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Portland Planning and Sustainability Commission

Tuesday, April 26, 2011

5:30-9:00pm

Meeting Minutes

Commissioners Present: Andre' Baugh, Karen Gray, Don Hanson, Mike Houck, Gary Oxman, Michelle Rudd, Howard Shapiro, Chris Smith, Irma Valdez

Commissioners Absent: Lai-Lani Ovalles, Jill Sherman

BPS Staff Present: Joe Zehnder, Chief Planner; Julie Ocken, PSC Coordinator; Eric Engstrom, Principal Planner; Uma Krishnan, Demographer; Chris Scarzello, CPII

Other City Staff Present: Kim McCarty, PHB; Lore Wintergreen, ONI

Guests: Randy Hitz, Dean of Education, PSU; Preston Pulliam, President, PCC; Nate Waas Shull, Director of Community Engagement, Portland Schools Foundation; Lorenzo Poe, Director of Partnership Development, PPS; Bill Scott, SUN Schools; EPAP group

Chair Baugh called the meeting to order at 5:33pm and provided an overview of the agenda.

Collins Circle Project

Action: Hearing / Recommendation

Uma Krishnan; Kim McCarty, PHB

Documents Distributed:

- Staff Memo: Requested Extension of Tax Exemption Granted to Collins Circle Apartments
- RSGF Application Narrative
- PHB Staff Report (without attachments)
- Zoning Map
- PHB Financial Evaluation

Uma Krishnan provided background for the project. This is a request for extension of expiring tax exemption, which runs out on June 30, 2011. The project is to maintain affordability for 52 units for the next 60 years.

Tax exemptions of multi-family units are used for preservation of residential communities in Central city and URAs. Today, close to 2350 units are abated through the NMUH in Portland. In return for the exemption, the property needs to:

- Provide affordability at 80% MFI for 15% of units
- Show one additional public benefit from a specified list in its design elements

Portland Housing Bureau (PHB) administers the tax exemption program. They have gone through the investment committee and staff review to evaluate the need for extended exemption.

The PSC's role is only to make sure this extension is consistent with the Comprehensive Plan. At a different level, the Big Look project (high-level City-County effort) is looking at all tax exemption programs, with recommendations coming later in 2011 or early 2012 – these recommendations take the more comprehensive review of programs.



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Collins Circle is in Goose Hollow – zoned commercial with design overlay. Commercial space pays for tax; exemption only for residential portion.

The recommended exemption is for 52 units, which allows for mixed-income, mixed-use property in a high income area. Staff suggests that parking spaces should be pro-rated to match with units.

Chair Baugh asked for clarification about the 124 units in the complex, but that now 52. What is cost difference on the exemption?

- *Kim McCarty*: 124 units were previously exempt, but now they are only asking for the 52 to be designated affordable (below 60% of MFI). Based on that, the remaining commercial units return approximately \$11,000 per year, and approximately \$300,000 per year for the 72 units.

Commissioner Valdez noted the Planning Commission had exemptions come before it before and asked about who lives in these units, and can they afford to live in the same neighborhood if the property isn't abated? How do you know the income level?

- *Commissioner Hanson* noted individuals have to verify their income to be able to live in the abated units.
- *Commissioner Shapiro*: People living in Collins Circle are probably service workers who are living close to their work, which is very important for transportation and the 20-minute neighborhood concept of the Portland Plan.

Commissioner Hanson asked about the 20-year exemption ask. Is this common, or is 10 years more usual?

- *Uma*: The ask for a new project is usually 10 years, but City Code authorizes that exemption can extend to length of affordability span (60 years for Collins Circle).

Commissioner Rudd: Is it at the 10 year point they prove they have been doing things correctly, or is there a more frequent verification?

- *Kim*: Verification happens annually.

Commissioner Smith: Who has the option, and when, to change the designation? If we approve the exemption for 20 years, does the developer have an option to opt out at an earlier time?

- *Kim*: The units are locked in to the affordability contract; the minimum number of units agreed upon is 52.

Commissioner Houck: If there is an annual report, what is the problem with a 20 year exemption?

- *Commissioner Shapiro*: It seems more prudent in this area, where things are changing and evolving to suggest an initial 10 years, and we wouldn't turn this down in 10 years to complete the 20 year request.

Joe: Was there discussion about the length of time for the exemption at PHB?

- *Kim*: The first discussion was about having it for the remaining 50 years, but the project wouldn't be financially viable. There is an analysis at year 15, where the



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project will be refinanced. Not having the exemption for 20 years will make the project more vulnerable to low refinancing at year 15.

Testimony

Nathan Taft and Will Goodman from Jonathan Rose Companies, representing the ownership: The company is a sponsor of the Rose Smart Growth Investment Fund, which focuses on providing affordable housing nationally – including Collins Circle.

Chair Baugh noted the Commission wants to amend the request of a 20 year exemption to be an initial recommendation of 10 years with the opportunity for a 10 year extension.

- *Nathan*: Exemption events at end of 10 year periods makes recapitalization difficult due to volatility in the marketplace; it makes it difficult for investors to work with the City to fund project. Our preference would be to see longer terms exemption (20 years) to get the property on solid footing.

Commissioner Smith: PHB notes a -10% return. How do you make money when this shows you're losing money?

- *Nathan*: We have a track record of revitalization efforts/projects and greening affordable housing, which we're trying to push in development of cities. We are a much longer term investor than just 10 years. The 10 year IRR is negative, but longer term is positive (the term of this fund is 50 years).

Commissioner Shapiro: how many units do you currently have? Why is the suggestion to reduce the number of units for this request?

- *Nathan*: We have about \$1.5B projects under management, though not all is affordable. We would have liked to see 100% units affordable.

Commissioner Smith: What was the decision to reduce the number of affordable units?

- *Uma*: The original ask was for all units, but only the 52 units are under affordability contract and based on directions in the state statute, the recommendation is for the 52 affordable units.

Commissioner Shapiro offered an amendment to the proposal – to offer the exemption for 10 years with 10 year renewal option.

- *Commissioner Houck* seconded this amendment.

The amendment was approved by the PSC.

(Y5: Baugh, Gray, Oxman, Shapiro, Valdez; N4: Hanson, Houck, Rudd, Smith)

Chair Baugh made the amended motion – recommending to City Council that the requested extension of the tax exemption for the 10 year proposal with a 10 year renewal option of the NMUH tax exemption for only the 52 affordable units in the Collins Circle Apartments, subject to further extension for the full remaining term of the affordability agreement, upon meeting standards for tax exemptions to be enacted by the City Council, upon completion of the policy and procedure changes to the LTE programs under the Big Look. The related limited tax



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exemption for the parking associated with the affordable units will be determined on a pro-rated basis.

The recommendation was approved by the PSC:
(Y8 – Hanson, Houck, Oxman, Rudd, Shapiro, Smith, Valdez; N1 – Gray,)

Ash Street Project

Action: Hearing / Recommendation

Uma Krishnan; Kim McCarty, PHB

Documents Distributed:

- Staff Memo to PSC
- PHB Memo to PSC
- Zoning Map
- TOD Budget
- Ash Street Photos and Drawings

Uma Krishnan provided background for the project. This is a new application that asks for a 10 year tax exemption, so it applies to all 47 units. The intent is for high-density in Transit-Oriented Development (TOD) on a location that was built after demolishing two single-family units.

The TOD program requirement, in return for exemption, is to maintain 20% of the units at 60% MFI. The property also has to keep rents at no more than 30% at the 60% MFI, and projects have to include three additional public benefits from a specified list. For Ash St, there are 12 units that are fully accessible (accessible kitchen and accessible bathrooms) which serves the special needs community. The project also offers a community room for all residents. All 47 units will be affordable.

The role of the PSC is to evaluate the public benefit. Staff's recommendation is for a 10 year exemption.

Commissioner Hanson: What point is this at in development process?

- *Uma:* The project has just been constructed, and it meets all standards.

Commissioner Hanson: Are these all 1-bedroom units? Are they rented yet?

- *Uma:* There are 23 1-bedroom and 24 2-bedroom units. Yes, all rented except for a few.

Commissioner Valdez: Why are there no 3-bedrooms? This is an area with lots of families.

- *Uma:* The program doesn't dictate unit size.

Commissioner Shapiro: To *Commissioner Valdez'* question, there is an increasing need for 3- and 4-bedroom units. What can our planning system do to encourage this more visibly?

- *Joe:* in City Council, we created a bonus for family-sized units. When pushing from 2 to 3 bedrooms, it is a hard thing to calibrate to make it worth the while. PHB can do it



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more directly, but we don't have programs targets on size/units. The Ramona did this without incentives, but they were eligible.

Testimony

Annette Matson, Vice Chair, David Douglas School Board: Raised concerns about more property in DDS as being tax abated, raising questions about how much will DDS will not collect due to property tax deferments. She expressed larger concerns about how the impact around schools is not fully understood or accounted for in exemption projects and urged equitable distribution for affordable housing throughout the region.

Saj Jivanje, developer: The Ash Street project is intended to address demand for accessible units. This site took advantage of light rail; first 24 units were rented immediately. There are 9 social services are using this facility, and a private developer trying to get banks to work with us.

- *Commissioner Hanson*: Do you still pay system development charges?
- *Saj*: no.

Rob Justus, developer: The history of the project is unique. We are a mission-driven organization, looking to create affordable housing while keeping costs low. This project is on light rail, and there is no parking attached – which could be added to list of community benefits.

Commissioner Smith: Can you outline the differences between affordability and TOD c criteria?

- *Uma*: They are authorized by same State statute. The requirement for new multiple units is that 15% of the units are kept affordable at 80% MFI; TOD is 20% of units at 60% MFI. TOD also applies to areas outside of the central city. The program criteria is stringent, so the PSC does not have to evaluate consistency with Comprehensive Plan and area plans.

Commissioner Smith: On the equity goals – one of our geographic equity challenges is that we are seeing lower income in certain areas of cities. Mixed income neighborhoods throughout city would help this. Are there City programs/guidelines to work on this?

- *Joe*: The Comprehensive Plan from 1980 provides guidance that every neighborhood has affordable housing. In the upcoming Comprehensive Plan, especially in East Portland, we have to make sure growth matches service ability. We are rethinking geographic equity with PHB since so far we have been fairly opportunistic. PHB looking at new ways of picking locations for new housing units.

Commissioner Smith noted his sympathy on both sides of this issue.

Commissioner Valdez mentioned the idea of sales tax in the State, since you can't dictate where people are going to live. The project merits going forward AND raises good discussion, but we can't put a stamp on where people will move.

Commissioner Hanson noted he is also torn on this issue, but the location of the project and other aspects, and response to it, are also compelling. He requested PHB pursue more data



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about larger contextual issues Annette raised. We need to know how acute the issue is. It's not just the school districts – it is all service providers in the community.

Commissioner Shapiro: The project immediately before [Collins Circle] was in an area that does need affordable housing. As to the bigger picture, we need a grasp of how the whole community reacts to TOD and tax exemption requests. We need to be more deliberate in how we “hand out” exemptions.

Commissioner Houck: will vote yes, but concurred we need to look at bigger issues raised.

Commissioner Gray: In Parkrose, you couldn't even build this, but what people need to think about is why no one thinks of the infrastructure it takes to put people in certain locations (for example, building sidewalks, paved roads). When you keep putting in property, but not thing that go with it, we are not being equitable. It is not good for kids or families to be in over-crowded schools.

Kim: We want to work with DDSD to get the correct information. Much is in Annual Report for the Limited Tax Exemption programs report and Multnomah County report. PHB is moving towards doing more of an inventory-style assessment of where housing should go in the future.

- *Commissioner Hanson* requested Kim to return with information from this report at a future PSC mtg.

Kim: The Big Look is trying to establish what are the basic criteria that are important and how the City and County can partner and understand they are on the same page. Then staff will work together to implement based on that direction.

Chair Baugh asked staff to return to an upcoming PSC meeting with a briefing about the Big Look and responses from PHB to Annette's questions.

Chair Baugh moved to recommend that Council approve the request for the 10-year TOD tax exemption with the condition that the proposed three public benefits be provided.

Commissioner Smith moved the motion with the note that in the PSC's letter to City Council, we should encourage them to look more holistically at the housing exemption program – encouraging or balancing concentration of different income levels and the impact on other taxing jurisdictions within the City be considered as part of the Big Look process.

Commissioner Shapiro seconded.

The recommendation was approved.

(Y7 – Hanson, Houck, Oxman, Rudd, Shapiro, Smith, Valdez; N1 – Gray)

East Portland Action Plan Project Update

Action: Briefing

Chris Scarzello; Lore Wintergreen, ONI; EPAP group

Documents Distributed:

- Presentation Agenda



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- Project Overview
- Brochure
- Committees and Representatives List
- Grant Awards
- Group Structure
- Principals Document

PowerPoint: <http://www.portlandonline.com/bps/index.cfm?c=41664&a=347204>

Katie Larsell, EPAP co-chair, introduced the project. A key component of the EPAP is its innovation and driving the implementation of transforming East Portland that's being led by the citizens. Partnerships are plentiful, including City, Metro, County and ODOT. Their interest in presenting to the PSC is to look at ways to integrate EPAP into the Portland Plan and upcoming Comprehensive Plan.

Chris Scarzello provided a history and background of EPAP background. December 2007 was the group's first meeting, and they met through July 2008 as a whole group in addition to the various sub-committee meetings. The recommended action plan was adopted in February 2009 at City Council, with the goal to improve quality of life, equity for East Portland residents. Arlene Kimura highlighted the accomplishments/achievements to date. Most was done cooperatively with /citizens, non-profits, business owners. Highlights include the I-205 multi-use path and neighborhood small grants.

Karen Gray gave a committees and representatives overview. Many of the successes come from EPAP's partnerships and participation on various issue-specific sub-committee work.

Amie Diffenauer noted the Communications Subcommittee successes. The group provides support materials, web page development, translation and interpretation to the EPAP. The project's 131 actions are posted at EPAP website at www.eastportlandactionplan.org.

Anna, Natalia, Tamara discussed the Civic Engagement Subcommittee, which advocates for funding for organizations in East Portland. The committee provides translation review to the communication subcommittee and consultation to City bureaus to engage in communities throughout East Portland. They also offer crime prevention workshops with the goal to inform parents and children to prevent drug use at workshops.

Randy Salazar: Youth Subcommittee and partnership with City – brings the voice of youth into the advocacy process, while advocating for East Portland's fair share of resources and support for our young people, schools, and providers.

Mike VanderVeen: MAXaction subcommittee – to grow a network of people to develop the MAX as a community asset in East Portland. Positive community action to develop MAX as an asset in East Portland. Relationships with TriMet, partnership w/SOLV at MAX stations for clean-ups.

David Hampsten: Bike Subcommittee – making biking in EP safer and fun. Arrange group rides, partnerships.

Larry Kotan: Grant awards



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- 68 grant applications in three rounds
 - Total requested funds of \$353,882
 - Funded 28% of requests
- 35 applications selected
 - Funding total \$100,000
 - Total of leveraged funds \$696,282
- Estimated 696% leverage on funds awarded
- Funds provided for food security projects; community building projects; public transit issues; culturally- and language-specific programs; youth programs

Hongsa Chanthavong: Economic Development Subcommittee, partnership w/City - investment to create family-wage jobs. Working w/PDC to complete analysis of trends of key economic points (jobs, town centers, station areas, land use, etc) in East Portland.

Mark White: reiterated the 122nd Pilot Project, which came before the PSC a few months ago.

Linda Robinson noted the Gateway Green project, where \$45,000 was designated for planning and promotion. The Parks Bureau will provide \$200,000 per year when the project developed, but other stakeholders will raise funds to develop project. The implementation phase with Commissioner Nick Fish started in 2011.

Marie Daniels thanked PBOT, BOP, Parks, ONI, Water, BES and Auditor's Office for their support of the EPAP. The plan is about action, not just a theoretical document. EPAP bridges from suburban to Portland with a place for all citizens.

Commissioners expressed gratitude and enthusiasm for project and presentation. They want to support initiatives and continue work through the Portland Plan and Comprehensive Plan process to support residents with partners to create a better Portland for all.

Portland Plan: Education

Action: Briefing / Work Session

Eric Engstrom

Documents Distributed:

- Portland Plan Equity Preamble
- Portland Plan Education Initiative

PowerPoint: <http://www.portlandonline.com/bps/index.cfm?c=41664&a=347205>

Eric Engstrom provided an overview of the Portland Plan process.

Why is there a focus on education:

- Only 1 in 3 high school graduates continue their education.
- Graduation rates and participation in higher education is low, and is disproportionately low for students of color and youth in poverty.
- Youth lack supports necessary to succeed in school.
- Too few children participate in early childhood education.
- Public school facilities are aging, and the backlog of maintenance is large.



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Education goals:

- Improve student success through community-wide collaborative efforts.
- Address the disproportionately negative outcomes experienced by low-income youth and youth of color.
- More tightly link schools and neighborhood vitality for benefits to both.

Education: Efforts and Investments:

- A. Cradle to Career initiative (C2C)
- B. School, neighborhood and community-based programs that support youth
- C. Workforce preparation and skill-building
- D. 21st-century school facilities

Upcoming Meetings:

- PSC Meetings – There are a series of upcoming meetings at which we will discuss the Portland Plan components in detail.
- Portland Plan Advisory Group Meetings – 4/15, 4/22, 5/6 and 5/13 - We will meet with self-selecting subgroups of the PPAG to discuss the strategies in detail.
- Process – Staff is here to listen to your conversation and to use this information, along with the PPAG advice, comments from our partners and other bureaus and public comment response to revise and refine the strategies.
- Draft Plan – Available in July – We will make sure people are aware of the plan and are prepared to testify at the PSC hearings in the fall, through continued outreach

Chair Baugh asked all invited guests to introduce themselves:

- Randy Hitz, PSU Dean of Education: Worked on bringing the C2C framework to Portland, and is pleased it is continuing with the Portland Schools Foundation (PSF) efforts. He noted the Portland-Metropolitan Education Partnership as a parallel movement to C2C.
- Lorenzo Poe, Strategic Partnership Director, Portland Public Schools: was involved in the creation of the SUN program, Education Cabinet and PPS School Board. Need for support for education support.
- Nate Waas Schull, Portland Schools Foundation: had previously presented the C2C partnership to the PSC. They are moving toward naming priority strategies, which are aligned with the Portland Plan. PSF is also improving its database to own issue of student success.
- Preston Pulliam, President, PCC: here to support the Portland Plan, especially education, so we are creating a college-going culture.
- Bill Scott, CO-Chair of SUN Schools Coordinating System: was in Mayor's office in 1970s, PPS School Board, Leaders' Roundtable, and has worked on education initiatives and workforce preparation. He is focused on work that integrates schools into communities through SUN and C2C.

The Commissioners and guests addressed three questions in their discussion:

1. Partner Roles: Given that there are many players who will implement the Education strategy, how do we ensure alignment while respecting the missions and expertise of our



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partners? How do we each “stay in our lanes,” but still coordinate? How do we each take a responsibility in making sure services and implementations are provided equitably?

2. City Role: What is the City’s most effective role in supporting a healthy and equitable education system? What should be the City’s primary role? (Examples: social and wrap-around services for disadvantaged youth, scholarships, community programming at individual schools and direct support for facility improvements, etc.).

3. Centers of Community: How can schools provide the base for being a center of community, not just for students and families but for non-parents and businesses as well?

Bill: To play this roll, this is the forum where people can sort out their roles and start to work on partnership management.

Lorenzo: C2C has taken many years to develop – only now can we talk about mission, direction and alignment with partners and get to the point where each partner understands its role. Also if we don’t line up mechanisms to fund, we don’t get anywhere. Best practices need to include equity, making room for those who have been left out.

Commissioner Shapiro: The emphasis has been on going to college, but that is not for everyone. How do we not segregate but encourage seeking other professional interests. How does C2C reflect best aptitudes?

Preston: Our role/focus is about gainful employment, which effects the economic well-being for all in the community. Livable wage jobs do require some post-secondary experience now... some training or certification beyond high school.

Commissioner Gray: When developing the C2C, we were careful to not say that everything ends in a college career; work and vocational training are viable options. We do want quality K-12 teaching for all, so kids can make the choice about what they do next.

Commissioner Houck: Growing up in Philadelphia for middle school, we were trapped based on where we lived. This is about choice and pursuing interests.

Nate: Every student deserves the option and chance to decide what s/he pursues after high school. Historically and what we have today does not provide that yet. Let’s start with data, which shows a high school diploma today is not enough for a living wage.

Commissioner Houck: Tracking was much more along issues of poverty, from which people in specific housing projects were viewed in a certain way. Planning-wise, we are discouraging creating pockets of poverty, which is a critical part of the process.

Lorenzo: Choices have to be with direction, with the parents involved. We don’t want to go back to tracking students by race/ethnicity.

Chair Baugh: How do we help organizations deliver to all neighborhoods? Our tools are zoning and creating a place where this can occur.



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Commissioner Hanson: We need to go in the same direction, in the “carpool lane” with our partners. The City needs to inform districts and vice versa, which hasn’t always happened. Conflicts come up when the information is not there.

Bill: The City has significant role in equity issue. Though data shows Portland is behind in delivering on equity, the City is talking about it and trying to improve it via the Portland Plan. Schools are good at delivering instruction. The City has a role to help get services to kids, like the SUN system, coordinating recreation and social services that can be involved. The City can provide more support in getting some of the services so districts can be increasingly focused on instruction and student outcomes.

Commissioner Rudd: Structurally, in State planning, there are many ways where the Portland Plan fits. Things work together, which sets us up with a structure to show where each person/organization fits into it.

Lorenzo: The City has to participate with schools as partners, especially when it comes to funding. Everyone should be at the same table, so all can integrate. Economic vitality influences kids’ ability to learn – districts and the City need to work together to support the overall community.

Preston: PCC also brings high school drop outs back into school. Most of the time, issues have been personal, economic, social, family – so we have to address the whole person. The need for funding for mentoring and counseling creates room for plenty of organizations at the table.

Nate: The role that City is currently playing is a lead in asking “what would it mean for every high school student to go to college”, regarding funding and opportunities. If you take students who have had challenges and you provide them with on-campus support and service coordination, it requires investment, but this supports furthering education.

Commissioner Gray: Portland has been involved in partnering with school districts in a variety of programs: Connected by 25; 9th Grade Counts, and the Summer Youth Connect. Parks sponsors some SUN Schools (Parkrose); the Restorative Justice Program is City and County funded. also, it’s all about economic development of parents (e.g. Gateway Education Center with PDC)

Commissioner Smith: School provide for the community. I’ve seen that nothing is more painful to a neighborhood is than when a school closes. The Healthy Connected Neighborhood Strategy of the Portland Plan includes the need for a school to ground an area – it’s a generator of social capital for the neighborhood.

Bill: Because we are in our separate lanes/silos, individuals don’t look holistically. For example, the school district looks at the building through budget issues, instructional program delivery issues. But a better relationship with the City and partners would help the school better to succeed and be more stable through the contributions of more stakeholders.



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Commissioner Valdez: PSC members sit here and have testimony from parents about school closures. It's often one poor school "fighting" another poor school so one or the other doesn't get closed... and the outcome is often about parent involvement. We don't see this with a rich school versus a different rich school. If we are in our own lanes, how do we create a real Portland for all?

- *Nate:* It's important to call this issue out, even if we can't answer it is promising. Coalition for Communities of Color has a set of actions we can take to better address racial and ethnic disparities. Their report highlights 1. it is necessary to disaggregate data based on community; and 2. being systematic about funding culturally-specific resources.

Randy: C2C is not an education initiative — it's about making sure every kid gets a good education... AND it is a community initiative. That is where the City is so important — to bring services together to become more efficient and effective.

Lorenzo: When we talk about equity, we need to think about how as a community we are willing to have conversations about equitable sharing of opportunities. Issues are political, and they have to have input from a broader community.

Commissioner Shapiro: In the Portland Plan's 20-minute community concept, schools are integral to neighborhood. IGAs should hold various groups responsible for components. Schools are the foundation to the community and need to be integrated into the planning process.

Commissioner Hanson: C2C is a key initiative because it's broader than education. The school day is only part of a kid's life. We need to be creating the right environment for kids to learn and for parents to develop.

Bill: Schools Uniting Neighborhoods is what SUN stands for — this is the vision from 1970 Community School program. On the Portland Plan maps SUN schools are more equitably distributed compared to other services, but not as equitably distributed as it needs to be. SUN is 3 parts: 1. education; 2. anti-poverty; 3. community-building. SUN is "infrastructure" in the neighborhoods, rather than a program... both a place and a partnership, making it also relevant to Economic and HCN strategies. Calling out SUN and C2C in all initiatives makes sense. The Portland Plan is beginning to focus on small, tightly-related strategies, and the more you can emphasize overlap the better.

Joe: This discussion makes me think the draft is not on target. What can we use the Portland Plan strategies to accomplish? Priorities of the City and partners. Ideas and roles are not well described in the strategy yet as it has been discussed tonight. What is the Portland Plan Education Strategy value-add?

Lorenzo: SUN started as a community-building notion at Multnomah County so that resources would be at school sites, as base of community. This is a foundational principle about where we come together as a community. School districts take a long time to form partnerships, but we all need to participate to create the community we want.



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Commissioner Rudd noted the spectrum of schools within school districts. We have a vision of neighborhood schools, but if we are trying to reach different populations, we may want differentiation between what is offered at school. What is the expectation? Is there a “basic school” model to work from?

- *Hanson*: I hope the school model is more adaptive.
- *Bill*: The idea of the SUN program is an adaptive model with different services at different schools. There is a tension (uniformity and diversity), so we need to be adaptive.
- *Gray*: There are county-wide milestones being worked on, so all school districts in the county are adopting milestones that are very broad – so you can have variations in the schools, but curriculum provides for all students to get to specific levels. There are opportunities to leverage resources at the milestone points.
- *Lorenzo*: A measurement of common milestones is good. On the choice question, there are options you can provide, but they are limited by resources you have.

Commissioner Smith: How do we tell the story to the community? We need to package the Portland Plan so the community understands. Do we call the Education Strategy C2C?

- *Joe*: That is part of it. The physical development of the school/building exists as something that could be part of the strategy.
- *Eric*: We didn’t want to duplicate the C2C initiative, but rather make sure it is a clear component of the strategy.
- *Nate*: PSF is working on how we describe C2C better. In the Portland Plan, to say we support, engage in, etc C2C that makes sense. Branding and semantics can still be worked on.

Chair Baugh asked for final comments from the Commissioners and guests:

Commissioner Houck noted he was pleased to hear about Parks being a critical element of the Education strategy; the contributions of Parks does not come up frequently.

Commissioner Shapiro: The only thing I’m worried about is we’ve come together now – and then how do we keep the collaboration going? This shouldn’t end with this conversation.

Preston: There are consequences about not being more successful. We are in an unsustainable business plan right now regarding where we’re putting our funding after the outcome is negative. The key is about engagement, community and innovation – doing things differently.

Commissioner Valdez: We need to put Portland in a position to do the right thing.

Lorenzo: Encourages the support and partnerships with PPS and the need to continue dialogue and discussion.

Bill: Part of what the City can do is create a political dynamic that makes equity necessary and that creates a culture that we can’t afford to fail our kids. This can put school districts into more creative dialogue with all partners.



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Joe, Gray, Rudd, Smith, Hanson, Baugh: Thank you for tonight's discussion. It's a good starting point, and it shows we need to continue the conversation and work through hard questions, valuing education as we look through the Plan, develop and implement it.

Director's Report

Joe Zehnder

- Portland Plan Community Involvement Committee is looking for 3 new members
 - BPS is accepting applications through May 6, 2011 for three community members to serve on the CIC.
- Portland Plan Business Forum is this Friday, April 29th at NW Natural.

Chair Baugh adjourned the meeting at 9:03pm.