of Council for Gregory Kurahashi Measure 49 Claim (Report introduced by Mayor Potter; Claim No. PR 06-180855) Motion to deny the claim and adopt the staff report and recommendation and Order of Council: Moved by Commissioner Fish and seconded by Commissioner Leonard. (Y-5)	STAFF REPORT AND RECOMMENDATION ACCEPTED; ORDER OF COUNCIL ACCEPTED

At 4:23 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.

[The following text is the byproduct of the closed captioning of this program. The text has not been proofread and should not be considered a final transcript.] Captions paid for by the city of Portland.

NOVEMBER 19, 2008 9:30 AM

Potter: It's a very special day. You can tell by the way the building tilts on that side. We have a lot of young people. We're honoring three championship teams. First we'll be honoring grant, and then Portland christian and then lincoln. And we're going to be honoring a special little boy this morning. So we're going to begin with the three soccer teams and I have a proclamation to read. And then we'll present the proclamations to the individual teams and take pictures and the commissioners can make comments. And this is the proclamation for our teams. Whereas Portland applauds a rich and exciting soccer culture that attracts people from all walks of life in promoting an exciting environment for all participants. Portlanders everywhere rejoice in the achievements they're achieving and Portland encourages our students to strive for success and in city of Portland delights in the commitment to school, sport and community that the student athletes at lincoln, grant and Portland christian exemplify. Coach michelle of lincoln, coach monoli of grant and coach aaron lewis of Portland christian have all succeeded in using soccer to instill strong and positive life experiences for the kids of our community. Whereas the lincoln girls, grant boys and Portland christian boys won the 2008 state high school championships and have fostered a program for many to come, therefore, i, tom Potter, mayor of the city of Portland, Oregon, the city of roses, do declare december 19th, 2008, a day of appreciation for the soccer teams in Portland and I encourage all people to observe this day. [applause] my chief of staff knows I meant november 19th. I think i'm trying to move ahead to january 1st as fast as I can. [laughter] so with that, we'll start with the grant boys team. Come on up. [inaudible] [laughter] [applause]

*****: Hey, grant:

*****: Let's have a hand for them. [applause]

*****: Go girls soccer, whoo. [applause]

Potter: What a good looking group of young people. I think you can also enjoy this next part. This is a proclamation for a young man. He's down here in the front row. His name is mustafa and he's here with his father. And he's a special six-year-old boy. He was seriously injured in fighting iraq. He has received excellent care at Portland shriners hospital for children and doernbecher's children hospital and will be going home in just a few weeks. Before I read the proclamation, i'd also like to recognize ned, maxine for starting the Portland chapter of no more victims. [applause] additionally, i'd like to thank cecilia of the planning bureau for bringing this story to our attention. [applause] this is a very special day for mustafa, mostly because he gets to be with these other soccer teams. He's also a soccer player. And was absolutely thrilled to receive some of the memorabilia from one of the teams. So this is the proclamation. Are you ready? Whereas the city of Portland has a tradition of promoting peace, supporting reconciliation and honoring the greatness of the world's people, that touch the hearts and souls of Portland. And u.s. Air strikes in fallujah sent a missile into his body, receiving a leg and tearing his abdomen and shattering his and his parents' dreams. After doctors worked against incredible odds and saved his life, they cautioned his parents, your son

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came through the surgery but we can't promise he'll be alive five minutes from now. On september 9th, 2008, this survivor arrived in Portland through a program called no more victims. And he has received outstanding care at doernbecher's and shriner's hospital and as a result for the first time in four years, he's pain free and healthier than any time since that attack four years ago. This beautiful six-year-old boy brings home to all you have us how devastating the cost of this war is. And the treatment and support he's received in Portland has gone a long way to rebuild the shattered dreams of a sweet wonderful child and people in Portland who have had the privilege of getting to know him and his father have been forever touched in their courage, warmth and yearning for peace. These newfound friends have nurtured precious seeds of reconciliation and understanding that stretch from Portland to fallujah with powerful impacts on people in both countries. We're a community humbled by the lessons they courageously teach us that a parent's love will take them on a difficult journey halfway around the world in search of treatment. That the victims of this and every war are our sisters and brothers and building a bridge of peace in our troubled world is our highest calling. Now, therefore, i, tom Potter, mayor of Portland, hereby proclaim november 19th, 2008, a day for mustafa and I encourage all people to observe this day and it's our hope that when they return to their friends in iraq, they'll know that the city of Portland is committed to doing everything we can to promote and build a more just and peaceful world. Thank you. [applause] the more we clap, the more mustafa clutches his soccer ball closer. But we have someone who would like to make a statement. Can you please come forward? Could you introduce yourself, doctor?

*****: I'm an iraqi, resident of Portland, been granted refuge for about a year and a half.

Potter: Could you speak into the mic phone so everyone can hear what you say? Thank you very much.

*****: [inaudible] I would like on behalf of me and the iraqi society of Oregon and Portland, to express our deepest gratitude on declaring the 19th of november a day of recognition of the iraqi child. The message you send by words and deeds by this and the initiative of no more victims organization inspires us all. Our path is lightened when the hearts and minds of the american and iraqi people will work together for peace. The words of your message represent the true spirit that was instilled in the american constitution by the american pioneers. It's a spirit that recognizes the spirit and can make america the leading model of the modern world of the 21st century. May the peace of god be upon you and everyone who makes healing possible. Thank you. [applause]

Potter: Yes?

*****: [inaudible]

Potter: Doctor, could you stand up? [applause]

*****: I'd like to introduce the founder of no more victims. [applause]

Potter: I want to thank our state champions for being here and recognizing that this little boy is going to be competing some day against you in the internationals. And a couple of commissioners want to say things.

Fish: A day like today is when we're specially proud to serve up here as commissioners and humbled by the courage of mustafa and the achievements of the young people here. I'm a soccer nut and I just wanted to comment about the three teams we're honoring. First with the lady cardinals. The beginning of the season, the principal at lincoln met with the team and referred to them as the triple threat at lincoln. And the principal said you're a triple threat because you're outstanding soccer players on the field, outstanding students in the classroom and outstanding role models in our community. And I just want to remind people as great as this team is, two-time defending champions for the state of Oregon, they're collective grade point average is 3.75. [applause] so these are student athletes in the best sense of the word and they're a tremendous role model, not only at lincoln, but in our broader community and I had a hunch they'd be successful. Because their new coach was a transplant from new york and also a graduate of the university of Portland, which has won a few national championships, as you know. Next I want to acknowledge

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the grant generals and my good friend minoli and I never try to pronounce his last name, but he goes by one word. And he has made a huge difference in our community as a club coach and leader of northeast united and the men's varsity coach and as incredible as this accomplishment is the generals have won the championship, they do so without having a soccer field to call their own and as we think about future planning around making sure that every young person in our community has access to first rate facilities, let's remember this team became state champs without their own field and I think it's long overdue we gave them a field, don't you agree? [applause] and finally, while I had the great privilege last saturday of seeing grant and lincoln play for the title game at liberty high school in hillsboro, I didn't have a chance to see Portland christian, but what you've done is also remarkable but I think you had a special advantage because you had someone upstairs pulling for you. [laughter] let's give all three teams a round of applause for being such great role models in our community. [applause]

Potter: We also have a grant graduate on the council, and as commissioner Leonard often reminds us, it was the best six years of his life. [laughter]

Leonard: I was sitting here minding my own business. [laughter]

Potter: Thank you all very much for being here. Thanks, young folks. [applause] [gavel pounded]

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

[roll call]

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 1545.

Potter: Could you call her name again, please?

Moore-Love: Patricia trice.

Potter: Please read the next communication.

Item 1546.

Potter: Repeat the name.

Moore-Love: Tim duffy.

Potter: Are you here, mr. Duffy? Before we proceed with the next communication, I just had a note handed to me that mustafa's father would like to say thank you. So could you please come forward, the translator. And if you could sit at that table, that way everybody can hear your voice. And pull the microphone down -- microphone down.

Muhammad Al Sadi: I'm his interpreter.

Potter: Ok.

Sadi: I'm very happy to meet you. I'm very happy to arrive here to the city of Portland, the city of roses. Because you guys are very wonderful people. You guys reached down and helped me and my son through our crisis. For the purpose of helping us and putting us through this healing process. That has been wonderful. As much as mustafa has been suffering since the date of the injury that he had, right now, he's actually acting like a normal kid who's never been injured. That was the first time for me to see him as happy as he is right now. And that's, of course, my thanks goes first to the agency who helped me, the no more victims. Which is it was the only one back there in fallujah who came and rescued us, me, my kid and whole entire family and reached for us and tried to pull us through this horrifying thing we were dealing with. But i'm very thankful to cole, the founder of no more victims. And i'm very appreciative to maxine and ned, the cofounders of the agency here in Portland and I want to thank everyone in the city of Portland, you guys are wonderful people all around. I'm amazed by the generosity and genuine sincerity -- you know, care that you guys have for people who really need help. And in the name of my country, iraq, I want to send a message, a message of peace to the wonderful people you are. And I want you to know

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there's thousands of kids in Iraq who are suffering just as much as Mustafa, if not more, and they're waiting hopelessly for someone to come and rescue them and reach out for them, like somebody did for my son. Thank you, guys, very much. [applause]

Potter: Thank you.

Fish: Thank you for all of your great work.

*****: Bye, Mustafa: Bye.

Potter: Is 1547 the next?

Item 1547.

Potter: Please read that. Thank you for being here. Please state your name for the record and you three minutes.

John Replinger: Thank you, Mr. Mayor, my name is John Replinger from Southeast Portland, I have provided a written statement as well. The -- my basic concern is particularly as we have more and more cyclists trying to use the streets for alternative modes for commuting and more and more pedestrians, the hazards created by leaves in the street are becoming more severe. I spent time on discussions with commissioners' aides and bureau's staff and not satisfied so far with what I've seen so I'm here to present my case to you. Basically, the problem is I feel the leaf program is unfair, it's being poorly run, it's actually creating additional hazards for those of us trying to use the streets in the city. This fall, my wife and I so far have hauled four loads of leaves to the leaf depot and paid for the privilege and thousands of citizens are blowing their leaves into the street in apparent violation of the city code. We're out trying to do the right thing and paying for the privilege of that, while others create this hazard. I have several specific changes in mind. The first is change this stuff. Change the door hanger, so it says, it is illegal to put leaves in the street. You may be fined. People are just out there doing it. Put together a hotline so that we can -- a hotline, we can send and give the addresses, send people letters that says it appears the accumulation of leaves in front of your house is not a natural occurrence, you may not put the leaves in the street. You may be fined. Send the police. It's a traffic safety issue. Send the traffic division out to warn the people who are out there physically -- I mean, you can go through the neighborhoods in the late afternoons and weekends and see dozens of people putting their leaves in the street. Send them out there to warn them what they're doing is creating a hazard, it's not acceptable. Have enforcement. Do fines and publicize it. And for goodness sake, make the leaf depot free. I'm paying to do the right thing, whereas the people who are doing the illegal are paying no cost. Or change the whole program. Make it like the snow park program. Allow the people to buy a permit to put the leaves out in the street at a specific time and buy the permit for \$20, \$50, whatever and display it in the window that shows they're a participant in the program. But let's please do something about the program. It's not working the way it is. It's rewarding the law breakers and is putting cyclists and pedestrians at risk.

Adams: I appreciate your comments. We're not staying on top of this issue. And the transportation department has to cut out \$48 million over the past four years on an ongoing basis. We are going to come forward to the city council with a proposal to create leaf districts where we would -- people would be charged on the -- the garbage bills and leaf districts and that would provide us the resources to stay on top of this issue. What we're proposing though and I ask you to think about, is we would, for this fee, we would clean up the leaves and people would put them in the street and then we would clean up from there. We've -- we're proposing this and council have an opportunity to think about and consider it based on our study of the issue as well. The option of going out and fining people and doing the kind of enforcement of the existing rules and regulations, we do not find to be tenable as an approach moving forward. So instead, we're going to be providing the service of getting the leaves out of the street and asking people to put them there. That will happen next season, not this season. So in the meantime, we're just making do.

Replinger: Thank you, I appreciate that. We have to do something.

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Adams: I agree.

Replinger: It's not working and people don't even use their leaf pickup. They don't use the yard debris to put it in the street.

Adams: You're right. Thank you for your testimony.

Potter: Please read item 1548.

Item 1548.

Potter: Are they hear this morning? Good. After matthew concludes his comments I have a proclamation to read on their behalf.

Mathew Hunnicutt: First off, thank you, mayor Potter, sam and those whoever been involved with the young professionals civic engagement while we've grown from eight members to 3600 over the last three years. This is a important proclamation for us, as Portland is the third highest civically involved city in the country. It's really, really important that us business and young professionals here in Portland follow through with the leadership that the greater city has already put forth. This year, we're happy to have over 30 different events to promote civic involvement, professional involvement and business networking through young professionals of Portland and as you do your proclamation today we're happy to announce a new or additional event we're putting forth which will kick off on november 25th, our social event which will be a toy and canned food drive lasting four weeks with dropoff locations around the city that we've organized to try and increase our involvement with the city of Portland and all of our members for young professionals of Portland. We thank you for recognizing this as a important month for us and recognizing the young professionals here in Portland.

Potter: I want to thank you and all of your constituents for how much you give back to the city. I think you demonstrate civic leadership and demonstrating the greater good for our community. So thank you very much and i'd like to read this proclamation. Whereas the month of november has been designated young professional civic month with and whereas Portland professional sic month has been designated to include young professionals from young civic organizations and the volunteer efforts during this month show each individual will have an impact on their community, the experience, education, participation of young professionals during this month instill good will toward a community in which they live and work and the variety of needs and opportunities that volunteers can address is large and varied. The young professionals of the city of Portland have proven they're willing to work hard to give to others and fix problems in their community. Now, therefore, i, tom Potter, the mayor of the city of Portland, the city of roses, do hereby proclaim november 18th, 2008, young professionals month in the city of Portland. Thank you. [applause]

Adams: Thanks for all of your work.

Potter: That was all of the communications?

Moore-Love: Yes.

Potter: Move to the consent agenda. Any commissioners wish to pull any items from the consent agenda? Any commissioners? Anybody in this room wish to pull a specific item from the consent agenda? Please call the vote.

Adams: Aye. **Fish:** Aye. **Leonard:** Aye. **Saltzman:** Aye. **Potter:** Aye. [gavel pounded] please read the 9:30 time certain.

Item 1549.

Potter: Commissioner Adams, would you like to read my part?

Adams: Go ahead and do your part.

Potter: Ok. I'm pleased to cosponsor this presentation with commissioner Adams. This is a annual report from the small business advisory council. Sbac's work directly reflects Portland's community involvement and governance and i've been pleased with sbac's involvement with my office and other policymakers in general. As a voice for our small business advisory council, jackie and her team are striving to keep Portland a culturally rich community. Small business is extremely

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important to our community and i've had the opportunity to visit many small businesses throughout the city and learned a lot of things. There are many economic issues facing our small businesses we don't have any control over and i've learned there's a number of things that the city council should make efforts to address. I've learned we can become a champion for them in a variety of ways. We can fix difficulties when interacting with stiff bureaucracy -- city bureaucracy. And keep us moving forward. And broadly fostered a working relationship between sbac and the city council and i'm confident this relationship will remain strong in upcoming changes in city leadership. And i'll turn it over to commissioner Adams.

Adams: Thank you, mayor. It is important progress that we measure together and as the mayor said, important work yet to be done. And I want to commend chair jackie babicky peterson and the entire team as well for the great work you've done, and the expanded membership, the increased awareness and various bureaus. 50,000 small businesses provide 275,000 jobs and we are a city to a higher percentage of that relies on the success of small business, than most other cities and as inferred in the mayor's comments, people want to debate what's the status of Portland's business climate and I think our response is we're always working to make it better. We're rated by fortunate magazine as the best -- fortune magazine, we're the sixth best rating and that's good. I hope to break the top two in the next four years. We've adopted the small business bill of rights exactly one year ago. And i'm looking forward to hearing your report and your inspiration of what's going to happen in the year ahead. Jackie.

Jackie Babicky-Peterson: Thank you very much. That's wonderful. I'm jackie babicky peterson. I live in northeast Portland and i'm the chair of the small business advisory council and mayor and commissioners, thank you very much. Your support have been invaluable to us over the last year. I'm going to present a bit of the report with our vice chair, martin, and we have several members who are also present. Andy frasier. Maybe stand up as a introduce you. Suzanne, who we couldn't live without. She's a tremendous help. And john of apnba, who has been a stalwart member for us as well. As you know, this year the sbac celebrated its fifth anniversary. Over the last five year we've gone from an idea and a group of people coming together with the best intent about supporting small business it an organization that we feel now is very strong and has a strong voice and you've all been a tremendous help in making that happen. Our primary mission continues to be being a unified voice for small businesses of our city. Back in 2003, when we were formed, the statistics were there were about 39,000 small businesses in the region, which is businesses of 50 or fewer employees. And by far -- 50 or fewer. And many of one-person businesses and today as commissioner Adams said, the number is there's nearly 50,000 of those businesses, which is a spectacular increase over the five years and we see that explosion in the formation of small businesses is certainly going to continue. By its it's going to continue -- by itself, it is going to continue, with the economic recession, many laid off are forming small businesses. And small businesses continues to be a major driver in our economy. I like to call us the engine of innovation. As bigger businesses get bigger and bigger, they become less able to adopt and be creative and innovate, but our small businesses are bursting with ideas and that's where the innovation is coming from. I'd like to remind everyone in economic recession, the small business is actually the ballast in the ship. We're going to keep things on a more even keel than the big businesses. This has been a exciting year. About a year ago, we unanimously approved our bill of rights and we're continuing to work to promote that and spread the word throughout the city and make small businesses and officials aware of it. When we project or when we write our own opinions, what we do is tie it into the bill of rights so we can promote it as something we want to use for how decisions get made and one of the things that's happened now is that Portland online is featuring the bill of rights right in the front of the page of the business tab and thanks to laurel and her wonderful team on the be website, there's a place for businesses to sign in and ratify the bill of rights right online, which is terrific. We've been really busy this year. I've going to read you of list of things we've worked on.

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Safe, sound and green streets. Containers in the right-of-way. The Portland recycled commercial plan, vision Portland, the Portland plan, the contractor worker healthcare expansion initiative. High performance green policy. Title 29, and the sweat free procurement policy. We're finding ourselves getting very educated about what happens in the city. The auditor's office provided a all-day training for sbac members as well as the east Portland chamber, other groups that wanted to attend and understand the inner workings of the city. Martin, would you like to talk about what we've been doing.

*****: Thank you for this opportunity.

Martin Madeiros: First, i'm going to speak a little bit about the action items we've focused on in 2008 and next i'm going to go into a summary of activities. First, jackie is absolutely right. The innovation and creativity comes from the small business sector. They're the engines that drive the economy. And the backbone of every economy. And one thing we focused on in small business interface with the city is this idea of a process of we formed an ad hoc working group called the process committee and what we were looking at is how to evaluate ordinances and different regulations that come down, how they impact the broader economy and this idea actually came from a meeting we had with commissioner Leonard when he related when he was in the legislature, an economic impact statement always was attached to every piece of legislation and the city certainly does that as relates to the office of management and finance. But -- and the operative question we want to ask is how is it this ordinance or this piece of legislation affect jobs, net capital inflow, and the attractiveness of the city as commissioner Adams discussed where are we held, does it look to the outside. I'm a little hoarse today. And so we're developing that process and now it's an actual committee of sbac and we're trying to think of what's the best way to do that. Working with the bureau liaisons and what process we should follow. Our second action item and it's been mentioned here, is the small business bill of rights. Whereby we want it to be a focal point or a something that's looked at in making policy. And the bill of rights, you can read it, it has things like helping businesses grow, expand, retain jobs, retain success in the city of Portland. And we really believe people have been looking at it on the website and more and more getting involved in that process. Another action item we work on is the web portal enhancement and we've had a focal point as far as what the city can do and how the city is enabling small businesses and we thought that was a great project. Again, jackie mentioned laurel. And one program we've started to get more people involved in small business, while the members have done a great job and we have an idea that expands it to the subject matter. If there's someone in the community particularly knowledgeable about a subject, a topic, international trade, trade with some partner transportation, we have created this subject matter expert program where they're invited to our meetings and they can offer opinions and participate to have yet another brain solving the problem of economic growth in the city and making the city attractive for small business. A quick summary of activities now. Those were our action items that we focused on in 2008. A summary of activities, first of all, the committees we now have are the communication committee which worked on the Portland online web portal we talked about. The membership committee which gets new people into the process. Sbac, of course, is a volunteer organization. And we have the new small business development committee headed by duane johnson who has done a great job, looking at how do we develop and grow these small businesses into viable businesses beyond startup and some are very old. Portland family businesses doing business in Portland in excess of 70 years. This is not just a startup group. Cost of doing business. We worked with commissioner Saltzman on the s.d.c. We thank him for working on that many we had discussions and finally he was able to come our way and we were glad. That cost of doing business is essential on what will it cost for a new business to add that extra employee, add that extra facility. Do more business? Let's see. We've -- we're always updating the succession plan. The bylaws and had changes to better help institutional

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memory and succession in the organization. And we needed changes as it hadn't been changed since the founding. How many years ago, jackie?

Babicky-Peterson: Five.

Madeiras: Five years ago. And we have various workgroups and committees that we participate in, and in closing, I want to talk about how we've kind of developed a community around strategies and problem solving. A migration from kind of gadfly, you're not going enough -- a gadfly, to making it better. It probably happened last year, really turned the corner in problem solving and we've contributing substantially to the small business bill of rights, the Portland recycles plan, the green building policy, the creation of the best business center, working with o.s.d. The safe, sound green streets that we supported parks as I mentioned of the Portland plan and the construction impact mitigation on downtown construction. Thank you very much. There's a lot to be done. I work -- I am mark, I have a small [inaudible] law firm on pioneer courthouse square. And the construction, we're doing the right thing. There's plans to keep some of these bond-backed fiscal things going on during this economic time we're in. And we really think we're on the right track and we want to build on that and, again, as commissioner Adams said, one of the top two cities. And i'd like to give it over to jackie where she'll conclude.

Babicky-Peterson: When we're looking ahead, as martin said, we're pleased there's been a shift in sbac and that we do feel like we have a partnership with you. And with the city for giving a small business opinion on ideas that are being generated and work that you're trying to do to make Portland a very business-friendly city. And, you know, this has been certainly been a year for us. , not to just give feedback but share ideas and we've had a great dialogue and we hope to have that continue and we're working on developing meetings and interactions where we can understand what the issues are so that we can help shape the ordinances and the policies you come up with as a business voice you can rely on. We really like to be in that role and think that's something that has developed a lot this year. We appreciate that and so we're going to continue to encourage lots of early open communication with us and because we've got wonderful volunteers willing to make that happen. In this time of huge economic stress, we have greatly appreciated the various forums that you have held, particularly mr. Mayor and commissioner Adams to talk to multiple small businesses about what's happening and what's going on and how the city can help them. And we've brainstormed with you many times about lots of ideas of things we think can help and make a difference to Portland. And when we look ahead, what i've said to my group, we'd love to take permanent credit for what sbac has accomplished in the voice of small over of last five years, but I do think there's a huge amount of people being in the right moment with the right voice at the right time. I think our economy is changing shape on a national basis, we're seeing it early in Portland because we attract many young creatives who start their own thing here. But I do think we're on the leading edge of a changing shape of the whoa economy and small business is going to continue to be more and more and more important in how we fare as a nation. And so that's a lot of work ahead for us. I'd also like to say, mr. Mayor, that most of this work has been done on your watch and we greatly appreciate your providing resources for us and quietly opened the path for us and supported us in that way and we're very grateful for that. It's been a lot of approval that has come from you and a lot of ideas and support. And without that, we would not be here. So that's been tremendous and we greatly appreciate it. We also appreciate that our new staff assistant, clay -- staff assistant, is part of the mayor's office, allowing us to have somebody here in city hall and that gives us more knowledge about what goes on because so many things happen in conversations. So thank you very much. We hope you'll approve our report and we look forward to continuing to work with you.

Potter: Thank you very much. Thank you for all of the work you do and martin, I know you have another part time job but we appreciate the time you put in on the budget and this sbac.

Madeiras: Thank you, mayor.

Potter: Other folks signed up to testify on this issue?

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

Potter: Anyone here who wishes to testify to this specific issue? Please come forward.

Moore-Love: It's gone now.

John Torrino: Good morning, mr. Mayor, commissioners. My name is john, i'm the executive director for the alliance of Portland business associations and I just wanted to take a minute or two to go on record supporting the very valuable activities that the small business advisory council has performed over the last five years, particularly for the past year i've been involved with it. I also want to express our appreciation to you for the support you've provided and given to us, your openness and willing to listen. I'd like to emphasize our support for putting teeth into the small business bill of rights so that as policies are developed, there's some kind of a quantitative method for evaluating the impact on small businesses in the Portland area. I think that's one of the things that the sbac has been promulgating and we support with our 35 business district associations and a goodly portion of those tens of thousands of businesses. So just wanted to basically say, we are fully involved with the small business advisory council and happy with the work they're doing and very happy with the city support of both mbna and sbac.

Potter: Thank you. I need a motion to accept the report.

Adams: So moved.

Fish: Second.

Potter: Call the vote.

Adams: Look forward to our work together. Aye.

Fish: I want to thank john and jackie and martin for their leadership and acknowledge ken turner who has been working this issue for a long time and about the as a candidate and now as a city commissioner, i've learned a lot through my interaction with you. The sbac and the apnba have moved the ball on small business issues in our community. Aye.

Leonard: I, too, appreciate the work and i've always enjoyed the meetings i've gone to and full of honest exchanges and look forward to more in the future. Aye.

Saltzman: Thank you for your work and the great report and look forward to working with you. Thanks. Aye.

Potter: I really want to thank sbac and jackie in particular. When i've been around talking to some small businesses in Portland, they had some absolute wonderful ideas about how the city and small business community could work closer to together and we're incorporating those ideas and will be presenting them to the mayor-elect and the community. I also want to thank all of the small businesses out there. You folks do such a tremendous job. I think it's a job that's very difficult because of the economic climate and you deserve our respect and support and I truly appreciate that so thank you very much. And I vote aye. [gavel pounded] please read the 10:00 a.m. time certain.

Item 1550.

Potter: Commissioner Leonard, commissioner fish. Do you want to introduce it.

Fish: Thank you, mayor and commissioner Leonard and commissioner Leonard, thank you for cosponsoring this important resolution. And for the leadership you've given to this issue since 2007. It's my pleasure to introduce the team that has brought us the quality rental housing workgroup this morning. I want to begin with brief context. As a council, we've been very busy lately focusing on a number of issues. Economic development and being at the head of the list. Concerns with homeownership and the foreclosure problem in the community. Expanding our affordable housing portfolio. Developing new and innovative strategies to assist our homeless citizens. Taking a good hard look at our budget, looking for new and innovative ways to create financing for these projects and so it's been a busy time and today another important piece of our work, dealing with renters. As everyone here would agree, everyone in our community deserves the healthy and safe place to call home. However, today, in 2008 in Portland, there are still too many families with children, seniors, people with disabilities and low-income residents who live in

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unhealthy housing. It's no secret that in the past the relationship between tenants and landlords has often been marked more by tension and disagreement than agreement. And i'm so proud today that in presenting this report, the two sides have come together to focus on finding the common ground necessary to move forward. To ensure that everyone in our community has a healthy place to call home. Now, we know that substandard housing impacts tenant health, increased absences from work and school, and imposes enormous health cost on our system. In this tight rental market, enhanced unit inspections are a safeguard against deferred property maintenance, helping to preserve the value of our rental housing stock. Quality rental housing workgroup has arrived through a long time of effort and meetings and work at consensus recommendations which are going to place Portland at the forefront of protecting our tenants. The recommendations in my view are an impressive view of preventive, system wide support and enforcement strategies designed to address these issues in a collaborative way. Without further delay, i'm pleased to invite three members of the workgroup to come forward to make a presentation. They are deborah, who is the executive director of metro multifamily housing. Ian, who is the former director of the community alliance of tenants and dr. Gary oxman, the public health officer for Multnomah county. Thank you for being here and we look forward to your presentation.

Ian Slingerland: Thanks for the opportunity to be here. I think we all look forward to your ongoing leadership as we move into implementation of these recommendations. I wanted to start by taking a moment to appreciate the work of debra and mark philips from the health department who served on the steering committee with all of the other members and to appreciate the leadership at staff, and at b.d.s. And the consultants who helped to guide us through this process. Decisions and decisions. The quality housing rental workgroup was authorized by council to explore issues of substandard housing and environmental health hazards in Portland's rental housing. The data on substandard housing and how prevalent the issue is in our community is at best incomplete and that's one of issues the workgroup had to struggle with. Some data suggests there's a significant need to address the problem. The 2002 american housing survey of the u.s. Census found nearly 7,000 households in Portland, living units with multiple problems, electrical systems or kitchen equipment. Multnomah county office of legal aid estimates it receives an average of 600 calls a year. From low-income tenants from habitability concerns or seeking repairs to their home. Volunteers from the community alliance average 550 calls a year from tenants in Portland with habitability concerns or seeking repairs to their unit. In recent years, bhcd became engaged in landlord tenant issues and in addition to increasing coverage on the issue of mold, lead and substandard housing, there were a number of processes in the community that raised this issue. The work of the community alliance of tenants in developing a report of the experience of renters with repair problems in the city. Work at the health department doing a community assessment around environmental health issues that raised healthy housing and substandard housing as a key concern of people in the community. Along with the analysis of impediments to fair housing it raised of the fear of retaliation and substandard housing as an issue people were concerned about. So the council convened the work group, including 20-member workgroup representing public health, tenant and landlord interests. All the individuals and organizations committed a tremendous amount of time and energy. The year-long workgroup process included four supporting subcommittees and review of national best practices and involved subject matter expert participation. Convened with the support of development services and it also involved the auditor's office, revenue bureau and the hearings office. I should say when council first initiated the workgroup, I was a little bit skeptical, that we'd be at a different place than where we started. The process approved my skepticism was misplaced of the workgroup all engaged an honest effort to address a very complex set of issues. And so I think we're at a place where we can move forward with some significant impact on the problem in our community.

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Dr. Gary Oxman: Good morning, mr. Mayor, commissioners, i'm dr. Gary oxman, health officer from Multnomah county and serve as the city health officer and i'm going to talk about underlying principles of the process and recommendations. I did provide written testimony from the health department and i'm not going to read that, but I will emphasize one point. Would urge you to see the work of the working group as a comprehensive product with a number of interrelated areas. Really, to see it as a whole product, rather than coming to the temptation to split things apart and look at the specific issues. In reading the report, I think the workgroup did a great job in bringing a lot of difficult areas together into a single product. One of the key things, and all of these principles were adopted by consensus, owners of rental housing are engaged in a business activity. It's not a hobby. And it's a business activity that does have impacts on the health of individuals and the public in general. The secondly, the group found that landlords and tenants really need education about their respective rights and responsibilities, how to maintain healthy housing and housing maintenance requirements of title 29 were particular areas of interest. Thirdly, education, mediation services will foster joint landlord and tenant partnerships to seek solutions to these complex health and housing issues. I think as a community we often end up with the parties in somewhat more contentious positions than they need to be so the combination of education and structured mediation can probably solve a lot of those problems. And the funding required to enforce healthy rental housing should be provided primarily by those landlords who are repeatedly out of compliance with title 29. But the group also recognized there's a need for startup funding from rental housing industry to be shared also by the public and renters. The group had several recommendations and again, these represent consensus of the group. First recommendation was to create an enhanced system of unit inspections built on the current complaint driven model and update title 29 to better address health and safety and do so in a explicit fashion, really address lead poisoning as a hazard, mold, and pests, both rodents and insects as well as general sanitation. Third, the group felt there was a need to restructure the fines for noncompliance in order to create the proper incentives to address issues when they do come up and suggested that the mechanisms need to be undertaken so there's a higher rate of collections. Fourth, to provide more education to tenants and property owners and the recommendations that do address that in detail. And finally, to fund these improvements to collect an annual per unit fee in the range of \$8 to \$10 per rental unit with the provision that rental units under nonprofits would be exempted from those fees.

Deborah Imse: Good morning, I have to echo ian's comments, first I want to thank the staff for all of their support. They were there every step getting us whatever we needed and that goes for the facilitators at decisions, decisions. I think what we accomplished here through this group is ground breaking and I am excited to be part of this process and was delighted to get to know everybody in the workgroup in a much -- very respectful way. The system we came up with is complaint-driven and not mandatory but does enhance the current system. It facilitates opportunities for unit inspection but doesn't create vulnerable tents, which is critical. It focuses on the bad actors, the guys not complying with title 29 and that's what we want to do is get rid of the bad actors. It's more proactive in identification of units with repair and maintain enhance and a shorter time for take them to code hearings the this system expands the gateway for unit inspections that relied less on tenant complaints which can make them vulnerable to retaliation.

Saltzman: Can you explain that bullet? I don't understand it.

Imse: You bet. A lot of time, tenants do not want to complain --

Saltzman: I understand that, but is expanded gateway? [inaudible]

Imse: Yeah, we're going to look at delinquent taxes, look at if somebody -- if there's an outward outside inspection and it looks like there's something wrong there, that will allow for us to do additional inspections, if they go into the unit and it's an outline of a certain amount of code violations, then that will allow them to go into additional units without having them complain and can go into additional buildings.

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Saltzman: Ok.

Imse: There's a lack of information out there about retaliation and so this process will allow collection of eviction notices when a code violation case has been opened and for three months following. Legal assistance to low-income tenants that look at the validity of retaliation complaints.

There's an implementation process for this that involves multiple bureaus. B.d.s., on the enforcement side. The revenue bureau for collection of fees and fines and the auditor's office for hearings and liens and foreclosures. The recommendations depend on three stable funding sources.

The funding sources are interdependent. And actual amounts depend on a more aggressive collection of fines and fees. We need to increase the fines for those not complying with title 29 and need special collection strategies for that. A temporary annual per annual fee of \$8 to \$10 and a city commitment of dedicated resources. One time of \$100,000 and ongoing \$3,000.

Slingerland: It's an incredibly complex set of issues and these recommendations are probably imperfect but we believe with your commitment to implementation and an ongoing evaluation that these recommendations will result in significant system improvements for landlords and tenants and the city as a whole. The recommendation will do more to hold those who willfully disregard the responsibilities accountable and provide more tools for landlords and tenants who are working collaboratively to address areas of shared responsibility. We believe for tenants the system improvements will result in more timely repairs and better identification of units owned by landlords in chronic noncompliance. And additional venues for dispute resolution that doesn't rely on the tenants use can the courts and risking eviction and we believe for landlords it will help in early identification of units for repair and the inclusion of tenant behavior responsibilities in the city code, additional venues for dispute resolution beside courts and inspections supported by fines and fees by noncompliant owners. And as an example, we wanted to share a case study of an actual building that went through the code enforcement process prior to these recommendations. So after years of problems in August 2005, inspections in four units at Josue's apartment found dozens of violations. The gas was the only heating for a two-bedroom apartment. There were no smoke alarms in sleeping areas. Deteriorated and spongy subflooring indicating structural failure and excessive mold growth on walls and ceilings throughout the unit. So these ongoing repair problems in his home caused problems for all of the members of this family. Josue's asthma was triggered regularly and the damp and cold often left his son ill leading to missed school. As they went through the enforcement process, it took seven months and an entire winter before the code violations were remedied. This is because of the time the fines and enforcement system was inadequate to achieve timely compliance. The monthly enforcement fee the landlord received was only under \$300. Approximately half of the rent from just one of the units. That enforcement fee doubled after six months, but was still inadequate to result in compliance. Compliance ultimately required a code hearing and the threat of imposing significant fines. Once the quality housing workgroup recommendations are adopted and implemented, the situation will be much different. There'll be earlier identification of units with repair needs and stronger initial fines to promote compliance, and in the case of Josue's the fees would have bumped up to \$1,150, as opposed to under \$300. And that's because of fees are based on the number of units out of compliance, as opposed to the size of the property. There'd be a quicker doubling of fines after four months. The fees would double, and double again at eight. And finally, and perhaps most importantly in this case, is that there would be increased capacity for immediate referral to code hearing when serious fire life safety violations exist. That case would have immediately gone to code hearing rather than waiting seven months. Thank you again.

Fish: Mayor, we have another panel that's going to briefly come forward. If people have questions here, we can come back later.

Potter: Questions for these folks.

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Saltzman: I guess I have a quick question. So are we -- what are we doing in title 29? Or what are your recommendations with respect to issues about mold in particular?

Slingerland: So it adds more clarity around what's required and I think creates an inspection protocol that gives the inspectors the tools to identify the underlying moisture source, the cause, rather than focusing on the presence or absence of mold. It will get to addresses the cause of the mold.

Saltzman: So a new protocol for inspectors?

Slingerland: Right, and new tools to implement.

Oxman: And I believe it creates code opportunities to require ventilation for mold mitigation that were not previously in the code. So there are units that were approved under previous building codes or city codes that will now be swept up for more intervention.

Saltzman: Thanks.

Fish: I thank the panel and invite up three individuals who are going to make brief statements. Gregoria, a tenant -- and sylvia, who is also a tenant.

Potter: Thanks for being here. When you speak, state your name for the record.

Gregoria Munoz: Gregoria.

*******:** I'm here to interpret. (speaking spanish).

Munoz: Good morning, mayor and commissioners. I'm a renter in the city of Portland. I'm here to support the recommendations of the quality housing rental workgroup because we all deserve a safe place to call home. (speaking spanish).

Munoz: I've lived in my current home for over a year. I live with my husband and three children in a two bedroom. My unit is unsafe because of severe mold in the bedroom, bathrooms and -- my son has asthma and strong headaches because of the mold. It ruined my clothes, our bed covers and mattress. The school had to help us replace the children's clothes. It's stressful to know that the home is making you sick and kids sick and feel there's not anything you can do about it. (speaking spanish).

Munoz: I asked the owner to take care the mold after we moved in and was completely ignored. The garbage disposal broke, there was a leak under the kitchen sink for a long time. You could only turn it on and off with a wrench. I had to catch water in the sink with a bucket and dump it outside. I had no hot water in my unit for about a week. We informed the manager several times and the answer was they would see what they could do. (speaking spanish). I was afraid to call the inspector about the mold and other problems, worried we'd get kicked out. But when we didn't have water, I decided I had to call. (speaking spanish).

Munoz: When the city inspector came, he found multiple fire-life safety violations. My unit is no. 10. (speaking spanish).

Munoz: After the landlord got the inspector's notice, I came and said he would fix the mold but we would have to pay for it. (speaking spanish).

Munoz: If the recommendations of the quality housing workgroup are passed, families like mine won't have to go through this. Because it will make the landlords take their business more seriously. Make it easier for the inspector to hold landlords responsibility. Please approve and fund the quality housing workgroup recommendations. We all deserve a safe place to live. Thank you.

Larry Bricker: My name is larry, employed with american property management and a board member of metro family housing and was on the enforcement and education subcommittees and I want to thank my colleagues on the workgroup. And I was amazed at the process and collaboration and I think it's opened up communication and i've had communication with a number of members outside of the workgroup. Handling everyday situations and I think that ongoing communication is good. I am here to support the adoption and funding of the recommendations. I do feel that those are the exception rather than the rule and don't tell the true story of the professionals I work with and serve with in Multnomah county metro housing. Landlords don't just provide housing. They

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provide homes to thousands of people. Particularly our on-site apartment managers go the extra mile in delivering service, the kinds of things that don't end up on the news. And I think a more accurate representation of our industry and housing providers, I just want to take a brief moment to highlight and acknowledge one of those apartment managers I brought with me today, Patricia Rosaball from our company. She had a circumstance last week that I thought was relevant, and I would share it again to bring out the point of the dedication of these professionals. She manages apartments for us in east Portland. She had a resident that had lost her power, a single senior living on her own. She lost her power for failure to be able to pay the bill. When it came to Patricia's attention, she contacted service agencies on her behalf, gave her phone numbers to call. When the resident was able to get an appointment with one of those agencies, she actually drove her to the appointment and drove her home. The agency was able to get power restored that same day after paying the bill, the back bill, and so it's a small incident that I think is duplicated many, many times but probably avoided that resident losing her home. So, again, the story doesn't make the news, but I think it's representative of what goes on there, and so again, getting back to the work group recommendations, the focus on the bad actor, I think, those were strong after a more than year of frank discussions and thoughtful compromise, these recommendations before you providing a comprehensive package that targets those bad actors. Just to highlight a couple of things that were kind of mentioned, the enhanced complaint-driven system. I think we'll accomplish that. The type of additional triggers from inspections that were just described I think will be effective. Also with increased finds and a strengthened collection effort, the bad actor can be made accountable and made to pay for the inspections required. I would highly recommend the council adopt the recommendation for the task force designed to improve those collections. That's in the recommendations. And also through enhanced training and education for both landlords and tenants. Education is a key part of quality housing and an important element of these recommendations. So, to conclude, without adequate funding, any set of recommendations will only be a set of plans on a shelf, so implementing these recommendations require funds that are beyond the current provided by the city and the work group has proposed a balanced, stable funding package with cost constraints, and some of those have already been described so I won't repeat those. We think the quality housing worker recommendation offer as smarter, more effective, and more cost-effective way to deal with this. We look forward to working on the implementation as these go forward.

Leonard: American property management is the company owned by Bill Weston?

Bricker: That's correct.

Leonard: I've had a lot of experience with American property management in a number of roles, the first of which a long time ago as a fire inspector. While I am impressed that you're here and saying the things you are, I'm not surprised, because Joe -- and people might find this confounding if they've ever tried to do a business deal with Joe. He is one of the most progressive property managers I ever dealt with in a professional capacity and consistently did the right thing in anticipation -- I shouldn't even say in anticipation but without having to be told to do that by a housing inspector or fire inspector. And while that's great, I think -- and I'm interested in your response to this. It's my view, having some experience on the council dealing with really substandard housing and problems with housing -- that it's actually good business. What I've learned from the landlords that you would characterize as a bad landlord who we've had to put through quite some arduous processes to get them to comply that, in the end, the other end of that, they said they actually had better run apartments. They made more money not necessarily by raising rents but by reducing vandalism and having a tolerance that didn't allow for some of the things that happened to degrade their properties. I guess the message that I got from that and I'm hoping that you would echo is what we're attempting to do here just isn't an enforcement action. It's

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actually teaching bad landlords to be good business managers, and they'll actually succeed better if they do the kind of things you guys have done for decades at american property management.

Bricker: Well, thank you. And I would echo those sentiments. Deferred maintenance I think is devastation to an investment property. You can temporarily maybe defer that maintenance and gain income, but eventually it's going to catch up, so we completely agree it's in the property owner's best interests to maintain the properties. Water infiltration is a crime cause of damage that should be found and stopped right at the first.

Leonard: I want to make sure to acknowledge the good work that you guys have done ever since i've been aware of the business. I do appreciate it.

Fish: Commissioner Leonard, I appreciate those comments, because at the heart of this record is a recognition that both tenants and landlords have responsibilities to make the system work, and I think that is the reason we were able to get the progress we're seeing today. Thank you, folks, for coming forward. We have one other panel, ed mar ihart, ross teron, site services division manager, and mike alderman I Portland fire and rescue prevention, code enforcement. Gentlemen, we're a little bit behind schedule this morning, so if you could each take about a minute --

Leonard: Well, these guys are the law. They're short and brief.

Mike Alderman: Thank you. I have listened to -- i'm mike alderman, a special hazard inspector for the fire marshal's office. I do want to thank you for allowing me to serve in that position. I know that you all contributed to that for me. The program that you have been briefed on this morning is a program I think from an inspector's standpoint that benefits immensely. I'm part of a multibureau task force that deals with buildings that are very substandard, and in that process, I found that it's very -- it is very effective to have all of our bureaus working together. P.d.s., fire. We use housing, all the agencies that we can, and it develops quite a bit of pressure on the landlord to focus and bring his buildings up to standard. When you look at the program that you're seeing today, as a fire inspector, we go to a lot of different buildings. Some of them are commercial, some residential, some a combination of both. Some of these buildings, they don't rise to the level that the task force deals with, but they are very problem blehmatic -- problematic. By having this task force or the fire marshal's office be able to deal directly with the agencies here, they can actually put their teams together and go to work. Work work together and help implement the changes that need to be done in the building. What i've learned with the task force is that education of these landlords are very important. We can work together and help show them how to make their buildings more successful and help with the agencies to abate the issues that we are facing. By being able to work directly with b.d.s. And to directly work with housing, it's a very powerful tool. When you're standing as a fire inspector at 3:30 in the afternoon and it's raining and you're forced with possibly evicting a tenant from a dangerous place and have no place for them to go, it's a very difficult situation. By louing this program to go forward, we will have funding and people we can directly contact to actually take care those folks. And with the educational portion -- educational portion of it, we can work with both the tenants and landlord to educate them to the benefits. The city benefits because we're going to reduce the amount of possible fire deaths and the amount of calls that fire and police go on, and we found that it's very, very successful. I'm sorry for my throat. It's a little difficult today.

Fish: I think half the panel up here and almost everybody has the same bug.

Alderman: In just a few seconds, I would like to introduce miss allright to be able to come up to you and explain to you the difficulties that they face. I've been working with these folks for about 90 days to try and come up with a solution to the problems that they're facing, and it's exactly the problems that your new program is looking at. It would -- from my standpoint, it looks like an absolute win/win, and i'm really glad to be part of it.

Fish: Thank you, mike.

*****: I didn't see you there.

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Melissa Allred: I snuck up on you. My name is melissa allred, and I live in an apartment with my mother, sylvia. The apartment we're in has a number of safety issues, including there's no heat, no electricity, holes in the walls that are so large that we actually have blackberry vines growing inside our apartment. When we asked our landlord to come up and look at the apartment and look at the mold that was growing because of the leakages, he said, ok. How about I fix your problem by giving you 30 days to get out of the building? Because -- you know -- when we complained about that, because our lease -- our rental agreement is tied in with the storefront below us, which i'm a member -- it's a co-op -- we can't complain about these sort of things. If we complain to him, he of course says, get out. And he would also be kicking the store out, the entire co-op. So when inspector alderman came into the storefront because of a number of complaints and, I believe, condemnations of buildings that the landlord owned, he was inspecting the storefront and he asked if he could come up. I was really hesitant, because I was afraid we'd get kicked out. Not only do I feel powerless to have these problems addressed or fixed at all. We also financially aren't able to look for a new place. So i'm really excited about this whole thing going on. Thank you for hearing our case.

Ed Marihart, Bureau of Development Services: I am the program manager for neighborhood inspections, and we enforce the city's title 29, the city's property maintenance code. We are the front line inspectors in the neighborhood and community. Just a couple things. I'll be real brief. I just wanted to mention that some of the recommendations we are willing and able to absorb internally and begin immediately implementing includes convening of the neighborhood inspection stakeholder advisory committee, which will be made up of tenant groups, landlord groups, housing authority of Portland, dhcd, et cetera. We're willing to be able to internally start drafting some of the code changes to include language to deal with health around lead, mold, pests. We're beginning the discussions already with the ought tore's office and revenue bureau about improving collection strategies, a key component in collecting additional revenues for the program. And also incorporating education outreach activities into our existing b.d.s. Landlord training program. And then ross caron has some additional comments.

Ross Caron, Bureau of Development Services: I'm the division manager, and I wanted to, in front of you all, thank the work or the work that the quality rental housing group has done. It was great to see both the landlords and the rental advocates or renters' advocates working together to come up with a very comprehensive and I think effective list of recommendations. And also to acknowledge that they were, very early on, involving b.d.s. Ed and another member from his group were involved in the stakeholder meetings, also coming to b.d.s. Management to gain our buy-in. We identified some areas we could do some improvements and compromising, and they worked with us very well. In closing, b.d.s. Looks forward to continuing the work with quality rental housing.

Fish: Mayor, that's the presentation.

Potter: Do we have anybody signed up to testify on this matter?

Moore-Love: We have 20 people signed up.

Potter: Ok. We're running behind schedule. I've asked that folks keep their comments to two minutes, please. Please call the first three. When you speak, please state your name for the record. You each have two minutes.

Mary Mann: My name's mary mann, and i'm a renter in Portland here to support the recommendations of the quality rental housing work group. I believe that we all deserve a safe place to call home in Portland. I think landlords should be held accountable for safe rental housing. I moved into a shared housing home in northeast Portland. Our rental contract stated that the household tenants would split the cost of utilities, a standard practice for most rental houses. I was responsible for managing the utility bills. I noticed that the utility beaverton-hillsdale highway were higher than normal. It started with the water bill in october followed by the electric bill in

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november and then heating system in january. We discovered that the water meter was broken so it was impossible to get a clear reading. Then I found the previous homeowner owned and operate ad nursery business there. After purchasing the home, the landlord didn't refit the piping and water meter for standard single family dwellings. We made a minimum of three times more the amount for a single family home. The water bill seemed to be the tip of the iceberg. Then we began dealing with high electronics trig bills and dangerous power surges, found out the house was not wired properly. The electrical wiring was done wrong and without permits. We sought out for the landlord and p.g.e. because we were so concerned. Our landlord ignored other repair requests. After several requests, p.g.e. finally fixed the wiring even though it was not their fault. P.g.e. had told me this was a fire hazard. The general ground wire was lose at its base. Our home could have burned down because of the faulty wiring. Again high bills with the heat alerted me to another repair problem. After again not getting response from the landlord, I researched and founded man who installed our boiler system. He generously came into our place in january and found the required maintenance was not done on the radiators so they were filthy and did not allow the system to function as it was intended to. The landlord then employed residents of the home to do repairs and upgrade the home, diverting the basement into a rental space. That he is repairs were never done properly. We paid an excess of \$700. Month due to the landlord's negligence in keeping our home properly maintained. This led to many fights with housemates who would not pay for the high costs.

Potter: Ma'am, your time is up. Could you please close. You can have a closing sentence.

Mann: I hope that my story has shown why we all deserve a safe place to call home. The recommendation will provide support for tenants working with their landlords trying to maintain their unit also and will make it easier for city inspectors to be held responsible for repairs. Finally I hope that you, commissioners and mayor, will vote to support the recommendations of the quality rental house group and police on the recommendations.

Joe De Luna: My name is joe deluna. Me and my family moved to the -- i'm here to support the recommendations of the quality rental housing work group. I believe that we all deserve a safe place to call home and that landlords should be held accountable for their responsibilities. My family and I moved back in 2003 to the clarista in northeast Portland. We lived at the same apartment close to a year and then, with no reason, we were told that we had to move to some other place, some other apartment. By the time i'd been of moving, I noticed that the stuff was affected, all rusted and all kinds of problems, and I notified the landlord right away, and he said that was, like, a new one. I said, no. I don't think that's a new one. They brought me a different one. It was about the same shape. I notified him right away. It was all filthy inside, too. They brought me the third one. They said that was the best they can do, and I called the workers over to come and take a look at it. They said, well, but you can clean it. So I say ok. I'll try to clean it. I did, and I got to deal with that for almost nine months. Finally that went off again. They gave me another one with almost the same condition after I told them that I would pay for -- would buy my own stuff and take it off the rent. And finally they brought me a half-decent one. And I called about cockroaches. Noticed there was cockroaches, bed bugs, and they hardly do anything. They came and spray. One day, coming out of the shower, I noticed there was water coming down from the ceiling, and I went and notified them. They came. They just put a patch in top, big patch on it. And they never -- actually, they never did anything about it, and we had all kinds of problems. This time, one of the workers came and sprayed --

Potter: Sir. Sir, you're going to have to wind it up.

De Luna: Ok. Thank you. Thank you for taking the time to hear my story. We all deserve a place to call home, and the landlords should be responsible. Landlords should be accountable for maintaining their units in safe and healthy conditions. I urge your support for the recommendations from the quality rental housing work group and fully fund the recommendations.

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Sue Doolen: My name is sue dulan. The insulation is virtually nonexistent. This is a sample of the insulation in the attic floor, about one and a half inches deep. Because I pay the electric bill and am a greenie, I resist wasting energy, so I wear six to eight layers of clothing. To my surprise, I lost 14 pounds earlier this year. Reassured there was no medical cause, I think it was probably I was burning extra calories to stay warm. I submitted a written maintenance repair request for insulation of the walls and ceiling. I knew that the particular repair of the walls was unlikely because they are brick, but I hoped that proper insulation would be laid in the attic. I did considerable research at Portland city hall and online in an attempt to understand exactly what my rights were in this regard. On or about august 29th, I got my definitive answer by telephone. Recently I brought to the attention of our very helpful and efficient manager last month's p.g.i. Insert which stated, quote, recentliers also may receive weatherization assistance but the landlord must agree to have the work done. The manager photocopied the flyer and assured me that she would show it to the owner. On october 29th, she called to tell me that the owner had said the repair was, quote, not feasible, unquote, at this time. I would like to bring to your attention a quote from the "oregonian" article "how does Portland top itself." we need green retrofitting of houses and buildings across the community because buildings produce about 40% of the emissions. While the qrhwh recommendations don't specifically address my problems, I believe that their passage will be a first step in bringing to light deficiencies in the city's properly maintenance regulations and compelling the inclusion of weatherization improvements in them. Mayor Potter and commissioners, I strongly urge you to fully adopt and fund the quality rental housing work group recommendations. Thank you for your time.

Potter: Please call the next three.

Mauel Laya: My name is hay shoes manuel -- jesus emanuel. My room mate and I we have represented a house on east burnside and southeast 55th avenue in the mount tabor neighborhood. My roommate and I started paying \$725 for a two-bedroom unit which was remodels previous to our move in except for two high-wall windows in the living room. We were told by the manager that those windows were going to be replaced with new ones sometime soon. One of the windows was simply covered with a piece of plywood, and the other has had the glass broken. We addressed this problem with the manager and repeatedly were told the same answer that windows will come soon. During the winter of 2006/2007, we notice a considerable increase in the electric bill because the heating is part -- powered by electricity. We were told we will be getting the windows soon. As a way to help defray expense of the heating bill, we were given a \$100 check which helped us quite a bit. Finally, almost a year after they moved in, in the middle of summer, one of those windows was replaced, and again we were hearing the old phrase. The other window will come soon. Of course again we waited. In october last year, our rent was raised again to \$750. We signed the new contract and the story repeated, the window will come soon. Last month, we sign a new contract, so for two years now we are there, and it is now \$775, and we are told the same story. The window will be repaired soon. We called the manager, and so far just came over to the measurements of the window, and now, three weeks later, we still don't have a window. Please, I really, really ask you to approve this resolution. Thank you.

Sharie Smith: Hi. My name is sherry smith, and i've been living in Portland for about 25 years and a renter the entire time. Currently, I was evicted from my apartment that I lived at for six years because I made some complaints to the city, and these are follow-up complaints that the neighbor had made regarding exterior problems with the property in northeast Portland on fargo. Also I am a victim of gentrification. We were pushed out of the neighborhood and priced out of the neighborhood. After the landlord got information and noticed that we were complaining and we brought out channel 6 news to do a story on the complaints, he issued all four tenants in the four-plex a 30-day no cause eviction notice. And this was very, very stressful. I asked him for more time because it's hard to pack it all up in 30 days when you've been living somewhere for six years

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and maintaining curb appeal and properly management at the same time. The thing is they openly - the owner openly had the property for sale and showed one buyer from California on the property, and they were all openly talking about converting the four-plex into condos. And the Oregon state law says, if you're going to displace affordable housing tenants, you need 120 days. They didn't honor any of that. None of the fines were ever paid, not even the fines issued two years ago from neighbors were ever paid to the current landlord who is Charles Gill. And none of that ever got taken care of or addressed, and we get a 30-day notice, and that's it. We're out on the streets. So when complaints come in, we need to be protected, and it would be very, very helpful for everybody in the entire state to be able to have affordable, safe housing. Please vote in our favor. Thank you.

Josephine Cooper: Hi. My name is Josephine Cooper. In 2006, I broke a lease with my landlady because of delayed and unreliable repairs related to mold and mildew and a threat of bodily harm from a fellow tenant. Even though this action was supported by Oregon advocacy in a letter to her, the landlady responded by giving me a negative reference which caused me to be denied for affordable senior housing. I hoped to find an attorney to take my case pro bono but was unable to find anybody. During a recent attempt to get senior housing, the same landlady responded to the caller by saying I will not discuss this tenant except to say that I will not rent to her again and you would do well to think twice about it, too. I omitted this landlady from my next application and rented a place for one year, paid my rent on time. Several units were at the point of serious plumbing failure, and mine unfortunately was one of them. I heated water on the stove for six weeks. My heating bill went up to \$300 for two months. When I complained about an additional plumbing failure underneath the sink, the landlord gave me 30 days notice without cause. I moved into a new place, my third move in 16 months, and was charged an extra security deposit of \$600 due to my unstable housing record. The two experiences described above taught me several things which all point to the need for the city council to adopt the recommendations of the community alliance of tenants. This is a complaint-driven process and shouldn't have to be driven by low-income vulnerable tenants. Managing is a business that should require a high level of certified competency. It's clear by the testimony of other property managers here that ethical property managers have nothing to fear from these regulations. A negative reference should have some relationship to laws against slander if it has an impact on the tenant's reputation. I hope the council will give serious consideration to this timely matter as we hear about the millions of Americans that are losing their homes to foreclosure. Proper oversight of rental practices will become more important in keeping families sheltered.

Potter: Thank you. Thanks for being here, folks. When you speak, please state your name for the record for the record. You each have two minutes.

Erin Cranford: Dear Mayor and Commissioners, my name is Aaron Cranford, and I am providing testimony in support of the quality rental housing work group recommendations. In 2005, the community alliance of tenants conducted a project exploring the experience of tenants in Portland with substandard housing conditions. The project centered on interviewing with over 60 tenants identified as experiencing substandard housing conditions. One condition was that half of the tenants had poor health in their families because of conditions. Partnership with the Multnomah County Health Department initiated a follow-up needs assessment to further understand this connection between substandard housing and tenant health. This project was called Tenant's Voice, a housing and health needs self-assessment and intervention planning. The needs assessment consisted of two main components, one a health dwelling assessment for problems linked to chronic respiratory illnesses, including asthma, and an assessment of remedy assessment to understand the effectiveness of tenant, landlord, city inspector and other actions that can recommend ways to solve the problems while reducing exposures. Using interview guides and assessment tools developed by Multnomah County Health Department, the community workers conducted visual and self-report

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inspections and interviews with tenants selected because they reported health problems related to their rental housing. We ought to understand responses to requests affects code inspection, taking action to recommend day health hazards. Our exposure to unhealthy housing conditions contribute to exposures. The information obtained from the interviews was analyzed using quantitative and qualitative methods by our health department partners. An executive summary of the project prepared for the northwest health foundation and project founder is included with my testimony. John doherty, from Multnomah county, pancreatic cancer design and development will provide an overview of the findings that bridget daniels from the commune alliance tenants will discuss how the recommendations of the quality rental housing work group are in for the timing of this project. Thank you for your time.

John Dougherty: I'm john doherty, and i'm from the program design and evaluation services section of the Multnomah county health department, and I want to summarize what we learned from the systematic interviews' 53 low-income families as a part of the tenants' voice project that erin just described. Regarding the environmental conditions in the rental units, 83% of the families reported mold and moisture problems in their dwellings. In addition, about 65% of the families reported structural defects such as holes and gaps between walls and floors and about half were exposed to insect oro dent antigens or faced potential paint hazards. The families recorded health problems they related were to their dwellings. A third reported that children living in the units also had respiratory since toms. Most families reported that their symptoms were worse in the home and got better away. However, in about 30% of homes, the use of fragrances and chemical cleaning products, smoking indoors or the presence of furry pets may have contributed to some of those respiratory problems. The families also reported significant problems with seeking repairs from landlords. Landlords in our interviews agreed to make repairs about 70% of the time. However, even when those repairs were promised, no repairs were made in 40% of those rental units. About 35% of those families attempted to make their own repairs to the structure at their own expense, and similarly 80% made changes such as letting more outside air in or turning up the heat in attempt to reduce exposures to mold and moisture, again at the cost of higher utility bills and the use of more energy. Overall 75% of the families who asked for assistance in getting repairs were unsatisfied or very unsatisfied with the process, and these difficulties encountered by renting families when attempting to fix representing problem -- renting problems resulted in disabilities.

Birdget Daniel: The findings of the tenants' voice project addressed the connection between substandard housing and tenant health. We believe the recommendations of the quality rental housing work group will do much to address the findings described in our needs assessment. The vast majority of tenants in the study reported that their health problems were associated with mold and moisture problems in their homes. Further, tenants reported that the current inspection practices and enforcement tools do not work well. The inspection practices for detecting mold problems and moisture intrusion used by local agencies and organizations are inadequate. This often leads to superficial cosmetic repairs that do not prevent a recurrence of the problem. The quality rental housing work group's recommendations addressed the shortcoming. The recommendations will result in better definition in the code of excess moisture in rental housing, and the recommendations correct the neighborhoods inspection team to implement a new mold inspection protocol to better identify moisture sources when mold is found during inspections. Many low-income renters found that the repair assistance system is very complex. Many were led to abandon he have forwards. Low-income renters are more likely to live with housing defects that expose them to health hazards. The group institutes an enhanced inspection system that creates opportunities for initiating inspections without tenant complaints. Finally, over half the tenants in the needs assessment wanted to move but could not because of cost and availability after forwardable rental housing, providing further evidence of the need for the city to improve code enforcement with an ongoing commitment to fund affordable housing programs. Thank you for

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your time. Please adopt the recommendations of the quality rental housework group. We all deserve a safe place to call home.

Potter: When you speak, please state your name for the record. You each have two minutes. [speaking spanish]

Anita Sanches: Translator: My name is anita sanchez, and i'm a tenant in the city of Portland here to support the recommendations of the quality rental housing work group because we all deserve a safe place to call home. My family has lived here for 16 years and the building that we live in right now, there's been repair problems for years and years, including mold problems. The end of winter of last winter, the owner brought someone to inspect the place and, during that time, there was mold all over the walls. I also showed her about the mold and asked that she would come to take a look at the mold in the bedroom and bathroom. The land board said they would take care of the mold and not just paint over it, but that's exactly what happened. Insisting that painting wouldn't help the problem and that the mold would just grow back. The manager was very angry about that and telling me that I should just open the windows.

Potter: You're running over your time limit significantly. It's going to have to be a total of two minutes for each of the folks, so you're going to have to reduce the testimony to that time, including translation.

*****: Ok.

Cristina Palacios: My name is christina palacios, and I was here to read a testimony of alisa in northeast Portland, but she couldn't come in. The city inspector went to the unit where she lived and found a lot of -- did a lot of citations and they still did not get their repairs. Please, I really encourage you to read her testimony because it has a lot things. She says that maybe the inspectors have better tools to make the landlord responsible. It will help her entire unit.

Fish: Ma'am, if you hand it to the clerk, we'll make sure everybody gets a copy. Thank you very, though.

*****: Thank you.

Maria Felix: My name is maria felix. Thank you for your time.

Felix: Translator: I have written testimony that i'll submit. I'd just like to say that my story is much the same as my colleagues here and i'd just ask you to address these important issues. The same thing could be said by any one of us to any of you. If you were staying in a hotel without a bed or bathroom, would you want to pay for that? I'd just ask you to support the very important recommendations to help prevent children being sick from mold. Thank you very much for your time.

Potter: Folks, I have to leave. I'm turning over the rest of the presentations to the president of the council, commissioner Saltzman.

*****: I feel that two minutes to go through this is like writing the history of Oregon in 10 pains or less.

Saltzman: You've got two minutes.

Nancy Titus: I lived in a dive. The dive had black mold. It was \$400 a month. Shelves were missing. There were four types of poisonous spiders. The back window was broke out. The smoke smelled so bad that you could not be in there and cook. The heater didn't work. The wires were melted. The thermostat was melted. There was three-prong plug-s in that were not grounded. The fridge leaked water from the freezer into your food. The floor slanted one to two inches toward the center of the building. There was no smoke detectors, and the shower surround was broken and molded. The windows were all painted shut. There were no screens. The bathroom door did not shut. The toilet leaked water all over the floor. The front door was messed up and didn't shut properly. I replaced the stove, the toilets, and the shelves. I rebuilt the back window and put one in. The one they had was sitting on the window sill and held in place by two nails that were bent over. It had a crack of an inch and a half around the top. My daughter is disabled, and I cannot

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work. This was the only place we could afford. After having the water turned off for nonpayment, we found out that there were four houses on the same water meter and the owner was not paying it. After that, they started charging us for the water and the sewer, which was not in our lease, and for the garbage. We couldn't afford the increase and had to move. One place was inspected. The other two nobody would inspect.

Saltzman: Ma'am, your time is up.

Titus: Ok. But they couldn't be inspected because they'd be kicked out and homeless. My daughter and i, we're homeless now.

Namkisiah O. Roper: Good morning. My name is namkesha, and i'm a renter and tenant of Portland here to support the recommendations of quality rental housing work group. We all deserve a safe place to call home. I was a tenant at the arbor glen apartments. I moved in in august of 2007. My repair issues were cockroaches. I was forced to move because the management was negligent.

Let's see. Me and my daughter stayed there. I was concerned for the health of my baby. My blood pressure is high, and I do have heart conditions. It was made worse by the situation. I called city inspectors after they were fined twice. They finely started spraying for the cockroaches. They didn't treat all the units around me, so the problem got worse. Let's see. I lost my job that I had for 10 years. I can't really express how much it really after nexted my life. I tried to exercise my rights as a tenant, and I called the city. When I called the city, they retaliated by evicting me. Me and my baby were homeless for three months. Wow: Not only did we lose our home. I lost my job. I'm a little emotional about the whole thing all the time, so i'll wrap it up by saying we all deserve a safe and healthy place to call home. I'm here to support the recommendation, and I hope that you guys do as well. I thank you, guys, for listening to me, and I hope that this doesn't happen to anybody else. I respect you guys.

Carter Whitlock: I'm carter whitlock. A few years back, I moved into a small 2- bedroom in a four-plex with a roommate and cat. We had a gas-powered heater on the face of which was a sheet of glass, providing the barrier between the open flames and rest of the unit. It was winter, and I was home from work and on the bed reading with the cat, and I heard this pop out of the living room and some shattering glass. I ran out there and found shards of glass melted into the carpet and the furnace frames barely contained therein. I immediately turned down the gas-powered unit and called my landlord who shortly after moving any found out was one of Portland's top 30 slumlords according to a writer-up by the "willamette week." my landlord claimed that the cat had broken the glass on the heater, which the cat had been with me, but ultimately my landlord said that he would replace the glass. As for the carpet, he made no implication of addressing this hazard. It took over a month for my landlord to replace the gas and continued -- urged us to continue using the heater. On several occasions, I worried that the cat would somehow catch on fire. I worried that the apartment unit would catch on fire during our sleep or that the entire unit would blow up. I worrieded that my roommate and I would die in the middle of the night from carbon monoxide poisoning. We of moved out two months later at which time the carpet still had not been repaired or replaced. That would not be a safe environment for a young child. You can imagine an infant crawling around on a carpet with embedded shards of glass. I'm embarrassed I did not know at the time of landlord tenant laws, but had more severe penalties been in place, at that time perhaps my landlord would have felt more compelled and inclined to address these dwelling problems for the fear of the penalties or legal action against them. I also want to add that one other benefit of funding these recommendations is with our economy in such -- economy being such as it is, I think it could possibly provide a few more jobs in the Portland area. Thank you.

Ari Rapkm: My name is ari recinen. Nancy and I have written testimony we can submit, so we don't need to take up your valuable time.

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Saltzman: Thank you for that. I appreciate that. Is there anybody here who did not sign up who wishes to testify? Ok. Well, thank you, and we'll now have the roll call on the resolution. Is commissioner fish in the house? Here he comes. Ok.

Adams: Well, I want to acknowledge and commend the leadership of commissioners Leonard and fish on this. I think it's very important work. The testimony has been very compelling, and I appreciate our partners, our public and private, nonprofit and advocacy partners in this effort. I'm happy to vote aye and look forward to our continued work together to improve the housing stock accommodations and availability this years ahead. Aye.

Fish: I think mike alderman said it best today when he called this a win/win, and I want to congratulate all the parties that came together to produce this really fine piecework. This required concessions by both landlords and tenants and required the hard work of people coming together with the goal of reaching consensus. We know how to -- we know in this community how to be divided. It takes a lot of work to be united and to come up with something like this, which is going to immeasurably improve the quality of lives in this community, a testament to the good faith and hard work of everyone who is involved. There's a few people I'd like to thank starting with the quality rental housing work group members. Those that are still here, would you please stand just so we can acknowledge you? Again, thank you for your service, and you put enormous time and energy into this. Andrea mathiason from bhcd, thank you for your tireless work in bringing this to a successful conclusion. Joe hertzberg from the decisions, decisions facilitation team. Joe, thanks for doing a great job as always. To tenants who came out today and spoke so eloquently about the need for this important reform, thank you for taking the time and thank you for sharing your stories with us. To tracy leitao, job well done. To ed merihart of bds, once again outstanding and to steve cass. To commissioner Leonard and the council in 2007 that launched this effort, I think they deserve a lot of credit. This took a little longer than originally planned, but it was worth, I think, the wait, because this is a balanced and thoughtful approach to a communitywide problem, and I would urge my colleagues not only today to adopt the report, which contains a lot of very sensible recommendations, but also commit at budget time to make this a priority item for funding. And I'm very pleased to vote aye.

Leonard: A number of years ago, a police officer asked me what I could do to help them deal with an apartment house in northwest Portland that had been a generational problem for not only people that had lived in the apartments but for officers and fire inspectors and trying to deal with the hazards there, and so there were instances of drug abuse and, most troubling, even victimizing mentally ill people that lived there, all combined with the most horrendous living conditions one can imagine. That began an effort five years ago that has now seen success in these apartment houses, the latest probably the grove down on burnside. What I learned in going through each one of those buildings and bringing everyone together is that these were problems that had been known literally for generations, that the owners of these properties had passed them on to succeeding generations. And while they certainly were culpable for their allowing of people to live in those conditions, the city had its share of culpability by not having the will to go in and basically challenge their threat that shut these places down. The difference between what happened in each of those six cases in the past was recalled them on their bluff and made them make the improvements, and all of those buildings continued to provide housing and much better conditions. There is nothing that I have less patience about than irresponsible landlords that allow people to live in the conditions we heard testified to today. Some of the things you may have read about me I think are untrue, but when they come to people being allowed to live in these conditions, some of the things said about me are understated. I have absolutely no patience and I'm absolutely unmoved by property owners who talk about cost or talk about how the impact is on them when they have the responsibility when they own property to make sure people live in humane conditions. So you certainly have my continued effort and commitment to make sure that we follow through on these

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excellent recommendations and make sure that people have an advocate in the city and that we don't somehow become complacent with property owners not enforcing the code thoroughly. I appreciate all that was said today and all the work that's been done to get us to this point.

Saltzman: Well, I think back to 2007, a little earlier, when I know we met and talked about getting this work group going. And I would be remiss not mentioning commissioner Sten for the role he played in helping with commissioner Leonard to get this work group going. But as the conditions that you have described, the situations and the frustrations, the insecurities that tenants often face have really driven home the case to me that this is a great report, these recommendations need to be implemented and funded so we can do the work necessary. I think it's really some of the conditions that landlords leave their properties in are deplorable, and I want to particularly recognize american property management and the kind words commissioner Leonard said about you. There are responsible property owners out there who take this seriously and realize, I think as mr. Bricker said, if you don't maintain your investment, it catches up with you. And in the meantime, you leave people living in deplorable conditions. So these recommendations need to move forward, need to be funded. I know a lot of you here testified today, but I also wanted to show you the postcards my office received, i'm betting all five offices received. A lot of postcards in support of this. Good job on your efforts, and i'm really pleased to support this and want to acknowledge again ian slingerman for all the work he's done on this, too. Pleased to vote aye. So the resolution passes, and thank you all. We move on to our regular agenda, item 1594.

Item 1594.

Saltzman: Mayor Potter wanted me to read some of his remarks about this, something that wasco sponsored by all five of us, but mayor Potter's remarks are i'm very pleased to introduce this resolution which will support and encourage city of Portland employees to volunteer their time on behalf of youth in our community. Many of us were concerned about the current state of our youth in Portland, including the reality that only 57% of them graduate from high school on time or at all.

We know that a key strategy to help youth succeed is to provide relationships with positive adults who can help guide, connect, and inspire these young people to reach for their dreams. Under this resolution which builds on the existing human resources administrative rule, an employee may choose to read books to a youth at a local school, coach a sports team, serve as a mentor or do other secretary of states in support of youth. In June, the city council charged the office of management and finance to initiate a pilot program to assess whether this would be an incentive to increase volunteerism as well as to evaluate any limitations or barriers to large-scale expansion of this program. So what we have before us this morning or this afternoon now is the result of that good work. As I said, every member of the council has co-sponsored this, and we're now going to ask nate and laurel to come up and provide us the results of the pilot project and recommendations for one of moving forward.

Nate Waas Shull: Thank you. In my brief remarks, what I will do is highlight the benefits of employee volunteer program and also talk about some of the experience of other public jurisdictions who have taken similar steps to allow volunteers in behalf of their employees. Volunteermatch.org, a national clearinghouse for volunteerism, cites several different studies that demonstrate employee volunteer programs have concrete benefits not only for the community but also for the employer and for employees. Benefits to the community are clear as an expanded pool of volunteers becomes available to help meet the crucial needs of the community. But employers also benefit from these programs. Studies have found recently that heightened employee morale, productivity, and retention all result as well as an enhanced public image for that employer. Finally, employees benefit from increased variety, fulfillment, and sense of purpose in their daily work and also from expanded opportunities for leadership and inner personal skill development as they contribute their talents to the needs that they see in their community in a way that they choose. Although private sector employee volunteer programs may be more well-known to us, jurisdictions across the

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country have also shown leadership in building and in sustaining employee volunteer programs. Portland is poised to join cities like Dallas, Sacramento, and St. Petersburg, Florida, in offering paid time to employees specifically for volunteering in support of young people. More than 15 states have also instituted similar policies, including Arizona, California, New Jersey, North Carolina, and several others. It's clear that companies and government bodies across the nation are recognizing that the success of our youth equals the success of our community and that, when young people fall behind, we all suffer. Simply spending time with young people can quite simply change lives. This resolution helps equip city of Portland employees to become that change in the lives of hundreds, perhaps thousands of local youth. Now I'd like to turn it over to Laurel who will discuss the pilot program to measure the possibility here in Portland as well as to explain the recommendations.

Laurel Butman, Office of Management and Finance: The city view's pilot program allows eligible employees up to four hours work time each month to volunteer with Portland youth. Participation was limited to nonrepresented employees in the bureaus with the office of sustainable development, the bureau of housing and community development, the water bureau, the bureau of planning, o.m.f., business operations, and the mayor's and council offices. Supervisory approval was required. Participation negatively impact work activities. Maintaining a program website and online registration process and networking with partner volunteer organizations. Program staff conducted a midpoint survey. I'd like to share just a few results of the survey and staff experience during the pilot. We found that the marketing efforts that we understood were very successful. Regular emails and occasional brown bag sessions with volunteer organizations were very effective and efficient. Greater flexibility was desired in terms of paperwork and registration, however there is still a need for tracking and marketing. The resolution before you addresses these findings and reduces the administrative oversight and paperwork involved so program costs can be covered. The resolution provides that the city to youth program would be established under the mayor's office. The website would continue as a resource. The mayor's office and o.m.f. will continue to partner on email marketing and occasional brown bag events and tracking what include two data points. We'll have bureau's report how many employees are involved in the program and approved to work with youth -- volunteer with youth during work hours and will continue to use a payroll code to track the extra hours served by employees citywide. Finally, we will come back to you in a year's time to report on progress and outcome and any recommendations we have at that point. That's really all I wanted to let you know about today. I wanted to open it to questions, and then we had a couple people from the bureau who want to speak.

Saltzman: What were the types of activities people volunteered for? Or organizations?

Butman: Organizations really. Schools, especially because, if they've got a child in school, they can go work in a classroom. But also smart has a lot volunteers, big brothers and sisters. There are several other mentoring programs as well, and we have Oregon mentors as a key partner. So there were just many different options.

Waas Shull: We'll have a chance to hear from one bureau employee immediately following, and she's a big sister to a girl in the community.

Saltzman: Any other questions? Thank you.

Butman: I'd like to invite Valerie Garrett from office of sustainable development and Gray Oberhouse from the bureau of planning to come up and say a few words.

Saltzman: Welcome. You each have two minutes. Please give us your name.

Valerie Garrett, Office of Sustainable Development: My name is Valerie Garrett, and I'm a green building specialist with the office of sustainable development, and I'm a big sister as well, so I was very excited to see this program show up and I got the email about it, because I had been a big sister about three years previously, and my little sister moved away. Her family stabilized and she didn't need me as much in her life anymore. So I took a break, and then seeing this program come up, the city to youth program, really made me think again that I could be involved in a child's life, and I

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really wanted to sign up again. So it just jogged my memory that I really wanted to do that. I'm passing around a couple pictures of Enrique, my little brother. He looks like he's about nine or 10 but will actually be 14 in January. He was born with fetal alcohol syndrome, abandoned by his mother. He lives in foster care with a couple of chinchillas, a dog, a couple turtles, and now two goats and some toddlers. I feel like being a big sister to him, I can really help him with consistency, being there. I see him every week for three hours a week through this program, and it's one-on-one time for him. He doesn't need to fight with anybody for my attention. It's just for him. And we do great things together like go bowling, go to the arboretum. He's never seen the ocean. I'm going to take him to the ocean. It's really great for me. I just love him to pieces. We've been together two months, and it's a one-year commitment, and I'm looking forward to all the time I get to spend with him. Thank you for allowing this to be, and I think it's a great program and our children are our best local, regional, renewable resource. We need to invest in them, so I'm very happy to do this. A lot of my coworkers are involved as well.

Graeme Oberhausen, Bureau of Planning: I'm Gray Oberhausen, and I'm going to talk about the people that have supported me during my 18 years in high school and the way it's benefited me. I think the person that probably has affected me most was someone -- actually my school counselor in high school, and they were paid staff, so it's a little bit different, but in a lot of ways they went above and beyond to support me in different ways. During high school, I actually went to Franklin High School, and I identify as a career youth. Being career and in high school is actually quite a different thing and you can get a lot of harassment. My high school counselor was someone I could always go to. I would have days where I didn't want to go to school or wanted to leave class because I felt literally afraid to be in school, because there's definite dangers to being a career in high school. I could always go to that person with all these different struggles I was having and they would set aside whatever they were doing and just talk to me and help me, and they were the first to refer me to a career youth resource center that I go to in Portland. That was another place where I met many really great adult mentors and people I looked up to. Actually, at Smirk, I gained a lot of the different skills that I then needed to get a job here at the city with different leadership skills and all sorts of things like that. Anytime I had any questions or needed support in any way, I always had people to go to, because we always had many, many volunteers at Smirk. Another thing my high school counselor did is when I was struggling so much in school, they actually helped me to finish classes and helped me when my grades were not great, and they helped me get into classes that they knew I would like with teachers they knew I would like. When it came towards the end of my high school career, I needed and wanted to graduate early, and they helped me get into summer school and other things like that. They supported me to not only graduation but a year earlier than my peers, which was really important. I think it would be really amazing to have me and other city employees to be able to give back in that same way to build the future youth leaders for our city.

Saltzman: Thank you both. Valley, really appreciate your testimony, and now you have that opportunity to give back. Thank you. Any questions? Do we have anybody signed up to testify?

Moore-Love: No one else signed up.

Saltzman: Thank you. Then we'll call the roll. It's a resolution.

Fish: Well, first I want to -- excuse me. I think half the people here today have been sick or are in very stages of having the same crud. Thank you, Nate and Laurel, once again and all the others who participated in this pilot project, and I wholeheartedly endorse the concept which you so passionately put into work every day that the success of youth equals the success of our community. And what a great opportunity to serve not only the youth in our community but also encourage volunteerism. On that note, Commissioner Jeff Cogan from Multnomah County and I have started a program through Hands On Portland, Hands On Greater Portland, the internet portal, which is called the Two Commissioners Service Opportunity. Every two months, you have a chance to come out with us to do a project. We've targeted outer east Portland as the area of opportunity, and we figure,

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whether people come out to volunteer or just to kvetch, it helps to support volunteerism. 10 of the kids who showed up to paint were Lincoln high school students from the other side of the river who have their own service club and are looking for opportunities. So, you know, this is a wonderful chance for city employees and all of us to have an impact through volunteerism, and I couldn't help but think, when we honored this morning the young men and women from Grant and Lincoln and Portland Christian School or Academy -- Portland Christian School that they were the epitome of what happens when young people are nurtured. In this case by good teachers, by dedicated coaches, and obviously by someone loving in their life. You put those people together, it's a heck of a contribution. Thanks again for your leadership on this and all the other issues involving youth, and I'm pleased to vote aye.

Leonard: I appreciate all the good work. Aye.

Saltzman: Well, I appreciate the positive results so far from the pilot, and I look forward to this becoming more expansive through the city, so good work. It's very important to have positive role models for kids. In that spirit, I just want to recognize Elizabeth Nye from Big Brothers, Big Sisters. I know we have several other people from Big Brothers, Big Sisters, which, in my opinion, is one of the most effective organizations in providing positive role models as Valerie exemplifies. During the campaign to renew the children's levy, we had several Big Brothers and Sisters along with their little brothers and sisters going out door to door on behalf of the renewal of the children's levy, and I'm sure that was a very, very powerful message for the voters to see. Again, this is a great program, and I'm pleased to support it. Aye. So the resolution passes, and next item is 1595.

Item 1595.

Saltzman: Second reading, vote only. Let's vote. Vote only. Right?

Fish: Thank you. As I indicated last week, this is something of a historic action taken by the council in that it acknowledges that we can both support and fully fund the 10-year plan to end homelessness, which is a plan to move people off the street and into permanent housing and recognize that we have an obligation to maintain a social safety net for people who are on the street for whom we do not have permanent housing units left available. That the old paradigm of either/or has been broken and that we now understand we can have both. In fact we have an obligation to provide both. I want to thank Commissioner Leonard for partnering with me on this issue and the council for putting new resources into this initiative, and I want to once again remind people that we are not diverting any existing dollars in the system to the warming centers. These are new dollars and I hope we can build on the new spirit of collaboration going forward. Aye.

Leonard: Thank you Commissioner Fish. Aye.

Saltzman: Aye. 1596.

Item 1596.

Saltzman: Mayor Potter has asked this be referred back to his office so, without objection, that's what will happen. 1598.

Moore-Love: 1597?

Saltzman: I'm sorry. 1597.

Item 1597.

Saltzman: I guess Commissioner Adams is coming back in 10 minutes or can somebody go see if he's in his office, 'cause we have several emergencies.

Fish: Let's skip and come back. He's conducting another meeting.

Saltzman: 'Cause we do have several emergency ordinances.

Moore-Love: I didn't hear he's coming back. He's coming back?

Fish: Yes.

Saltzman: Can somebody determine that?

Leonard: Can't we just move to the other ones that are non-emergency?

Moore-Love: Do you want to move to 1598 now?

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Item 1598.

Saltzman: Yes. It's my understanding mayor Potter wanted this referred back to his office.

Casey Short, Office of Management and Finance: Correct. Mayor Potter has asked to refer this back to his office, and it will come back next week.

Saltzman: Without objection, that will happen. Ok. 1599.

Item 1599.

Short: Casey short, financial planning manager. What this item before you is is a very nuts and bolts ordinance. It deals with overhead rates charged by city bureaus, specifically amending the code to have o.m.f. Set these rates on an annual basis rather than have the bureaus develop them and submit them to their commissioner in charge for approval. In the interest of the hour, I'll be very brief in my summary comments. These rates are going to be set based on federal guidelines for overhead recovery, and they will be developed this conjunction with the bureaus. We had an inner bureau work teamwork to develop the guideline, the criteria on which overhead would be calculated, and this is coming forward to you to amend the code and am any a couple of points in the comprehensive financial management policies. The rates themselves are close to being finalized. We still have a little fine tuning to do. These will be the rates that will go into effect for fiscal 09/10 and establish one rate for bureaus instead of multiple rates and will establish a consistent methodology for doing this. I have more I could say, but I'll leave it at that and ask if there are any questions.

Fish: At some point in the future, if there was a dispute, would it still come back to us?

Short: The code doesn't specifically provide for that, but it could or we could have a dispute resolution process. I think that howell deal with it is that we have the could I tiera in place, what will be included and what will not, and we have been able so far to work with the bureaus in determines these things. Those are kind of a couple the fine-tuned points that need to be worked out for next year, and I will think that the process could also address that. One of the things we need to do as a follow-up to this item is include the procedure in the financial policies procedures that speak to how these things are going to be dropped, and we could address that in these procedures.

Saltzman: So this is a first reading that move too a second reading. What do we know about commissioner Adams? Trying to find him. His office is trying to find him? So how many people do we have here tomorrow at 2:00?

Moore-Love: We have, I believe, everybody. I show everybody currently here at 2:00 tomorrow.

Saltzman: Everybody's going to be here.

Leonard: We have 1601 to do.

Saltzman: I guess we'll put the emergencies off until 2:00 tomorrow. Here he is. All right. So let's go back to 1597.

Item 1597.

Carmen Merlo, Director, Office of Emergency Management: This ordinance corrects a sub granting problem that we currently have for the urban grant funds. Right now we only have i.g.a.s for the five counties. For tri-met and port of Portland, we have had to first do a subgrant with the county, then they would subgrant to the port or tri-met. This creates a huge backlog delay in getting reimbursement to them and awarding grant funds. This ordinance establishes a direct relationship between the city of Portland and the port similar to the ordinance you heard a few weeks ago for tri-met.

Saltzman: Questions? Anybody wish to testify on this? Seeing none, please call the roll.

Adams: Aye. **Fish:** Aye. **Leonard:** Aye. **Saltzman:** Aye. We'll now move to 1601. I'm sorry, 1600.

Item 1600.

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Patrick Ward, Bureau of Human Resources: Good afternoon. Patrick ward with the bureau of human resources. The ordinance would authorize an agreement between the city and the association to extend the terms and conditions of our current labor agreement to the classification of environmental policy analyst. This agreement meets the bargaining interest of the city by maintaining the current rate of pay for the classification. The bureau recommends approval.

Saltzman: Thank you. Anybody wish to testify?

Moore-Love: No one signed up.

Saltzman: Please call the roll.

Adams: Aye. **Fish:** Aye. **Leonard:** Aye. **Saltzman:** Aye. For the sake of getting our emergency ordinances done, i'm going to skip over 1601 and go to 1602, 03, 04, 05. Then I promise you i'll be here for 1601.

Item 1602.

Jennifer Sims, Office of Management and Finance: I'm here to report that the project its on schedule for phase one, finance and logistics go live on november 27th which is only 8 days away. This will be the culmination of a multiyear project involving hundreds of employees touching every bureau. So today I'm here requesting you authorize an amendment to contract 37969 with our implementation partner SAP public services incorporated to provide post go live stabilization support services. This contract amendment will retain the SAP team on site for two months. And SAP will ensure that city employees attain the skills, knowledge, and self sufficiency to support the new system on an ongoing basis. In addition, this contract amendment will provide stabilization support services for the second phase go live in april of 2009. Finally, the total amendment is for \$1,866,912 which is the adopted budget amount. This action was taken last week to include it in the budget so it was adopted with the bump and is already covered.

Saltzman: Anybody wish to testify?

Moore-Love: No one else signed up.

Saltzman: Please call the roll.

Adams: You're on time, on budget?

Sims: We are.

Adams: Aye. **Fish:** Aye. **Leonard:** Aye. **Saltzman:** I look forward to everything going smoothly on the the 27th. Aye. 1603.

Item 1603.

Sue Keil, Bureau of Transportation: I'm only here to answer questions if you have them.

Leonard: You earned my vote.

Adams: This is a good thing not a bad thing.

Keil: Yeah. It's a little clean up in terms of our --

Leonard: Now I'm getting dicey.

Adams: Pay no attention to the man behind the desk.

Keil: It's a little clean up ordinance.

Saltzman: Any questions? Okay.

Keil: We've called of your offices anyway.

Saltzman: Karla please call the roll.

Moore-Love: No one signed up.

Adams: Aye.

Fish: Hey Sue, thanks for repaving Knott street between MLK and about 32nd. It makes it a little easier to get home at night.

Keil: Anything to make you happy.

Fish: I really appreciate it. Aye.

Leonard: Aye.

Saltzman: Aye.

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Item 1604.

Leonard: This is previously authorized by this council and this releases the money.

Saltzman: Okay. Anybody wish to testify?

Moore-Love: No one signed up.

Saltzman: Please call the roll.

Adams: Aye.

Fish: I think that commissioner Leonard's proximity to me has begun to wear off. Aye.

Leonard: Aye.

Saltzman: Aye. Okay, 1605.

Item 1605.

Saltzman: Okay. This is the ordinance that has been amended by the council at our November 5th council meeting for the acquisition of new park land in the gateway area. It will require a new independent appraisal before negotiations on a purchase price can begin. And it will also require the approval of the negotiated purchase by a majority of city council before the property can be purchased. I urge council's support. Questions? Call the roll please.

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

Adams: Thanks to commissioner Saltzman's for the amendments. Aye.

Fish: Aye.

Leonard: And I want to begin by thanking oh never mind. Aye.

Saltzman: Aye. Okay, that completes our emergencies so we have one item left. So if we could just have three of you. 1601.

Item 1601.

Jeff Baer, Director, Bureau of Purchases: With me is Stacy who is our sustainability coordinator and I have to say that I haven't had the privilege of emptying the chambers before but I guess I am now. I do want to thank Stacy for her work in pulling this information together and as you can imagine, coordinating it, pulling this information on a city wide basis for paper use is no small task. And before you is our final 2008 sustainable use policy report that really highlights a number of activities that we started with back in 03 which was to reduce our paper consumption and to increase the use of our recycled content paper within our city operations. And even though we didn't reach our goal of reducing paper consumption by 15%, we did make significant improvements in reducing the use of non recycled paper content and dramatically increase our use of 100% post consumer waste paper which significantly reduces our environmental impact in terms of using non recycled paper. So with that I'll pause for questions.

Leonard: Commissioner Fish is gone.

Adams: This will be speedy.

Saltzman: I do want to say that it's very impressive what you just said and it looks like we've substantially increased our use of post consumer waste recycling paper. I guess there's no questions.

Adams: Thank you for the good work. I like my reusable paper tray that we can feed right into the laser printer.

Saltzman: So this is a report. I need a motion to accept the report.

Leonard: So moved.

Adams: Second.

Saltzman: Please call the roll. Since there's nobody left the chamber I assume nobody's left to testify on this.

Adams: Although we're speeding through this, I want to thank you for your really good work. This is a great way for us to walk our talk on sustainability and green. So thank you. Aye.

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Leonard: Thank you. Aye.

Saltzman: Again, good work. Aye. Okay, we're adjourned until 2:00 tomorrow.

At 12:37 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.

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NOVEMBER 20, 2008 2:00 PM

[roll call]

Potter: Please read the 2:00 p.m. Time certain.

Item 1606.

Potter: A few years ago I took a tour of cully neighborhood with cathy, and had quite an experience. And the folks from planning were there, but we walked around and I learned a lot about what was going on in the cully-concordia area. And as a result of that and also the experience of other council members going out, I think we understand a lot more than we did just a few years ago about the needs of cully, and i'm really heartened by the presentation today, because it's really a very diverse group of people who have come together to look at this issue. And to create this plan. So i'd like to call up joe zender. We'll take testimony from some community people.

Joe Zehnder, Bureau of Planning: Thank you. Good afternoon, commissioners and momplet i'm joe zender with the bureau of planning. Debby bischof is with me, she's been the planning manager. And she's going to talk about the process and actions. I want to highlight a few points, and i'll be quick since we have -- this project is an example of the work we can do and have been doing in the district planning program, we have planners assigned to different parts of the city as experts and liaison was the community, and they really give us the potential to do this kind of ground-up planning project. An element of this project, there's been a number we've learned from in doing it this, one has a big community building element in it. Where the act of convening this process, getting this group of stakeholders together, focusing on some specific issues has produced a set of recommendations that -- some of which the city will help carry out, some of which other public partners will, but some which will stay in the ownership as well with the community to carry out. So there's -- and the consensus they built around this is one of the reasons we think it will be seen through. Second thing this process resulted in is a new relationship with us with Portland public schools. They've been an active partner, and the deliberation and the analysis and what we discovered. We've learned that's come from the administration level and the principles. That's something new for us at planning, where we've learned a lot about what's going on in this community, by meeting with the three principals involved in the schools in cully-concordia. So it's a whole new level of understanding we can bring to our work. What was interesting too is the principles participating in this, a whole new level of understanding flowed back to them about what's going on in their community. It's a very rich sort of relationship for us to use. Those two examples are lessons we've drawn from this project that we'll see in the Portland plan as well. We had representation from a wide group of people and also some typically sort of underrepresented groups who were at the table with us made it a richer process. We'll build that into the Portland plan as well. I'll turn it over to debbie to describe the results of the project.

Debbie Bischoff, Bureau of Planning: Good afternoon mayor and commissioners. It's a pleasure to be here today to talk to you about the cully-concordia community assessment and action plan.

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Which began about a year ago and is a partnership between city of Portland, Portland public schools and the community. The effort was designed to address educational, economic, social service, public facilities and service needs of families and children in a socioeconomically diverse part of northeast Portland. The project is an outgrowth of the schools, families, housing initiative, which recognizes the interplay between healthy family friendly cities, stable affordable housing, and community serving amenities infrastructure and services. Underlying this effort premise that strong schools and strong neighborhoods are linked. Portland public schools leadership on this project is based on the school's family housing, but also their current work related to reshape schools and the schools facility physical condition assessment. Guiding principles from the reshape school initiative include schools with multipurpose centers of community, creative learning environment and reinvest and can redeveloping older schools with antiquated facilities. The cully-concordia assessment report provides a summary of the physical, social, and economic conditions for most of the cully and concordia neighborhoods, including discussion of Portland public schools. In your handouts there's a highlight summary of the report. The study area was delineated based on the primary catchman area for three public schools. Fabban, writing letter, and scott, and the vacant whitaker school site. The areas from northeast 27th to 82nd avenue from prescott to columbia boulevard. These schools were picked because of specific student and facility needs based on unique school condition, such as a high percentage of free and reduced lunches, and for these three schools they average 70-87% on the students enrolled are in this free or reduced lunch program, compared to 50% p.p.s. Poolwide. Higher number of english language learners, about twice the proportion of p.p.s. Schoolwide average, high turnover of students, low neighborhood student capture rate, and inadequate physical space and resources to serve students and overall physical condition of schools rated poor to marginal. The 10-acre whitaker site, the location of a former public Portland -- Portland public schools by 92nd 42nd and killingsworth, play noose future discussion of these schools, especially with the fabban school, which has been rated in poor condition and the overcrowded conditions at wrik letter and scott where eighth graders are sent to madison high school instead of going to their neighborhood school. There are also redevelopment opportunities for part of the when it scer site property that could meet community goals. There's a lot of community interest with this property. Portland public schools staff is present and will provide you an update on this property. Overall the assessment has provided additional information about the area and has created a larger base of constituents interested in the future of the whitaker school site. Other information about concordia area, which hectors the school characteristic is the steadily growing population in the area as residential infill development continues. And coik has greater number of school age children than the city overall. Poverty affects many households as evident by the number of students using the free and reduced lunch program. And over 20% of the population speaks a language other than english at home. The cully neighborhood is underrepresented in neighborhood commercial uses and local businesses. Due to a lack of commercial zoning. Cully, for example, has 3.5% of the area zoned for commercial, where neighborhood average in the city is about 10%. There's a shortage of complete streets with sidewalks, transit service through the core of cully, developed parks, a community center, a library, and program recreational activities. Community participants identified a lack of preschool and high-quality child care options. All of these shortcomings affect the livability and success of families with children. And the maps you see before you does highlight some of those conditions. There are a lot of active associations, such as the cully association of neighbors, hacienda c.d.c., the family and youth center, and concordia university. Multnomah county provides some health care services and partnerships exist between local schools and areas organizations such as churches and businesses who help address some of the needs of children and family. Community involvement began early in this project with focus group and individual interviews with a variety of local stakeholders. Portland public schools and planning staff participate in these interviews led by

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cathy. From the interviews we learned a lot about the values, issues, and opportunities from the local perspective. It also helped us to connect to additional active groups and organizations in the area who were then interviewed. There's a whole chapter in the assessment report called community voices, and that provides a summary of the information we heard from the community, and there's also an appendix that lets you know who we interviewed and what their responses were. School principals, other administrators, teachers, program leaders, p.t.a.s including a latino parents group and students who interviewed other students at writing letter. City staff were also interviewed and engaged in the project. P.d.c. Staff participated in economic development discussion with interested community members that formed the basis for action plan strategies. All of those interviews from the community provided important insights that highlighted key values, needs, existing resources, potential opportunities, and additional partners related to schools, family, and the local community. From these interviews, we organized a diversely represented community discussion group which met five times from april to september of this year. They reviewed the information collected and developed a list of short to longer term actions for partner implementation. Many of these participants are here today and would like to share their thoughts with you. As city and Portland public school staff, we certainly appreciate their interest, time, and contribution to the assessment and action plan. So the action plan is organized into four goal areas. One is schools as multipurpose centers of community life, with actions such as implementing a s.u.n. Community school program at scott, implementing transportation recommendations from safer routes to schools. The second is expand community business and economic opportunities with actions such as identifying and pursuing work force development and training opportunities and implementing a commercial corridor strategy. The third goal area talks about identifying and pursuing neighborhood amenities and infrastructure that affect livability, with actions like identifying if and pursuing improved transit services, and advocating for full funding and development of a park in cully. The fourth goal area talks about contributing to community building connectedness and stability with actions such as establishing an ongoing community base, implementation structure for this program, and building cross cultural awareness and relationships through projects and activities. Areas two and three have a lot of relevance to the city. Goals one and three have a strong relevance to Portland public schools, though all of the action plan directly and indirectly benefit the local community as well as the greater community. Before you have just received some suggested actions from the native american use and family centers, youth and elder council. We just received the suggested actions a couple hours ago and we want to look at them more thoroughly. We think in general the concepts are good, but some items might be appropriate to be addressed through the Portland plan. And we also would like to share this with our community discussion group who authored the action plan. A key access to the success of the plan is the willing -- city and Portland public schools involvement will continue into implementation. Community partners are coming forward as implementation leaders and participants and some action items are already underway. Planning staff, for example, is developed of developing a draft economic opportunities resource guide that will be promoted locally. Staff is also working with interested community to implement a project through a \$15,000 allocation from schools family housing to expand adult, english as second language classes in the study area. This will benefit adults as well as -- so they will be for the better able to communicate with their children and participate more on their education. Also it will help position these adults along with other related classes like g.e.d. Classes for better paying jobs. The community discussion group was unanimous in wanting to focus these limited funds on adult e.s.l. Classes. Further prioritization is needed in order to help guide partner activities. Further work is also needed on establishing community-based implementation structure. Planning staff will continue to participate on specific actions, be a clearinghouse for information, and will continue to monitor activities with action plan implementation, along with coordinating with city bureaus and other agencies. In terms of my

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upcoming work program as northeast district planner, would I like to lead a cully boulevard main street project that increases the potential for community-desired commercial use and local business opportunities in central cully, which lacks such opportunities. One of the biggest benefits of this process has been community building element of diverse community groups and individuals learning to issue, needs, and desires from the perspective of families with children and coming together to participate in address can these needs and desires. New partnerships are forming that will benefit families and children, local schools, and the community overall. There's now a larger constituency of interested community members poised to advocate for local community needs and desires. One observation would I like to make is that by engaging diverse community members in interviews, discussions early on, and by them seeing their views and issues highlight the by staff during the process, and then translate in addition strategic actions to address, hoped for community goals connection and partners that will carry on. The planning commission was briefed on this project at its october 14th meeting. There were very positive about the project scope and the community building and partner emif a says. The action that is requested before you today is to adopt the cully-concordia community assessment and action plan as a touch dispoan guide for city bureau and other agency work programs. And as a participant tore and advocacy tool for community members. Thank you.

Potter: Questions from the commissioners? That was an excellent presentation. You stunned us.

*****: Oh, thank you.

Fish: They believe available to come back after --

*****: Yeah.

Potter: Certainly. I'd like to call up doug caps with the Portland public school district. They were a vital partner, and we certainly appreciate their involvement. Welcome to council.

Doug Capps, Portland Public Schools: Mayor and members of cownrlings i'm doug caps, I represent Portland public schools and a community and government relations capacity. And I am here just to tell you how proud we are to have been and will continue to be cosponsors of this effort, and we're also here to convey Portland public school district's thanks to the city council and to the bureau of planning for funding and for carrying out this assessment that you're seeing today. And by the way, that thanks is on behalf of the schools that promised to be strengthened in the neighborhoods because of this work. It's on behalf of, for example, one of our school principals who wished she could be here today, but there was a family emergency, who eloquently expressed the needs of her school community and helped shape the action steps that will improve her school. And as joe mentioned, this was also -- she was joined by other school principals in the schools in the study area. So there's some significance to this effort on several levels. Some of this has been mentioned, but I want to highlight it. First, this effort really does represent a new and different level of cooperation between the school district and the city of Portland to build a set of -- to build a new partnership around a set of community-based objectives. And it's not just us beyond other city bureaus, bhcd, pdot, p.d.c., the partnership also draws in other organizations, agencies, and nonprofits to potentially assist with resources as the action plan is implemented. Yes, there's a really solid piece of work. What I would call almost like a typical planning bureau document that looks like this. You may have seen it. But the interesting thing about this, by the way, this really is a good piece of work. It says a summary of physical, social, and economic conditions in cully and concordia. But beyond that, I think maybe just as importantly or maybe even more importantly, is the action plan that resulted from the assessment. It's a result of basic hard-core, grass-roots community organizing sponsored by the city, and supported by Portland public schools. And by the way, I think maybe planners can now put community organize on their business card. I would suggest that because as you know, this term has been highlighted, and the -- in the national scene, and i'd say they would be in good company given the results of the election. But at its core, the assessment identifies what exists or what does not exist in the neighborhood to strengthen family

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life and reinforce successful students and successful schools. And that assessment led then to this action plan that is grounded and prioritized, and it's full of possibilities. In your fabulous consulting team, Clark Worth and Cathy von Stevens, they call that strength-based thinking, and the process of building the social capital of the neighborhood. So 36, I think it's 36, count them, action steps have been developed from this effort. Examples that are critical to Portland public schools are those that reinforce one of our key guiding principals that Debbie mentioned as we plan the future of our schools in Portland that schools should serve as multipurpose centers of community life. So you'll see proposals that, for example, have -- enhance early childhood and preschool programs in the area of schools. Or improve open space to better serve recreational programming. Or improve streets and sidewalks for safer routes to schools, particularly in the Cully neighborhood. P.p.s. Is not off the hook in addressing these identified deficiencies. Addressing overcrowding is a priority. Greater flexibility in providing community activities after school and evenings and weekends. Without the typical overhead costs that the school district charges to the users. I'm thinking particularly of the Friday night film event at Harvey Scott's school, or the fact that they -- the regular principal would like to have the library opened in the evening for availability to families. So I just want to close real quickly with a comment about the Whitaker site. It is an item on the action plan, and a topic of interest. I know there is -- it is a topic of interest to some of you. The action plan calls for a Whitaker master plan process to determine the future use of the height. I do want to mention that there was a conscious decision at the beginning of this assessment to keep the Whitaker issue sort of out of the assessment to not focus on that, and I believe the conclusion was that that master planning process could completely overwhelm this assessment work and the resources that were available. But nevertheless, it's identified as one of the action steps. And the school and the -- in the worse condition, and the most need of reconstruction of the three in the whole area in that whole area is Fabban. And because it has been identified as a -- as high on the list of our schools destined for reconstruction, should the school district be fortunate enough to have a capital bond, then the action plan references the future decision of where the new Fabban school would be located. On its current site or at the Whitaker site on 42nd Avenue. So now you can see the linkage between the Fabban decision and the Whitaker site. So there are two items on the action list that pertain to this. So why did the action plan say that? Well, because we have a school board resolution from a few years back that committed to building a school on the Whitaker site. That was when the Whitaker site was closed or the Whitaker school was closed and the school was then demolished. So along with that resolution, school board adopted a master plan, it worked out, in fact there are people in this audience who were participants, that worked out a master plan for the site that included not only a site for the school, but called for market rate housing on the space the school doesn't need. We're having good discussions with Concordia about that. So -- I should also mention Whitaker joins Fernhill Park, and what are the opportunities that might be discovered in that? But I will say that because P.P.S. is not in the best position to be the arbiter of nonschool uses, we're of the opinion that we're probably not the best individuals or organizations to be able to sort that future use out and we're looking for assistance in helping to make that community determination. I mention that casually here in case there was any interest. In conclusion, about the whole assessment, I do -- I just want to say great work, there are many ideas, very compelling ideas on a range of topics that affect families with children, but most importantly now is our follow-through. There's an important question I think have you to be resolved, notwithstanding what Debbie said about some of the action activities that are already occurring, but how do we sustain this momentum. We need to keep faith with the community we've been working with, and the Portland public school district is committed to continuing a discussion about how to accomplish that, be active participants in it. So I want to thank you again for your support our schools through this unique undertaking. It's one that we hope can be repeated in other neighborhoods as well. Thanks very much.

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Potter: Thank you, doug. How many folks do we have signed up?

Moore-Love: There's nine people.

Potter: Call the first three.

Potter: Thanks for being here today, folks. When you speak, state your name for the record. You each have three minutes.

Jason Simmonds: My name is Jason Simmonds, I'm a pastor at Mosaic Church and a proud father of a Harvey Scott student. As stated in item 4c of the Cully-Concordia Action Plan, one action item of the project is to explore partnerships between churches and schools, to contribute to neighborhood connectedness and sustainability. This includes furthering partnerships in which faith communities address school needs. Mosaic Church has engaged in one such partnership with Harvey Scott School in Cully. The partnership began five years ago when Mosaic sent volunteers to Harvey Scott to help beautify the school yard in preparation for the first day of school. After we met the principal and we heard that nearly 80% of the children there are on free and reduced lunch, we began to ask the question, what if. What if Mosaic committed to loving the school, no strings attached, by addressing some of the school's most basic needs? Since then the partnership has blossomed. Mosaic has given 250 backpacks, 80 pairs of new shoes and thousands of dollars worth of gift cards to some of the school's most economically disadvantaged children. During the holiday season Mosaic sponsors a craft fair at the school. And adopts 15-20 families that are in need by providing them with holiday gifts, household goods and a meal together as a family. The church has provided appreciation lunches and gifts for teachers and staff, and has logged approximately 1,000 volunteer hours beautifying the school yard. Currently Mosaic has 10 volunteers in the school every week. They assist in classrooms, chess club, and building community amongst parents. Mosaic volunteers are working with Harvey Scott administrators to implement a new program designed to teach children kindness, respect, and leadership within the school. In closing adoption of the Cully-Concordia Action Plan will foster bridge building between schools and churches which will open up new possibilities for partnerships like the one between Harvey Scott and Mosaic. It will create new opportunities for faith communities to support new programs in the schools such as S.U.N. and E.S.L. Programs. It will encourage churches like Mosaic to share this vision with other faith communities and assist them to meet needs in Cully-Concordia. Thank you.

Robert Granger: My name is Robert Granger, I live in northeast Portland. My wife and I moved to Cully 2 and a half years ago to build a house across the street from our daughter and son-in-law and two grandchildren. And we moved from southeast Portland, it's been a wonderful experience to come up into the Cully neighborhood and to see the vibrant nature of the grass-roots work going on in that neighborhood. I'm also now a member of the Cully Association Neighbors Word -- Board, and I want to say first of all I want to thank Mayor Potter, Council, and in particular the Bureau of Planning and Debbie Bishoff for the work they've done on this project. I think -- although I have not been directly involved in the work groups themselves, I'm -- I've reviewed all of the materials that's come out of that and I'm impressed with the thoughtfulness in and the organization that's gone into it. So I first up front want to say thank you for -- to Debbie and to everyone who worked to make this happen. I'd like to propose a context for thinking about how this action plan could be implemented as we move forward. In particular what that might mean for the various bureaus that you represent as they work on the implementation of the action plan. At the kickoff meeting of the Portland plan, there was a lot of buzz and a lot of enthusiasm for the vision of a 20-minute community. The 20-minute community I think represents the best of our thinking about what Portland can be to integrate community development and sustainability really for the 21st century. I see Cully neighborhood and the Concordia neighborhood as a green field for development opportunities related to the buildout of this investigation after 20-minute community. It means bringing things like you just heard, the integration, school, businesses, so on, to create a robust environment that people can walk to. This isn't going to happen with business as usual in look at issues of zoning and

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looking at issues of creative partnerships for economic development. I would just encourage you to think about the 20-minute community as the template for future vision of cully and concordia. Thank you.

Gary Withers: It's a pleasure to have been a part of the process. I want to make three points. One is about the process. Secondly is about the importance of economic development in this area and third, about concordia university, your community partner. Property says was impeccable. It was balanced, it was fair, it was inclusive. Details mattered. Every one of the meetings was held in such a warm way everyone felt comfortable participating and being candid, and fine it will follow-through was absolutely exemplary. So special thanks go to cathy von stevens and to debbie bischof. We look forward to continuing to work with them. Schools and transportation infrastructure are covered extensively in the report and they're essential. We're grateful for the conversations we've been having with Portland public schools. But economic development is also covered in the report and I would urge your attention on page 15 where you will find there is a graph demonstrates that the demand, consumer demand far outstrips the retail services that are available in this area. The page also indicates there are only two really fully operational grocery stores in the area, and we have a population of close to 20,000 with only 3,000 jobs. So the area is ripe for economic opportunity, and in fact, that's one of the reasons concordia university moved its bookstore from a hidden corner in the middle of our campus, to a semi commercial area, a burgeoning commercial area at 30th and ainsworth, and we've rebranded thrit as well. 42nd and killingsworth presents an excellent economic opportunity. This of course is the site of the former whitaker middle school, and it is a place that has great potential, in particular for women and minority-owned businesses. Indeed they already have the 42nd avenue business association formed there, and they're looking at opportunities and options. As you know, concordia university has an interest in that parcel of land as well. We have been working with architects and planners about the perspective development of a campus and community athletic arena that would serve the needs of everyone in that area with an indoor track, indoor soccer field, basketball courts, etc. Concordia university is open and ready for business. Three years ago we made a deep commitment to the community to become an engaged and active partner as a result, we have created things like the concordia teacher core, where we have 75 of our students among a host of schools, including writingler, scott, tutoring at-risk children. We have a host of partnerships. I'll conclude by saying one of our great partnerships is with city hall and we've enjoyed hosting things from the youth violence forum, to the restorative listening project on gentrification. In constitution -- conclusion, I would say the process was a great product as well. Wonderful community building, we urge your support for the plan.

Potter: Thank you, folks.

Fish: I want to, because your time cut you off probably, I want to acknowledge another partnership I learned of, I attended an event hosted by ecumenical ministries at the ainsworth church, which hosted a day center. What I learned is that students from your institution are work as volunteers, I believe it's the nursing program. There were a couple of tables of people engaged with that work, how they are helping to make a better community. I just want to acknowledge the work.

Withers: We were delighted mayor Potter joined us for a community scholarship banquet a few months ago.

Potter: I was impressed with your church activities. I would hope you do share it with other churches in the area and synagogues and mosques so we can get more participation from churches. I really believe that in a town economy it's that kind of engagement I think that we bring about change in our communities.

Simmonds: Thank you, sir.

Charles McGee: Charles mcgee, executive director of the black peer initiative. I want to thank you for your leadership and all the hard work you do for our citizens of our city. I -- when I first

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heard about this project, I had just got finished reading a book called radical possibilities by a woman bite -- and in this book she talks about sort of this utopian education system. And she says - she poses the question, how do we expect to have it if communities are separate from schools, if churches and mosques, sin grotion separate, if governmental agencies are separate and we're operating in our individual silos? And then she pulls another fascinating question. She says, how effective is a school that doesn't have an impact or relationship with economic development? All of us understanding the economy that we're in, all of us understanding the situations and the crisis that we face right now. And as you look at the picture that they showed earlier about the cully neighborhood, looking at the lack of no sidewalks, looking at the businesses that are lacking in that community, the two neighborhood stores, one being extremely expensive for the folks in the neighborhood, and the other not having enough healthy food, that community is I think the ideal place for the conversation that we're having. We live in a city that I think represents two types of people. We live in one is that has the pearl district that's thriving and has gems and wonderful workout facilities, and on any given friday night has culture. And all the things that we say we love in Portland. Then we also live in a city that has the cully neighborhood. That has people who are spending some of the longest hours and times to get to work in our community, people who are spending more money to even come to work. We have folks who are a lot of them are working harder than most of us but are getting paid less than a lot of us. So we are asked this question. And being that wert liberal and loving people we are, I think we're faced with a very interesting dilemma, what do we do? I think this project not only speaks to the economic development opportunities, but it also speaks to what it truly means to build communities. And what it means to say to folks who live in a place that your voice matters, 42nd has a lot of opportunities. It's not to me the scfertion not necessarily about house can as it is about jobs. We see what's happening in the market. We know how important a job is. And it's about time we start that. And I think you all are faced with it interesting opportunity to do that through this project. And I think debbie and her staff and the folks from plan hog were just fantastic in engaging us and making sure we went along fine. So thank you all.

Anne Rothert: My name is anne rothert. I'm a concordia native. I won't get to say this very often, but i'm the chair elect of the concordia neighborhood association. Back in the day I spent two years sitting on the whitaker stakeholder advisory council, and it was quite a process. It was a lot of work, it included a lot of public input, and it resulted in a lovely document. Understandably, I came to this project quite wary and if there's such the oxymoron, I was scep tivoli hopeful. Cully and concordia are very different neighborhoods with different concerns and yet also very similar in many ways. We do have a very good history of collaboration on shared concerns, and supportive of each others' issues. In terms of this report i'd like to highlight the need for high-quality child care in the area. Here is an opportunity where my public and private life overlap. Family child care is one of the most often chosen kinds of care for low-income families. Parents who are working, if parents are work can, children are in some kind of care of some sort. We don't know always if it's whether regulated or nonregulated, quality or low quality. The action plan focuses on the opportunity to address the quality of cairks at the same time address some of the economic development goals. I currently work for the child care improvement project and have been with them for over seven years now. It's a system of family child care networks throughout the Portland metropolitan area. The city of Portland, Multnomah county, and the state along with many communities fund verse strongly supported the ccip for 10 years. Family child care is a viable entrepreneurial business, and as well as the individual child care providers, it also enables others to work. The possibility of a child care development center that has been mentioned in the action plan also gives all sorts of opportunities for training and mentoring for family child care providers. It's been exciting to see through this process how many connections have happened with the community and just informally at the meetings that were held, and child care was really a focus of -

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- because there are so low-income housing pieces in cully in particular, and ccip has had some involvement, but ccip has also stepped forward to take lead on some of the child care issues. For my time working with the 42nd avenue target area and with the whitaker Adams site, I know a key to getting an action plan moving into implementation is to have some sort of point person or staffing. There are plenty of volunteers and committed partners in energy and ideas aplenty. I would like to see there abcommitment made to have some kind of staffing continue to keep this project moving forward. I feel really positive about the involvement i've had with this and the future of it. And I just ask you to adopt the assessment action plan.

Tony Fuentes: My name is tony fuentes, the cochair of the concordia neighborhood association. I'm always local business owner. We employ five people in our business, and concordia and most of the products we feature are linda morenoly made by local entrepreneurs as well as designers. I think what I want to focus on, seems to be a common theme right now, is project goal number two, which states expanding community business and economic opportunities to benefit the area businesses. I think it's important to whawnd that really means and the goal in terms of our discussions on this. That's to build a durable, local economy. And what that means in terms of strategies is to build it from the bottom up. The desire is not so much to have things come to cully, but to strengthen what is already there in terms of skills and opportunities for local residents. What we're seeing in our local economy right now is that in terms of the work force, a lot of the work force has opportunities have emerged in Portland in the last few years have been filled by imported work. By imported personnel rather than being something that's being filled by local residents. There's a great discussion in terms of creative class, but many of these creative class opportunities have been filled by people from other areas rather than to Portland. One of the strategies we have is 2a, and the core behind that streenl is to ensure that there is skills and opportunities and resources available to our existing residents as well as our youth to be able to fill those jobs now and in the future. Again, this is the idea of what it means to build a durable economy rather than having one that's reliant upon importing all of its talent. We have a high poverty rate in this town. We have a high high school dropout rate, tbrut my own experience, we talk to youth especially, they have dreams. None of them have dreams to drop out of high school. Their dreams are for any variety of things. And being able to tap into that and provide the support very early on through mentorship with local business owners, for instance, our -- there are real opportunities here. So that's one thing in terms of supporting a growing work force. Another thing is supporting opportunities locally. I think one of the big things that happens here is that local terps need reddier access to capital as well as skill sets in order to expand. And I think some of that capital and opportunity should be localized, and I think some of the examples we've seen have been the work of mercy corps northwest and other national models such as many microenterprise opportunities. So I think really part of it is being able to provide the skills and opportunities and support for the talents that are already there, and ensuring that that talent can take advantage of the capital in order to expand. I'll lieft at that.

Fish: I have a question of business and -- economic opportunity. Do you support the general concept of looking at some rezoning on cully boulevard to create more commercial districts?

Fuentes: I have a mixed view of that. In general I do. I think one of the biggest things, however, is this idea of ensuring that this change of land policy is something that actually supports the existing community and allows existing community to grow and to sustain itself. What often -- what can happen, not often, but what can happen in terms of blind resigning is -- rezoning is that the capital, opportunities etc., come from the outside. And those folks who may have been there for many years can get pushed out. And so really the catalog of goals and strategies that we've identified here is in some ways to be able to say, yes, we want to see more economic development opportunities in the form of rezoning, but we also want to ensure that existing residents have the opportunities to access those. And that is both in terms of access to capital, guidance and skill set

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building, as well as I think other opportunities in terms of how that zoning happens to ensure there's opportunities for the full spectrum of economic backgrounds. For instance, rather than just commercial condos and mixed use, there's a variety of ways to develop it so everybody has a fair shot at gaining from it.

Sandra Lefrancois: We've been involved as a community partner of the cully-concordia assessment and action plan since its inception. One of the action items we are involved with is fostering cross cultural relations in cully, and we just provided a workshop of five community groups and had an overwhelming response, including city staff, to learn about these communities and how to reach out to these communities. I would ask you to adopt this valuable initiative, one of the main points i'd like to make in support is that through this project the city has made significant advances in listening and engaging the voices of groups that serve low-income culturally diverse, underrepresented communities. Also this initiative is addressing issues that affect our more vulnerable populations in regards to education, employment, housing, safety, and access to resources and programs. These fundamental issues impact neighborhood livability as a whole. This is a meaningful partnership between the city and the community where issues and strategies are taking actions are identified and are implemented by the community through collaboration. This is a different approach to planning. We can see more effort as community planning and rather than city planning, and a model. The cully-concordia action plan ensures the community is involved in shaping lasting change. Thawfnlgt.

Joy Jerome Turtola: I'm the codirector of Portland community college's metropolitan work force training center. Located at northeast 42nd and killingsworth. I'm also the proud father of a spirited 7-year-old who attends harvey scott elementary. Our work force training center is very happy to be a partner and an active player in helping you achieve the mission and vision outlined in the cully-concordia neighborhood assessment plan. Our work force training center, its primary program is all about work force development. Our program is called steps to success, and we provide skill building classes, g.e.d. Classes, computer training, to individuals who are currently receiving public assistance, otherwise known as welfare. We also hold weekly job fairs or our client, and we work with local employers to cultivate jobs and place our clients into area employment. We view ourselves as an active player in the neighborhood. And Multnomah county alone, there's been a 16% increase over the last year of individuals receiving tan invesco field or welfare and we see that every day in the folks coming in through our door. It's our intention to find synergy and create partnerships with area businesses and neighborhood partners to ensure the maximum utilization of our work force training center. And that includes not only the physical resources of the buildings and the computer labs, but also to leverage our role within the entire p.c.c. System districtwide, and linkages to other programs at p.c.c. We look forward to continuing the dialogue with the bureau of planning, and our area neighbors take the steps needed to make the cully-concordia one that supports the vitality of families, and local businesses alike, and we really thank the council and the bureau of planning for all their work so far. Thank you.

Kathy Fuerstenau: My name is cathy, i'm the chair of the cully association of neighbors. And I too want to thank debbie bischof for the wonderful job, and cathy von stephens for identifying the needs and priorities and actually creating a doable action plan. I know you're very familiar with our infrastructure needs, so some of the action plans themes of doing a community center, some program at harvey scott, I think it would be really great. My kids used to go there 20 years ago, there was a community program that I used to go to exercise classes too, which I wish I could do now, I used to teach a craft class for the kids, so you got community people involved at that site doing things, and I think you could do that again and open it up to the neighborhood. We also need more retail and business these serve the neighborhood, also -- tri-met and transit I think need to be addressed as well, because we don't have anything that goes through our neighborhood. With affordable housing, it's something that we need to keep -- continue to look at. Did you see the

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sunday paper, "the Oregonian" article about leslie called ron's saga to go grocery shopping it? Was a four-hour ordeal, once a month, to do that. That illustrates to me our infrastructure needs. When someone has to grab a bus, go all the way up almost to clackamas town center to do shopping once a month, and she isn't able to transfer because it's too burdensome, she isn't able to walk up the neighborhood stores because there isn't sidewalks. She isn't able to buy healthy food because she can't store it because she's only able to do it once a month. We need to help our neighbors and be able to do the 20-minute plan to get to where we need to be. Her dreams are to have more retail, to have a market right across the street. She lives -- looks like -- my dream is for, that I have addressed the ownershipers about maybe having a market, having a family kind of island there rather than the strip club that's there now and even recently, the vacant building has applied for another liquor application and lottery machines which we already have 38 of, so we don't really need that. The cully and concordia neighborhoods are very strong neighborhoods, and the associations are very strong, as evidenced by our spirit of Portland awards. We recently received. So I know that in working on this plan that we can make things happen, with your support, so I hope that you will adopt the action plan and assessments. Thank you.

Potter: Thank you, folks.

Fish: Could I follow up on one thing in the liquor license application, do you know what they're proposing to put in there?

Fuerstenau: Well -- .

Fish: Is it another similar use to its neighboring news.

Fuerstenau: It is. It's going to be a pizza/liquor/lottery. Heavy emphasis on lottery. The adjacent building, i've been to the adjacent restaurant, and i've never seen -- I don't even smell food being cooked in there. So I would -- we've talked to them, and we're working on a good neighbor plan with the current applicants now.

Fish: I know you're a neighborhood leader, not a land use planner for a grocery store, but given that you've referenced the site at cully and killingsworth, is there a sense in the community that you're aware of as to whether that would be an appropriate place for a win coor some other -- winco or some other grocery store?

Fuerstenau: I don't it this property is big enough to withstand a winco. Something smaller, on a smaller scale. Like a zupan's but maybe not a zupan's bawb because that maybe wouldn't quite fit the area. But a market that would have fresh meats, fresh produce would be really great. And like I was telling the applicants, you have all these residents right across the street that would probably love to come shop, or even if it was a restaurant, love to come eat. But none of those things are really family oriented right there. Next door there's a community transition school that's opened up, so i'm sure some of the people there would love to be able to run over and get the supplies and things they need as well. Can I address one thing you asked about cully boulevard?

Fish: Please.

Fuerstenau: To me debbie and I have had conversations about rezoning that area for commercial, and if I were guaranteed that businesses such as restaurants or something neighborhood friendly would be coming to cully boulevard, would I support that, but my fear is that you open it up to retail or commercial that more liquor establishments would just plop themselves down on that street. That's sort of why i'm hesitant 401(k) I think we've heard that. My guess is big box retail, more alcohol, more bars, and hence establishments like wayne ellis what we have at the intersection, are not as welcome as neighborhood friendly --

*******:** Right.

Fish: Thank you very much.

Adams: I wanted to thank you for over the years touring me around the neighborhood, inviting me, hosting me at numerous neighborhood meetings, and your stalwart, assertive, persistent leadership and advocacy on behalf -- .

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Fish: You an attorney here.

Adams: You've been awesome. I wish every neighborhood had the kind of leader and advocate that you've been.

Fuerstenau: I appreciate that. And I appreciate the support of the city council on many of our needs so far.

Adams: I have questions for staff.

Potter: Could the staff come back up, ?rees.

Adams: I want to congratulate you on a great process, as is evidenced by the testimony today. And the work in front of us I think represents better work than the clinton division principal, and I thought it was fantastic work. So each of these study areas and the neighborhood plans I see really great improvement, and increase in sophistication. My questions were similar on the clinton division plan. And that is, how will we know when we'll get there, and what there is in terms of suck ?es it would be great if in the future we could have also -- part of -- what i've been answering - - it would be great based on current efforts how long it would take to get to the goals outlined in this plan. So that we have some truth in advertising. In terms of, I see a lot of questions that based on my time and cully's, seem very appropriate, but many of them require additional funding. Many of them require additional funding on transportation, which we don't have. So i'd like to get your thoughts in terms of measurements of success, the goals, can we put these into this-to-at a later date, and then based on current expenditures, current efforts on the city, how long would it take, how many years would it take to get an estimate that we would be able to acheaf these goals so that if we had more money, we could speed up the implementation of certain amenities? And the third question then is, what's more important than the other one here?

Bischoff: I would say first off the third question seems almost like the first question I should answer, which is as we're moving into implementation, we recognize that what we need to do is further prioritize the actions, because they're -- when we initially created them with the community discussion groups, we asked them to prioritize and everything was high priority. So we need to look at truly what are the ones that based on certain criteria like readiness or certain opportunities that were able to move forward. I think the actions are layered. There are some the community can work on that don't have much impact to the city or Portland public schools, and that's great. That can be ongoing. We certain delahoya want to develop measures of success for each of these actions so we know we're making steps, making progress toward our goals. But I think that we need to especially as a city, we need to determine and we know that there's some very huge expenditure needs out here in terms of street sidewalks and parks. We need to answer the tough questions as if there was a parks bond measure, which have of drve all the needs, should be on the list for cully. Is it a community center, is it developing two neighborhood parks, for example? And I think we need to do more work to figure out in the action item in terms of street, we want to prioritize. For example, one street that I seem to notice all the time that would be great if it were created is 72nd avenue. Because it connects the future thomas cully park, it connects sacagawea parks, and it heads down to scott school. So to me that seems like an important corridor to consider for the future, but the community does need to prioritize, what are the top three transportation improvements. Then we need -- .

Adams: Government can -- we can try to discern what's your top 1-5, or I think more appropriately if the -- the neighborhood needs to do that.

Zehnder: In our discussion was Portland public schools, part of what this is is an action plan, and it's a new approach for us honestly, and we need to get these commitments for the follow-through, there's names with each of these projects, but even those aren't going to all happen at once. Even beyond the fact we don't have the restowrs do sidewalks and -- it's a citywide issue. That's true of a lot of these other projects. The follow-up steps, with the partners now in this more defined list to get real about what we can accomplish when. And actually working as a group, learn what pace

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weapon can actually move these things forward. Even with the Portland public schools, as Doug said, there's a great deal of interest in this list of ideas, and the first question back was, help us pick the top one. Because if we pick the top one, we can really commit to trying to get through with that. So the next one, the next step with us, even with our sister bureaus specifically p.p.s., come up with some sort of prioritization and work with the communities to pick that top one that's going to be the city of Portland, Portland public school project and try to get done first.

Adams: The miracle definition of success?

Bischoff: As we flush out each of the action items. -- it is providing transportation so that the attendance is up in existing programs, what are the measures and we need to work that as we work through the specifics of individual action items.

Zehnder: We've heard you loud and clear about the need for these metrics, and --

Adams: This one you're so very, very close. Closer than I've ever seen any plan in terms of this reports highlights, and the numbers that you've quoted, the trends based on current trends moving forward to 2012. You're really close. And for those that might not have heard this dialogue before, I know you totally agree in coming up with these measurements, they're very difficult, and no city has done them in the nation incredibly well. So you're -- you each plan we get closer and closer. So I'm not being critical because I know you agree, but the one thing I think is really important, the reason why I keep harping on this is that we don't want to unintentionally gentry identify the neighborhood, and unless we are very clear on what we mean by an improved neighborhood, we've seen neighborhoods in the city get infrastructure improvement and then go on to quickly gentry identify and the face of the neighborhood changes dramatically. So it gives us some year by year way to prevent our good intentions from getting out of control and becoming gentrification.

Potter: S was recently talking to Portland state about a program, and commissioner Adams are going to sign a letter of support for it. That is around the issue of social sustainability. And what really impressed me with the presentations today, you folks are absolutely wonderful, the community was even more wonderful. And listening to what they were doing and how they were working together and how churches were supporting the schools, businesses looking at how they can strengthen a community, those are the kind of community building tools that the issue, and I think commissioner Adams got to the point, is how would we begin to measure something that hasn't been measured before? And the thing about what p.s.u. is doing is they're looking at developing those very tools to do that. To be able to measure the changes in the social environment that helps create the continuance of that social environment, the sustainability of it. So I'm really excited about the prospects for this, because I would like to see how we measure -- how we integrate the functions and roles of government into a community, specifically what are some of the things the community could do rather than looking upon this as an investment just by a community investment, as the parks are built, who could help maintain them. As our schools become more community centers, how do we provide access to the schools. I know that certain parts of the areas have serious gang issues. And for me, I think that when a community is strong and there's a strong relationship with the families, with the schools, with the neighborhoods, if we -- it reduces the opportunity for not just criminal behavior, but also things like gangs. So there's a lot of ways I think that are going to lead to new ways of measuring success, particularly in the social area. But I think Portland as commissioner Adams pointed out, Portland can lead the way on that. You folks have done an absolutely wonderful job. I thought east Portland plan was great. We all had our favorite plans, I was salmonella pressed with the community engagement in east Portland, and I'm equally impressed to see the community engagement you have with this. It's not just a phrase, it's not about being community organizers, though I think you folks are becoming adept at that. I think it's really about how do we build Portland so that everybody benefits from the success and has an opportunity to succeed. So I really am impressed with what you've done, and this community that came in today.

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Fish: Stlos much this, is so rich, and we could spend all day, and randy Leonard would be on my case if I did that. So he needs to get home at a decent hour, so we learned the other day.

Leonard: [inaudible]

Fish: I'd like to focus on the whitaker fernhill site. I live two neighborhoods over, and that's an area that I use a lot. Partly because it's a site for soccer, and partly because it's along a route I travel a lot. And it seems like a lot of the community priorities can be addressed on that site if we get it right. And the first question I want to ask, where you have a situation now where you have parks and schools, potentially housing, and then a concordia partner that has expressed some interest, and you have the school district saying, we don't really have the capacity to do the master planning, and we want help, could you give us a sense of what that might look like?

Zehnder: On whitaker, as you heard someone testify about, there's been a good deal of planning that's been done. Concordia has done their planning, there's been housing proposals from other groups of the physical planning piece of that, figuring out -- and we do have a situation where there's more ideas and aspirations. It's really structuring the process by which we can evaluate these choices. And in doing that, push each of the different sort of ideas towards win-win. Incorporating more of not just a single type of use or approach, recreation facilities as you heard, concordia is also the need for can't the whole theme is about joint use facilities whatever we do there gets a piece of that. And there's still the open question of new school or not. And we're ready to participate on a process where we try to sort through those choices when it's the right time for Portland public schools. We sort of -- you want to -- we would all be spinning our wheels, there's I think until p.p.s. Is really ready and understands their system needs for the site, and that's been -- they weren't there when we started this process, because they were still dooght systemwide evaluation of their facilities. I am not sure they're still there yet shall but we're prepared to join with them when they are.

Fish: Let's say that decision might not be made for a year. That decision is the linchpin for all the other pieces. On when it customer. Someone has referred to the rosa parks model. You can't even begin to think about that unless you know that you're starting with an elementary school for the funds, and a tie-in to another community need was identified, there's your boys and girls club, something else. And then there's a high priority I take out of this for a community strks it's been a park deficient area. So there's a way to put those together in a very interesting way, and the city did that at the new columbia. We're sort of pioneering the partnership. The lirchl pin is the school, and the school decision as we heard, is based on community discussions in part about whether fabban is replaced on site or relocated, and that's really a community conversation with the school district. But at the point that they've made a decision, the pieces then -- there are interesting pieces. We've heard from the community what they want. There's a couple questions about what the options are that we can be considering. One is, could you just tell us again what the zoning is at the whitaker site with respect to any housing?

Bischoff: The zoning there is single family residential. There's no commercial zoning. We would need, if we wanted -- we would have to adjust the zoning. But it's single family, either r5 or I believe r2.5.

Zehnder: It may be potential for more housing than that, so it's not just the base residential zoning if you wanted to go down a path to consider more.

Fish: That's the zoning piece. The related piece is the policy question. What kind of housing? I want to make clear that the record is clear, the school district has weighed in on that question, and has declared that homeownership opportunities would be the preferred use. But this council has not acted on that. So that's still an open question.

Zehnder: I don't think there's any adopted city policy on the future of that, at that level. There was a community process a number of years ago that I think is in part where p.p.s. Is coming from, but there's no adopted city policy.

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Bischoff: The school board adopted the plan for the whitaker school site that -- from a report dated 2003, and as doug said, it was market rate housing that they were endorsing.

Fish: The city has not weighed in on that particular policy --

Bischoff: No.

Fish: The other thing I wanted to identify, and I am probably a broken record on this, the fernhill park is now used extensively for after-school programs, particularly around sports. And any given time there's soccer going on. There's other sports. And we do have to the north of the whitaker site, do you have a track and a field. Am I -- my understanding is the track was rehabilitated in part from money from a catholic high school that has some kind of use agreement with Portland parks. They have some access to that. But there's a field in between the -- in the track that could be used for -- could be upgrade and used for more purposes. And I just want to acknowledge that yesterday the grant high school men's soccer team was here. And they don't really have a soccer field. One of the issues that I think would be interesting for the community to consider, particularly as mayor-elect Adams has mentioned in a time of constrained resources, is is there potentially a way to use that site to create a field that would be accessible to both madison and grant for purposes of some kind of use? Because it's an existing field, across the street is largely commercial. And the discussion around a new field at grant has run into some opposition. And some concern. So I want to plant that seed. It is potentially an option to get it to 10 great feels that we already have in our back yard and would just need to be upgraded.

Bischoff: Thank you.

Adams: I appreciate -- I think the comments by commissioner fish are really useful. I guess i'm sitting here thinking how best I can move forward with the community and city agencies and others in trying to move forward these recommendations. I do think that I would encourage to you look strongly at an terwilliger parkway approach. -- entrepreneurial approach. This isn't a tax increment district. You probably don't want to accommodate the kind of density that it would take for a tax increment district in this neighborhood to work. I don't think you would, but maybe i'm wrong. So in terms of the kinds of answers to the kinds of question that commissioner fish is raising, how can we be entrepreneurial? The adult businesses at that particular location are there in part because the owners of those buildings get highest rent from those kinds of businesses. So how do we make that more valuable? One way is additional density. So you might not accept the kind of density required for a tax increment district to work there, but would you accept additional density so that you had more range of customers that would -- that would be interested in shopping, more people willing to shop in the neighborhood? What is the relative density of what you studied compared to the rest of the city?

Bischoff: I didn't -- would I have to look at the report to get the specifics, but in general, just my observation of knowing my district and the city is that it's very average in terms of density, and actually even a little bit more suburban in nature, because of the big lots. Again, it was one of the areas like east Portland that was annexed into the city in the mid '80s, and have you larger lots, there's residential 7,000 zoning, residential 5,000-square-foot zoning for most of the neighborhood, at least in cully. And even the high density in the neighborhood is residential 2,000 on killingsworth street, which for multidwelling residential is not high density. Medium density.

Adams: Again this is a partnership, I just laid out there for the neighborhood to consider. Very scrappy 42nd business association hangs on, bowling alley and such. There's opportunities there to upzone potential on 42nd avenue. And you'd improve the opportunities for more commercial and mixed use. So I just think we need to be very honest with these folks and at the same time be really creative on how to come up with sort of entrepreneurial approaches to move forward on their very legitimate concerns.

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Bischoff: I think the beauty of this project and the community building is the partnerships. And the ability of partnerships to generate opportunities for -- to achieve the goals that are there. So -- .

Potter: Further questions? Thank you, folks. Please call the vote.

Adams: Really great work. Really fantastic work. Both from a substantive point of view, the report, the clarity of the report, and I also want to thank the public, neighborhood, private partner school districts, really great work. Have you my commitment to continue to partner with you to do everything we can to move forward as fast as we can on the priorities that you've mentioned. So, onward. Aye.

Fish: This is, as the mayor said, the best plan that has been presented to me certainly while i've been on the council, which isn't very long, but this sets the bar very high. I appreciate the briefings we got in our office and the follow-through, and your presentation today, it takes community-based planning to a new level. And i've been spending some time -- once upon a time you had to be from northeast Portland to be on this council. But I will be the only member of this council from northeast Portland as of January 1st. This is sort of my back yard, and I spent a lot of time, and Debbie, I always find i'm following your steps somewhere along there. So you seem to be everywhere, and I compliment you for the work you do in the community. This community has struggled for years with substandard infrastructure and poor quality housing, overcrowded schools, and limited commercial retail activity. And the recent Oregonian article someone referred to, Cathy it may have been you, about the family that takes a four-hour bus ride to shop for groceries once a month at the Winco in Clackamas County, and by the way, I think the story was \$150 a month for the entire month. Because there aren't any affordable options, it's symbolic of the larger cluster of problems that people deal with. And every part of Portland deserves basic infrastructure and services regardless of income level, ethnic or history. I want to applaud the efforts and the "working girl" of the planning bureau working with the consultant to do public outreach in what is admittedly a different way, a new way. Conducting interviews and focus groups with a broader way of stakeholders and really get can at the roots of the challenges this neighborhood faces. Capturing hopes and visions, for the future. My personal vision is to play whatever constructive role I can to see that the old Whitaker-Adams middle school site is redeveloped in a way that is responsive to a number of the community priorities that have been identified, and as the -- as Commissioner Adams has noted, we are in a time of limited resources, so we have to be very creative about how we do it. But thanks to the council that I joined and the work of the school district, we have models of how to do it, where we can work with other partners and share the load. In addition to the challenges this area faces, there are signs things are getting better, despite want to acknowledge the business owners from Wilson and Dicky to Delfinas along the 42nd Avenue who are really very spunky and have pulled themselves together to form a group and have great dreams for their district. I spent some time recently with Hassen Darks particularly on Killingsworth looking at their properties. And some opportunities, and I will just tell you that Hacienda and all of our nonprofit partners are struggling in this economic environment, and the city is considering all kinds of creative ways to help our nonprofit partners during this economic storm. Concordia College, which is such a great community partner is looking to be -- to potentially have a site at the Whitaker site, but to continue its work making a better community. And i'm very pleased Doug is here today to express very clearly that the school district is not only open, but committed to work can collaboratively with all the partners for the best possible outcome at the Whitaker site. A wide variety of community groups participated in this planning effort and they see this plan as a road map for transforming Cully and Concordia into a truly livable community. And I want to close by quoting from Lisa Gamby, the Ainsworth collective organizer, and a letter we received at council where she said quote this plan provides an overarching blueprint for the entire community to follow. Increasing the effectiveness of individual stakeholders by getting everyone pulling in the

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same direction. Rather than duplicating efforts we can build synergy among groups to get things accomplished. This plan offers an asset map, as she called it, at the wider neighborhood level. I think it succinctly and beautifully states what has been accomplished. And I thank her for her letter and joe, and debra, and Debbie from planning, congratulations for really a terrific job and thanks to all the citizens from cully and Concordia neighborhood. As a candidate, I also was the beneficiary of time for many of you to help me understand some of the concerns. And I still have a long way to go to fully understand. But this document I think is enormously helpful to our council. Congratulations and we look forward to working with you to go forward to implement this wonderful work. Aye.

Leonard: While commissioner fish is the technically correct that he lives in northeast Portland but those of us who grew up and went to grant high school always are from northeast Portland. My friends and I always have lunch at sam's and we always say we are from northeast Portland whether we are from Oregon or not. So I do have a deep connection to cully and always have. I very much enjoyed working with cathy over the years in improving cully. I have to say to echo the mayor's remarks and commissioner fish's, and Adams' remarks, I actually stood out to me when I met with disability bee bishop and my office how passionate she was. I don't think I said that at the time but I love working with people who work for the city who have a passion for what they do and a visceral connection. She is clearly not just 8:00 to 5:00 person who is doing her job, she believes in this work. Or is it 7:00 to 10:00? Sorry. 7:00 a.m. To 10:00 p.m. So you have a really good combination of interest and passion advocating for this plan. And it makes it enjoyable to participate from here. And just doing the small thing that I have to do and that's just to volt aye.

Saltzman: Well, I want to thank everybody for their participation in this great action plan. I like things that are called action plans. And I think it was a lot of good specifics in this. I particularly like things related to schools, housing, early childhood development and the linkages that are seen there. Certainly having better parks and community centers, speaking for the parks bureau, we do, we are actively pursuing opportunities to acquire land in this area, as many of you know and we do have funds to purchase, should such site become available or sites. But this is a great work. I think we use a lot of different things that are important to this community, this emerging community. And its cohesiveness together. It's a great document. And I do want to also recognize I think what a huge success I think debbie bishop and debra stein represent in terms of the decision this council made under gil kelley's connection to establish neighborhood planners or district planners. I'm not sure what the right title is but just debbie a few minutes ago described it as "my area," that possessness shows in the quality of this problem but also the type of attachment we want city government to invest in its neighborhoods and its communities. So great work. And i'm pleased to vote aye.

Potter: A lot of support being passed around. The funny thing is, they're all deserved. I want to start with the planning bureau. Being in charge of the planning bureau, I have been very impressed with the growth of the planning bureau in terms of how they do the job. And, joe, you said that it's really doing things differently. And it truly is. And I think that debbie and her team reflect that, but they need that kind of leadership, and it is being given to them through you and gil and others. So i'm really, really happy to see where you folks are headed. If you can do half as well in the Portland plan, you are going to be superstars. And to the community, you are superstars. Just so impressed with the quality of the people. I think back to what tony said earlier about that it's the people have been there the whole time, that we need to be able to give them the tools, the support, the connections, the ability to come up and build a community that they know exists. Cully and concordia have good bones. It's the people that are the good bones. The structure is there. We just need to make sure that we build on that. You have got wonderful groups. Concordia is a true treasure and gem of this city. And particularly in the neighborhood of concordia and cully. Every time I talk to them, I hear new things that they're doing, that they want to do about a health plan,

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about a field that could be used by the community, by a host of things. A simple thing like making sure that when they built their library, that they had doors on the outside facing the community so the community could use the library, too. That's the kind of thinking that I think is really going to turn Portland around in terms of how we do things here, how we engage the community. So, you know, this is a great gift that has been developed. And I say "gift," because I consider what has happened as very special and something that you would think that this plan should be under a christmas tree instead of out on a table here because it's really going to change, I think, how we do business, how we engage people and how we give more people a chance to succeed, to be successful, and to realize the american dream. It's so simple. I'm so pleased. I vote aye. [gavel pounded] thank you, folks, so much. I think that we could proceed to the 3:00? Is that ok, commissioner Leonard?

Leonard: That's fine by me. Shorten it down a little? Nick, I get carried away and I just can't stop. I'm working on it. [laughter] interloper.

Potter: Good folks, if you could go outside to continue your conversations we would appreciate it. Thanks very much. Have a good afternoon.

Potter: Karla, please read the 3:00 p.m. Time certain.

Item 1607.

Potter: Chris, kim.

Chris Dearth, Bureau of Planning: Good afternoon. I'm chris. I am the bureau of planning sustainable planning manager and with me today is kim freeman from the bureau of development services. And we will be presenting to you a claim brought by gregory kurahashi, measure 49 claim, the last pending measure 49 claim that we have. The property location is in the ash creek neighborhood. To summarize for you quickly, this claim is brought by gregory kurahashi who is here today. It's located at southwest 50th near southwest canterbury lane. It was submitted in june of 2008, as a measure 49 claim, subsequent to submission of a measure 37 claim which he submitted in 2006. And because this was pending when measure 49 was passed, he was able to submit this then as a measure 49 claim, and it is very similar to his measure 37 claim. The regulations that he's challenging are three. This regulation which relates to the disturbance area setback in the environmental protection zone. This regulation having to do with the disturbance area setback from wetlands, water bodies, et cetera. And then a very general challenge to all of the regulations in 33.430 which, as he states, relate to portions of the code limiting construction of driveway, utilities, and site improvements. And so we will try to address those in a general sort of way. This is a zoning map of mr. Kurahashi's property. You can see it in the cross hatch there. It is split between an r-10p, environmental protection zone, and an r-10-c, environmental conservation zone. This is an aerial paragraph with topographical lines. You can see that the site there in the center is heavily vegetated. You can also see a little bit how steep it is. It would be accessed via southwest 50th avenue, which is an undeveloped right of way currently. This is a lidar lap, the city's most recent technology, showing the steepness of the terrain in that area. The bright red is an incline of over 25%. And you can see the southwest 50th avenue is heavily -- is a very steep incline from 10 to over 25%. There's a stream running through the bottom of the property. And the drop for the access on that undeveloped right of way on 50th would be over 40 feet on an incline of 10 to 25%. And I would remind you, if you recall from this claim a couple of years ago, the fire bureau requires that in any right of way that's developed over 15%, that any houses be sprinklered and they would not allow an incline of over 18%. So it would be quite challenging to access this property via this right of way.

Leonard: Maybe I heard that wrong. You said if the house was on an incline over 20% it had to be sprinkled.

Dearth: I'm sorry. Over 15% requires sprinklerring. 15 to 18%, and would not allow over 18%.

Leonard: I see.

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Dearth: For access for fire vehicles. Like health, safety vehicles. Also by way of background, I want to point out to you to mr. Kurahashi sold a storm water detention easement to b.e.s. In 1987 for over 20 years ago for \$12,000. The current value of that would be \$23,000. At the time, when he was considering selling this easement, the city outlined for him what those, that easement would entail. And these four conditions were outlined in a letter to him at that time stating that in order to build, that he would be able to build a house, but these conditions would have to be met. And I will summarize them very briefly for you. That as long as the city codes are followed in the construction of the house, that the pile bearing depth is adequate for eight to 10 hours submerge answer, that the detention capacity is not significantly reduced and the owner indem any fies and olds the city harmless against liability. That is letter sent to him outlining what woulding the requirements before he signed that easement. And then the easement itself states that no private building shall be erected without the prior written consent of the city engineer. However, mr. Kurahashi may use the easement area for purposes which do not interfere with the city's uses as outlined in the easement. Second, that the easement area shall remain in a natural topographic condition except mr. Kurahashi may remove trees or brush in order to develop a home site. And, third, mr. Kurahashi shall not block natural storm drainage water within or flowing into or out of the easement area. So now I will progress on to the measure 49 analysis. And as you recall from previous claims, we look at 10 different criteria outlined in the state statute. The first five here, which I won't go through in detail, we estimate that he has met his claim does meet these first five. But f, which states, one or more land use regulations prohibit establishing a single-family dwelling on the property. We conclude that this one is not met. And I will go into a little more detail on that in a moment. As will kim. Then g, that the challenge regulation is not exempt under measure 49. For example, for reasons protecting public health and safety. As we saw under measure 37, the conditions are almost identical. We conclude that these regulations are exempt for reasons of protecting public health and safety, as you have seen before. Then the next three conditions, we do estimate that this claim has met, h, i, and j, then finally k, that the challenge regulation reduced the fair market value of the property according to an appraisal conducted as required by the specific outlined requirements under measure 49. We don't believe that this condition has been met. And I will go into a little bit more detail on that as well. Then finally, measure 49 requires that the highest and best use of the property must have been residential at the time of acquisition. And our real estate appraisal review conducted by pgg valuation concluded that this condition was not met. So, first, I want to very briefly go into why we know that our regulations do not prohibit construction of a single family residence on this property. And I would like to let kim describe the work that she has done with mr. Kurahashi over the last semple years.

Kim Freeman, Bureau of Development Services: Ok. Kim freeman with the bureau of development services. I among other bureau of development services staff have been working with mr. Kurahashi on and off since 2004. Our goal has been to assist him in understanding the environmental review process and in compiling a complete and approvable application meeting the applicable approval criteria. As shown in exhibit d in the staff report, b.d.s. Has identified a potential building envelope within the environmental conservation overlay that's about 1700 square feet in area. We have also suggested to him modifications to specific development standards that we would be supportive of that would provide additional flexibility in siting a home on this site. In my discussion was mr. Kurahashi, he raised some concerns about the approvability of modifications and of the environmental review. In response we have had a lot of conversations about the approval criteria, and I have supplied him with multiple approved environmental review applications for a single-family development on similar sites. And with similar constraints as his site. In these cases that I provided to him, they had similar conditions, building locations approved closer than 50 feet to a stream. Small building footprints ranging from 950 square feet to 1700 square feet in size. Findings approving modifications to development standards like height

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adjustments and setback adjustments. And examples of what we typically require for mitigation in plantings, kind of helping him understand exactly what the environmental review process is all about. In conclusion, b.d.s. Staff continues to be valuable and willing to work with mr. Kurahashi. We are confident that he can assemble an approvable proposal that will meet environmental review and the applicable approval criteria.

Dearth: So in short, it's our conclusion that a single-family residence has not been prohibited on this property. Second, I wanted to briefly describe for you why we think that the ordinance that, the ordinances that have been challenged are exempt under the public health and safety exemptions. This is very similar to what you have seen under measure 37, under section 4 of measure 49, it states that the measure or challenges shall not apply land use regulations which restrict or prohibit activities for the protection of public health and safety. The language is almost identical to 37. And as you recall for several of the claims we've had in the Fanno Creek basin, the council adopted findings in 1994, when you passed that legislation, that 98% of the lands within environmental zones are those most likely to experience natural disasters including floods, earthquakes and landslides. We stated specifically public safety health and welfare will be protected by environmental zoning regulation. To reduce the threat from erosion, landslides, earthquakes and flooding that this ordinance would be necessary. And finally, the council passed an emergency clause which stated that failure to regulate development during the seasonal rains expected throughout winter and spring would represent a threat to public safety health and welfare. It was clearly the intent of council at the time that these environmental protections were for the protection of public, health, and safety and we believe are exempt under measure 49. Third, this appraisal does not meet the requirements of section 9 sub 7 which are the appraisal requirements quite specific in the statute. Our real estate reviewer, pgp valuation has gone into this in great detail. Their report is in the staff report. I won't go into much detail but I will summarize here their conclusions. First that they state that the claimant's appraisal does not follow the uniform standards of operational practice that's specifically called for in the statute. Appraisal does not include doing a set assessment of the highest and best use of the property. Third, the appraisal does not meet all of the requirements of that section of measure 49 pertaining to appraisals. So in our conclusion, we conclude that the appraisal is insufficient to carry this claim to support this claim. So finally, in summary, we conclude that the challenged regulations do not prevent construction of a single-family residence. Second, the challenged environmental overlay zone regulations are exempt under measure 49 because they are restrictive for public health and safety. Third, the appraisal submitted does not meet all requirements of measure 49. Therefore our recommendation would be to deny mr. Kurahashi's measure 49 claim. I would be happy to answer any questions if you had any.

Leonard: Go ahead.

Potter: No, no.

Leonard: Kim, so I understood you to say that you are willing to issue a permit to build a single-family residence. As long as it conforms --

Freemen: What we were doing was recommending a developable footprint. He would still, under my opinion, he would still need to go through environmental review. But that was an example to demonstrate this is something that looks approvable, that looks like something we could support through the environmental review to kind of give him some guidance.

Saltzman: Including the steep slope issue?

Freemen: Yeah.

Saltzman: Buildable lot? It doesn't violate fire standards?

Freemen: Well, this is just looking at the environmental review approval criteria. Without having gotten into, you know, fire access and that sort of thing. Obviously, those things do come up through the review. And if you look at the memo that's attached to the staff report, we have

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recommended that mr. Kurahashi work with the service bureaus as well to confirm that all of their requirements are met.

Dearth: I pointed that out to say that it will be challenging. We don't know whether we can meet the fire bureau requirements and pdot's requirements but it it will certainly be challenging. But kim is just speaking from the building side.

Freemen: Right.

Potter: Thank you, folks. Mr. Kurahashi? Could you please come forward?

*****: You will need to help me because I have never run a power point presentation.

Gregory Kurahashi: Thank you. I can talk for a second here. My name is gregory kurahashi of kurahashi and associates. Yes, my name is gregory kurahashi of kurahashi and associates. I am a civil engineer. I have a company in beaverton that does civil engineering surveying, lands scape architecture. You might know me more as one of the principals of otac. I owned about 30% of the firm back in 1993. Since then, I have started my own firm and this is really a property that I bought at the beginning of my coming to Portland from Oregon state university. And what happened as we developed this property as part of an 18-lot subdivision. It was two lots that were left in the overall project that we had. And when this was all done -- and the other things I have done in the city was this improving roadway and weidler. I have also done light rail analysis as kurahashi and associates, steel bridge was part of what we did to do the surveying and some of the landscape architecture on that project. I have also done work on the corridor for the parks and recreation district. I have also done work for the parks and recreation district at university park and some of those areas. I just want to tell you that I am very familiar with the city and am doing a lot of projects with pdot, b.e.s., and b.d.s. In terms of reviewing things that are in the city. So I realize specifically some of the issues I am going to have to have on this property and during my measure 37 claim, met with all of the people involved, including these agencies to make sure that there was a potential for the development of what you see in front of you. What I would like to do right now is put in the record the information that I brought in. What has happened is, this has been postponed. I am sorry for postponing the hearing here. But when I was first started to look at it, I knew that it was going to take me some time to evaluate what I wanted to do. And chris was nice enough to postpone it until this date. What was surprising when I looked into it was the submittals I was given on the 24th indicated I had 15 days to respond, which had been two days after the hearing. Which didn't make much sense to me at this point in time. And by my extension, making the extension, we now have enough time for me to have responded within the 15 days. So I just want to mention that I am glad you gave me the 15 days and it probably helped you to meet your requirements of giving me enough notice. I have a presentation that I want to run through real quickly, and then I also have a written response that I am going to have to read. Because there's too much information on it for me to give it. It's seven pages. It's not going to take that long. I am stay within the 15 minutes that I have. And then I am going to go ahead and give this to chris as documentation that can be left in the record. I am going to talk about all of them and the only thing that I am going to pass over to you is legal, for me to give you copy of the response to the letter that came from the appraisal. And since the drawings on power point are working I brought you 10 copies of the actual site plans similar to what's on the drawing but I won't have to use those. Ok. If I can go quickly throughout overall layouts that I have on the sketches, first you will see a sketch here of the building area that could be developed if the project was still didn't have a measure modification in terms of the this cnp zones. The building area was about 5,442 square feet on a two-level, two-story structure. And met all the requirements including the setback from the right of way which have been modified significantly if it had been known I could pull it forward at that point without having to ask for any more adjustments. The second one is the existing -- the existing allowances that I can have that I am sure I can get relative, generally sure I can get relative to the location of the building and of the roadway that's coming in. The roadway right now seems to be

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something that I can't build except for the fact that at 20%, which is where it is right now, and one foot contours, not two, I can basically get to the bottom, and have a situation where it is developable, which means I can modify this and make it still work relative to that. It needs retaining walls with the public right of way but I always knew that was the case. And near where the property line passes on to my property, it's only a two-foot difference at this scale. So there's not really a high requirement for retaining walls. And I could do most of the grading within the right of way without having any problems with additional trees to remove and still get it to work. So this was always a possibility in terms of getting down there. This is something that I thought about relative to modifying the c zone which I may not be allowed but would solve my problem. It's the matter of the amount of square footage that I have to develop on the property. And then I had a real wild idea while I was sitting back there that I will throw out because you might be able to help me do something about it. This land back here is a very, very important environmental zone to the city. Because it extends and widens the area of the open space, and environment. It also has a situation where the actual wet land on the property which I have defined on the map here, which Chris has a copy of, goes almost to the edge of the c zone. But it's not recorded on your maps. So that means I can actually get, to leave it, to come close to it because it's not defined on your maps and not subject to your normal regulations. But what I thought when I came up and was thinking about it was, why don't I just take the right of way, and somehow work with the neighbors to go ahead and vacate it, build the house right next to the street, and then gift rest of the land to the city. That would solve everybody's problems because I wouldn't have to build the driveway and we could go ahead and give the remainders of the land to the city as a natural area and by sharing some of the right of way with the adjacent owners in some way they may be very, very likely to be happy about it because I'm not, no longer in their back yards. I am not sure anything can be done about that but it's something that solved my problems and all the problems that could be done in a very, very constructive way. And the reason I thought about it at all is because I'm in front of the mayor and city council. And there might be something that you could do to benefit everybody, and benefit the environment at the same time. Anyway, I'm going now to read through the measure 49 claim response. This is written the same way and in the same order as the response that the city had for the measure 39 claims -- measure 49 claims. Some of the references will respectively respond to each one of those. First my introduction. The measure 49 claim was meant to fairly treat the -- those measure 37 claimants who had lots witness cities for landscape, for landing impacted by planning changes that affect the value their land. Come my case a single family lot was impacted by regulations established by, established to provide an environmental protection of the streams and drainages within the city. Within the city of Portland. My lot is significantly affected by the regulations. When the cmp zones were established they were essentially removed enough land to make the property economically -- economically undevelopable. The diagrams one and two provide and illustrate the improvement before and after the change and the zoning and the lot -- and the lot size. My property was also subject to a storm drain easement that included a flood zone that I was allowed to build over. My property was unique in that the normal limitation of the plans would have not -- would have been enough to build a unique house but then something that actually could be built right next to a street. With the second story structure which I can put in based on my calculations, there would be about 1800 to 1850 square feet of house. This woulding normally enough of a house to build and to economically be affordable. In this case, the long driveway, the issues of the flood plain are creating a problem specifically for me to build such a house. And when I do the analysis, I'm talking about being able to need much bigger house, something that is really consistent with the neighborhood, somewhere in the neighborhood of 2800 to 3,000 square feet. That's a thousand more than I can build. And also the potential is on the original plan that I could put about a 3400 square foot single story or 5400 or two-story structure in the regulations that were there before. So in my case, the lot -- then I

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went through the environmental, possible environmental modifications. I have reviewed the environmental reviews from kim freeman on previous -- excuse me. I have reviewed the previous -- the reviewed environmental reviews from kim freeman on previous properties and have adjusted the drawings submitted to allow for the decisions. Based on the statements provided by kim. Your staff has been very open about the likelihood of review allowances. Although I know no assurances can be given I trust I would be treated as though no measure 49 claim was posed. Zero set back requirements from the right of way. It is aloud outright without review. All examples provided were not impacting views from adjacent lots, though. This is important to understand that when I go through that process, if I ask for something that is not outright, I may be challenged by the neighbors who I am in their backyards right now. And something that they could challenge effectively because it is a modification that doesn't give me more than just more square footage, which they don't care about and maybe city at that point in time won't care about either. The specific requirement that limits the amount of land available is the requirement to place a private water quality planted box on the private property to serve both the private street and the building. That's why the general comment was made at the end because I assume that I would be subject to requirements that haven't been resolved yet relative to where I put utilities and what I have to do to meet the requirements of b.d.s. And -- b.d.s. Specifically regarding environmental concerns. And I used the 6% rather than the 9% used by b.d.s. To evaluate how much land was taken up by the square footage of the planter box. It may be more than that. Of course, with the long road I still have that problem. Now back on. I cited three regulations. The first one, 33.430.140c 1 gave me about 1800 square feet. That's what I have left. B indicated that I could, that I would have about 2,225 square foot left on the site, which was the amount that was shown on the plan. But it was the actual full amount. And since then I have identified with kim that it's 1700 square feet that's actually available on the site for development. And based on that I can build an 18 square foot interior house and a two-car garage. Now, the 33.430 the water quality treatment facility falls under that designation. That's why I had to challenge it. Because it does affect me, that regulation does affect me. Then as far as the measure 49 analysis, below the conditions -- excuse me. I missed a page. Sorry about that. I went to the vote setback issue as we discussed right now and what the vote zero set back does is gives me about 800 square foot house. Side allowance, although a reduction of side yard reduction of seven feet has been aloud on several examples to five feet in previously in reviews, I believe that this would be opposed by and possibly appealed by the neighbor who would oppose this because it is in his potential view corridor. And he may win that argument because all it does, again, is give me more square footage on a lot. It might be potentially considered large enough. Again. Construction set back reduction. The receipted duction in construction setback that kim has alluded to to me goes by 10 feet to code to five. And I believe I can get that and there won't be any problems with that at all. Height modification, I don't believe I can ask for a height modification without expecting to get appealed by my neighbors again. Even though I could try to get three stories by going another four feet that's probably all I would need, that would probably never fly with the fact that I was impacting my neighbors. Number -- alternate proposed, I just showed you about a 20-foot mod any indication to c-zone. I was hoping that could be done to solve my problem and that would give me enough room to do what I needed to do. As I mentioned before, in my first comments, I have already met with the b.d.s. And pdot including talks with several people regarding storm drainage for the site and how I can take care of the water quality improvements without becoming involved in going ahead and requiring d.s.l. And improvements. The other item that I want to go over is the regulations that I have been considered as being not exempt for. Am -- my 15 minutes up?

Potter: In 20 seconds they will be.

Kurahashi: Any chance I can get another five?

Potter: How about another two.

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Kurahashi: The first one, one or more regulations prohibit establishing single-family residence, prohibit in Webster dictionary is to keep out. The result of regulations, establish a side of a structure allowed that is too small. Effectively keeps development from happening. This prohibits the property from being used as single-family dwelling economically. The next one, regulation is considered by stamp to be exempt. The public health and safety welfare comment is used in almost all your ordinances. You do it all the time. It became a use in which I have been damaged because of the fact that you are using a comment that you usually use all the time. I state that because all of the reviews that have been done under the review have a geological report and environmental concerns that were taking care of at the time by specific look at each one of the properties. So the health, public health and safety item here was defined so that you could look into it and make sure that there were no slides and there were no environmental things that couldn't be mitigated for. Regarding the final issue which is, I like to still submit this for the record. That the challenge to the appraisal. The appraisal was done two years after it was supposed to be evaluated for. That is because when I went into the city, city planning department to find out what information I could about the appraisal time, I was led to a group of books that were your books for planning. They are the only information I was told which was published information for each one of the years of the documents for planning related to environmental. So I looked at it. I picked the date that seemed to be the date that would it have all been there because your planning documents showed 9/17/97. As when the overall planning documents was posted. I do not know whether or not all the books were on the shelf. But I called upstairs. I said I was a measure 39 claim person and I needed to see the documentation available to me to establish the date. So the appraisal was done during the time where the appraisal values would have been lower because that's when we had already passed the review process. So the appraisal actually reflects a lower appraisal for what was actually should have been included in the documents. And then I have a statement here from Brad regarding the amount of things that were involved in his evaluation. He has indicated that he did the right thing, and I don't know anything about appraisals so I can't say whether or not he did it or not. The other issue that's really important to me is the lengths of this roadway and the improvements will not looked at by the person evaluating the c-zones and p-zones. They didn't know about it. They couldn't. There are trees all over it. Thank you.

Potter: There is anyone signed up to testify on this issue?

Moore-Love: No one else signed up.

Leonard: I actually wanted to ask you a question. I'm trying to sort through all of the information to identify specifically what you want to do that you are being told you can't do. I understand that you understand you can build a house. Is the issue you want to build a bigger house than the 1700 square foot they are telling you you could?

Kurahashi: Yes.

Leonard: How much bigger? 3,000 square feet?

Kurahashi: 3,000 square feet, 2800 to 3,000 square feet.

Leonard: Can I summarize your argument as saying that you have concluded that identifying this as an issue with respect to the public health and safety, you do not agree with it because you think the term is overused?

Kurahashi: Yes. Very much so because I have always seen it in everything I have read.

Leonard: Are you aware of the house that just slid down the hill and crashed into two other houses there about two months ago?

Kurahashi: Yes, I have heard of it. Yes, I have. And it's specific to the location where those are. The issue regarding geologic hazards are real specific not only to the slope but ground water conditions and a lot of other features. Come the specific case where I am, the city of Portland was proposing, I think they might have built it, to flood the whole area with water up to 120 feet. That is almost my full property. If you put that much water at the base of a hill you have to be pretty

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sure that it's not going to slide. Because by putting that much water for a long period of time and then releasing it, you are actually causing the possibility of slides. So this property must have been looked at by the stiff Portland b.e.s. Very significantly in terms of putting a potential facility there and making it underneath the house that I have.

Adams: In your testimony, I just want to check to make sure that I understand the basic sort of point or thrust of your testimony. Your testimony, you are saying that you can't make money on a 1700-foot square house at the end of a long and expensive driveway to access it. Is that correct?

Kurahashi: I can't -- I cannot get a loan to build the house --

Adams: Not economically viable? Ok. You are arguing or not arguing how we should interpret and apply the c and p zones? You are saying that the c and p zones are geologic based on your geologic evaluation that they are safe? But you want to build in the zones?

Kurahashi: The c and p zones covered property right now. I was given the right to build on the portion of the c zone, and the c zone amount that's there did not -- did not evaluate in its process because that's big enough for a normal house anyway. It is. The length of the -- the fact that I had an unimproved road in front of the site that I would have to improve, that it would take water quality facilities I have to build on the property for it, and finally, it didn't evaluate the fact I have to put piles on my site to do it. And that's because the overall amount is the amount necessary to build a house next to a road. That's the amount the economic damage that we have. The next to a road this would not be an issue.

Adams: Thank you. I am interested in hearing staff's response.

Freemen: Would you like me to respond to the questions you were asking mr. Kurahashi?

Adams: I would be interested in your response to his points.

Freemen: Specifically, what we were showing on the exhibit was a 1700 square foot building footprint. That doesn't mean just a one-story structure. Obviously, it could be a two-story structure which gets him closer to 3,000 square feet or greater. As far as, I heard a lot of different points from mr. Kurahashi regarding like a street vacation process or any ideas like that. We would be more than happy and building to work with him and explore those different options that are available to him. As far as modifying setbacks and height, as part of his development proposal, we would encourage him to talk with his neighbors, see what their reaction would be before the application comes in the door. See whether they are amenable to it or not. But I guess my main point is we are here to keep working with him, with these different ideas that he has, and we are available and building to be helpful. Any other specific points that you guys --

Saltzman: When you talk about the vacation, that was the idea mr. Kurahashi had, for today that I was suggesting about possibly ending up --

Freemen: Right. Right.

Saltzman: So date -- donating some of the land? That's still something that could be pursued?

Freemen: We could definitely take a look at. Obviously I just heard about it today so I would have to look at feasibility of it. Talk with transportation. But why not --

Adams: Does anything what you heard today materially impact substantially impact your analysis of the case?

Freemen: No. I don't think so. We all know it was steeply sloping sites. Geotechnical report will be part of the submit 58 application. And then I think all of the other points we address in our staff report and discussion earlier.

Dearth: Just to answer that, commissioner, he -- in my view did not address the three major points that we made as to why this measure 49 claim is not a valid claim. We think he may very well have a developable piece of property here. But that's not what we are here to talk about. We are here to talk about the measure 49 claim.

Potter: Any other discussion?

Leonard: No.

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Potter: Let me hear a motion to adopt that.

Leonard: Second.

Potter: There's been a motion to deny the claim and adopt the staff report. Have a second? Please call the vote.

Adams: Aye.

Fish: Aye.

Leonard: Well, kim, thank you. For your analysis and I would say to mr. Kurahashi that I am having responsibility for the bureau of development services, I know that those were very sincere remarks about helping you work through the process, the staff never waives a regulation but they certainly try to figure out how to make it work best for the customer. So thank you, kim, for those remarks. They were very appropriate. And I vote aye.

Saltzman: Well, I also appreciate mr. Kurahashi, your arguments, but I don't think they were responsive to the basic reasons why we are denying your claim. I do think that I am impressed with b.d.s.'s extreme willingness to help you figure out a way to do something with your property here in terms of building a house. I think that's an offer you should continue to work with them on. I vote aye.

Potter: Aye. [gavel pounded] we are adjourned.

At 4:23 p.m., Council adjourned.