

URBAN RENEWAL AREA AMENDMENT ADVISORY COMMITTEE REPORT

IF YOU WISH TO SPEAK TO CITY COUNCIL, PRINT YOUR NAME, ADDRESS, AND EMAIL.

NAME (print)

ADDRESS AND ZIP CODE

Email

✓ Crystal Elinski	POB 8973-97207	
✓ Melissa	Transition Projects 97204	melissasayson@gmail.com
✓ Marg Ann Schwab	on record	
left ✓ Joe W A/S L		
✓ Michelle Mandt	335 NW 19th # 211 97209	
✓ Charles JOHNSON	o.p.d.x. etc OnFyle	
Michael Johnson	Takeoutreach@Live.com	
✓ Tasha Harmon	9777 SE Tenino Ct 97086	TashaHarmon80@gmail.com
✓ Margaret Bax	3435 N.E. 22nd Ave 97222	shorthbax@comcast.net
STARRIC	29339 NW CORNELL RD.	
✓ Barb Ann Ross	2034 N E 40 th # 217 97212	bross@exchangenet.net

From: Barbara Ross <bross@exchangenet.net>
Subject: Urban Renewal Plans
Date: December 3, 2014 12:12:09 PM PST
To: mayorhales@portlandoregon.gov

To: Portland City Council

From : Barbara Ross
2034 NE 40th #217
Portland, OR 97212
503 281-0345

Re: Urban Renewal Area Amendments

My name is Barbara Ross. I am testifying as an individual and not representing any organization.

There are many good concepts in the proposed changes to Portland's Urban Renewal plans. The mayor and the Portland Development commission are to be commended for taking a thoughtful and through approach to these issues.

I have two major concerns.

First it would be unfortunate to reduce the goals for the number of units of affordable house¹ to be developed in the North Macadam URD. These goals as originally agreed to were a compromise at that time.

I have attached to this testimony a portion of an Oct. 28th memo to the housing subgroup from the Portland Housing Bureau outlining alterations to the goals. For example, In the lowest income group(0-30% MFI), they suggest reducing the number of units from 166 to 72. This is where the need is most urgent. Lowering these goals is moving in the wrong direction. I understand that building affordable units for extremely low income families is very expensive. Putting together funding packages is complex and difficult. But just because it is hard is no reason to abandon the effort. The need is

urgent. Living on the streets or in your car with your children is also very difficult.

The other issue is the extension of the life of the Central Eastside URA by 5 more years. In the beginning it was scheduled to last 20 years. Then 12 more years were added. Now the PDC wants 5 more years. The public and the other taxing districts were told in the beginning that the improved property would go back on the tax roles in 20 years. I would urge you to oppose this extension.

Right now there is a lot of interest in the problems of housing and homelessness. The Governor is proposing 100 million in funds for affordable family housing in the upcoming budget. The Portland Human Rights commission held well attended forum on housing and homelessness a couple of weeks ago where a lot of positive ideas surfaced. We were told that the commission will be reviewing and prioritizing these suggestions to find the ones that might work best in Portland. A county wide coalition called Welcome Home is researching promising mechanisms for funding affordable housing that are used in jurisdictions across the country. Portland Churches through the New City Initiative are working to help stabilize formerly homeless families. Many groups are deeply troubled by the lack of affordable housing and the plight of those who have no safe place to live.

As you study the up dates to the urban renewal plans that are being brought before you, I hope you will keep the urgent need for affordable housing upper most in your mind.

Thank you for the opportunity to testify.

Sincerely,

Barbara Ross
bross@exchangenet.net

The following table illustrates how the proposed goals contrast with the goals as articulated in the 2003 Strategy, consolidating goals for ownership and rental, and consolidating income tiers between 30 and 60% MFI.

	Original Strategy Goal 2003	Achieved to Date	+/- Original Goal Achieved to Date	Proposed Goal (additional units after 2014)	Proposed Total (includes achieved to date)	Proposed +/- Original Plan Goal
0-30% MFI	166	42	-124	30	72	-94
31-60%MFI	313	167	-146	195	362	+49
Subtotal Long term Affordable 0-60% MFI	479	209	-270	225	434	-45
61-80% MFI	103	0	-103			
81-100% MFI	172	0	-172			
101-120% MFI	34	337	+303			
Subtotal 61-120% MFI*	309	337	+28	350	687	+378
Total	788	546	-242	575	1121	+333

** 61+% MFI rental units achieved to date were developed without direct public investment and thus without long term affordability requirements per the original Housing Strategy. Information received from CoStar Market Data as of 10/24/2014*

Development Agreements (DÁ): The ZRZ and the PSU DAs should address the following concepts.

- The DA parties acknowledge that commercial development within the DA areas will create jobs at all income levels and that ZRZ/PSU will work with PHB and PDC to support solutions to the resulting housing needs to the extent that they are not met by the market.
- The DA parties have a shared goal of ensuring that housing opportunities in the NMAC URA are available to a full spectrum of income groups. The primary manner in which this will be accomplished is by the generation of tax increment proceeds within the DA-governed area, a portion of which will be targeted for affordable housing development in the URA.

RECOMMENDATIONS:

URA Goals: PHB recommends the current NMAC housing goals as shown in the NMAC Strategy be modified as follows:

- The affordable housing goals should be simplified by consolidating the original separate income tiers of 31 – 50% MFI and 51%-60% MFI into a single tier: 31%-60% MFI.
- The separate goals for ownership and rental should be eliminated for all income levels due to the zoning, building typologies, changing market conditions and available PHB programs.
- Income tiers over 60% MFI (61-80%, 81-100%, 101-120%) should be removed from the definition of “affordable housing” which requires long term affordability restrictions under the NMAC Strategy and is generally under the purview of the Portland Housing Bureau. Instead, goals for this income level will depend on additional tools being developed by a broader range of stakeholders including the City Council, Portland Development Commission and the Bureau of Planning and Sustainability and the Portland Housing Bureau.
- The remaining affordable housing goals for the district should be reduced to 225 units under 60% MFI with 30 of these units at or below 30% MFI reflecting projected actual resources and costs.

Date: December 3, 2014

To: Mayor Charlie Hales, Commissioners Fish, Fritz, Novick, and Saltzman

From: Tasha Harmon

My name is Tasha Harmon. As a founding member of the Coalition for a Livable Future, and the first Executive Director of the Community Development Network, I was deeply involved in the negotiations that resulted in the River District and North Macadam Urban Renewal Plans.

I am here because I am deeply concerned by what appear to be attempts to roll back commitments the City made to have new urban renewal areas be central parts of the City's affordable housing strategy.

In the River District Urban Renewal agreement, the City Council recognized the need, and the opportunity, to break new ground. They mandated that the new, mixed-use neighborhood they would create by investing massive amounts of public money in the infrastructure required to make that land developable, be a place where people of all income levels could live. That agreement commits 30% of TIF generated by the District to affordable housing and states that the income mix of the River District at build-out should match the income mix of the City as a whole.

This was a stand against business as usual gentrification, where new development means glorious new opportunities for people with money, and the rapid displacement of people without. It was a stand for livable, walkable communities, a vibrant mix of jobs and housing, where not just high-paid professionals, but also the people who serve you coffee, bag your groceries, and teach in your child's pre-school, can live blocks from where they work; and where there is also room for your brother-in-law who came back from war injured and unable to work, your next door neighbor's elderly parents who worked all their lives to create a better life for their kids and don't have much retirement income, and your nephew, just out of college who hasn't found his feet and that high paying job yet.

These were important commitments. And the City has fallen short of meeting these goals, with far fewer than 35% of the housing units in the District affordable to people under 80% of MFI. The Oregonian estimates that 1300 units would need to be built to meet the City's stated goals for the River District, Pearl District and Old Town, but we don't really know, since the City has also failed to monitor the income mix of the District since 2007, as required by the urban renewal plan.

The story we are told is that the City has made good on its commitment to use 30% of TIF funds for affordable housing in the River District, and that it is just not enough to do the job. This is not a surprise.

We told you that without inclusionary requirements imposed in exchange for the enormous public subsidies being offered to private landowners in the River District, that

land prices would rise quickly, creating huge profits for some, and making it harder and harder to meet other public goals.

We also told you that you would need to dedicate City-owned property in the District to affordable housing as part of meeting these goals.

We knew that there would always be plenty of other things that the City would feel it “needed” to spend money on in the District. And indeed now we are hearing that the City is planning to sell the City-owned land near Union Station to Hoyt Street Properties for \$1.5 million less than appraised value, so they can build an office building.

What does it tell us when one of the richest and most successful land owner/developers in the City is claiming that he can’t afford to pay the market price for land to build high-end office space on? This demonstrates pretty clearly the irrationality of land pricing, and the need for tools like inclusionary zoning that will make it less irrational.

I also understand that the City is considering buying land from Hoyt Street Properties to remedy their failure to meet their contractual affordable housing obligations in the District, and I am curious about whether HSP is intending to give the City a comparable discount on that land. I somehow doubt it.

In the North Macadam Urban Renewal Area—another neighborhood that could not have come into existence without enormous amounts of public investment—the City chose not to require that the mix of incomes match those of the City as a whole in the first and second phase, setting far more modest goals. But the plan stated clearly that “if 3000 or more apartments or condominiums are developed in the UR Area, then any additional development in the UR Area by NMI shall be consistent with the North Macadam Urban Renewal Area Housing Development Strategy, which calls for development consistent with the City-wide income strategy.” That is, it should match the income mix of the City as a whole.

NMI and the City have fallen far short of even the modest affordable housing requirements for phases 1 and 2 in North Macadam, as detailed by the letter you’ve received from Oregon Opportunity Network. And now, when there are well over 3000 units of housing in the district by PDC’s count, instead of honoring the commitments it made to increase the amount of affordable housing required as development moves forward, the City is proposing weakening the requirements for all phases because the resources they allocated are insufficient. Again, the advocates told you again and again that public dollars alone would not be sufficient to meet you goals.

The “Findings” document for the North Macadam URA claims that the amended North Macadam URA plan conforms to the City’s housing goals because the district is now allocating 35% of TIF dollars generated in the District to affordable housing, when the City’s goal is 30%. While I commend the choice to increase the available funds, meeting goals should be measured by results, not be the amount of money spent.

It's time to get serious about bringing more tools to bear to meet the City's affordable housing goals; tools that will pay dividends in other ways.

In addition to the goal of "providing housing of different types, density, sizes, costs and locations that accommodates the needs, preferences, and financial capabilities of current and future households," the City has strong goals around:

- lowering its carbon footprint,
- creating 20 minute walking neighborhoods and transit corridors that concentrate development and increase ridership,
- eliminating food deserts, and
- dramatically decreasing the achievement gap in schools.

If you are serious about those goals, affordable housing can't be seen as something you do "if you can find the resources."

A deep and diverse mix of housing throughout the City, that remains diverse over time, is necessary if any of those other goals are going to be met.

Portland is the city that pulled up a freeway to create a downtown riverfront park; that found the local match that allowed the Housing Authority of Portland to win federal funding for the creation of New Columbia. It's the city that redirected funds for the Mt. Hood Freeway to the first light rail project and built the big pipe. Those projects didn't happen because City Council limited it's vision to what it "had the resources to do."

Don't tell us Portland isn't capable of leading the way on diversity and equity, on seeing and building on the connections between housing, transportation, education, economic development, sustainability, access to nature, and livability; we won't believe you.

If you want to be the "City that works" for all of its citizens, this is not the time to back away from your commitments to equity and diversity, indeed, this is the time to step up, to demonstrate that it is possible to build livable, welcoming, vibrant communities that include all Portlanders, now and for the future.

I will submit more specific recommendations between now and your hearing on the 17th. And please know that I, and many other advocates in the City, stand ready to work with you to identify tools that will enable you to meet our shared goals.

Thank you,

Tasha Harmon
503-788-2333
TashaHarmon80@gmail.com

December 3, 2014

Good Morning Mayor Hales and City Commissioners,
For the record my name is Mary Ann Schwab, retiree
living in the Inner-Southeast Sunnyside Neighborhood for
as long as my fixed income keeps in step with increasing
City Levies and PDC TIF Multnomah property taxes.

Subject: 1254 **TIME CERTAIN: 3:30 PM** – Accept
report from the Urban Renewal Area Amendment Advisory
Committee (Report introduced by Mayor Hales) 1 hour
requested

**Urban Renewal Areas Hearing, Recommendation (\$310
million results in a net benefit to taxing jurisdictions
over a 30-year period.)**

My fear is City Council may not be fully aware of the list
of community meetings facing ONI volunteers. Therefore,
I asked Council Clerk Karla Moore-Love to route my
calendar to your offices this morning. Why? Recently, I
compared notes with HAND President, Susan Pearce, who
was unable to address a WA-MO zoning Comp Plan issue
on their November Agenda. She could not. The same held
true for Kerns, SMILE, and Sunnyside, when I attended
their November meetings.

Today, PDC seeks to make major revisions to urban
renewal plans in Portland. Total package estimated \$300
million over 30-year period time frame. It is not clear to
me why PDC did not include Brooklyn Action
Corps request to be included in the CES Clinton Triangle

amendment. Apparently BAC Board had no way to appeal? What I find troublesome was when reading where the PDC proposed changes could impact some of the city's biggest names in real estate, including the Goodman family, Jordan Schnitzer and even city Commissioner Dan Saltzman.

http://www.oregonlive.com/portland/index.ssf/2014/12/urban_renewal_boundary_changes.html

I can't help but wonder why City Council is in such a rush? Especially when knowing City Council, PSC, PDC, Metro, Multnomah County, meetings are held during the workday, and neighborhood associations do not meet in December.

Did I fail to mention most of us are busy preparing for holiday celebrations in December? To be honest, I would rather be piecing doll and teddy bear quilts for Portland's Firefighters Toy and Joy Program, than pushing back on City Council's fast tracked issues effecting those of us living on fixed incomes.

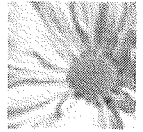
It is what it is financially troublesome... .

mas

(503) 236-3522

"We each have a duty to the land in which we live. We have all come from the earth. On death we return back to the ground. And in the cycle of life, everything that is born always is connected with water, Water is the giver of life." -- Pierson Mitchell, Washat Religious Leader

From: Schwab Mary Ann <e33maschwab@gmail.com>
Subject: Fwd: Final URAAAC Memo to Council
Date: December 3, 2014 10:49:24 AM PST



From: Eric Wieland <ewieland@samuelslaw.com>
Date: December 3, 2014 8:59:47 AM PST
To: "e33maschwab@gmail.com" <e33maschwab@gmail.com>,
Subject: FW: Final URAAAC Memo to Council

If I have any other response, I will let you know. Thanks for your help. E

From: Eric Wieland (x137)
Sent: Tuesday, December 02, 2014 2:45 PM
To: 'Detweiler, Jillian'
Subject: RE: Final URAAAC Memo to Council

Jillian,

I can appreciate the respect given to the volunteer Advisory Committee, as I give the same respect to the volunteer members of the BAC Board and community members who work hard to better the Brooklyn neighborhood.

Yes, you told me that you were not recommending expanding the URA into Brooklyn. But you also told me you would provide me the write up as well as the steps, and dates, available to BAC if we didn't agree with the committee's recommendation. I can relate to wanting to provide the steps, important dates, and memo at the same time, but once you knew that the memo would not be made available in a timely fashion, informing me of the delay and providing me with the steps and important dates and notice that the memo would be provided at a later date would have been appreciated. This information would have allowed for the BAC to meet and properly plan our response and be respectful of our volunteer efforts. It is not easy to make arrangements to leave work to attend the meetings. Short notice does not make it any easier.

I appreciate your offer to help us and I will take you up on your offer. We will be writing a second letter asking for parts of Brooklyn to be included. I will forward the letter to you and ask that it be delivered to the council members and included in the record. I received a postcard in the mail regarding the URA and read an Oregonlive article prior to receiving your email. It is really frustrating to the timing. Thanks, E

From: Detweiler, Jillian [<mailto:Jillian.Detweiler@portlandoregon.gov>]
Sent: Tuesday, December 02, 2014 10:05 AM
To: Eric Wieland (x137)
Cc: board@brooklyn-neighborhood.org
Subject: RE: Final URAAAC Memo to Council

Hi Eric-

It took longer than I anticipated to circulate a draft to the Advisory Committee, get their comments and finalize the report. I did not want to compromise the integrity of their volunteer effort by distributing a draft they had not approved.

I hope you will agree that there is not anything in the report that is a surprise. I conveyed to you the Committee's recommendation on the BAC proposal as soon as the decision was made to provide you with as much notice as possible. I ensured that the BAC recommendation was included in the report so that it would be transmitted to the City Council.

The Council will take testimony on December 17 and that is the hearing where the Council will actually be considering taking action.

I'm sorry for the delay and the resulting dissatisfaction with the process. If there's something I can do to assist you, such as distribute an email to Council offices or highlight the BAC proposal in the report to Council, I would be happy to do that.

Regards,

Jillian Detweiler
Policy Director
Office of Mayor Charlie Hales
City of Portland
(503)823-4290

From: Eric Wieland [<mailto:ewieland@samuelslaw.com>]
Sent: Tuesday, December 02, 2014 9:28 AM
To: Detweiler, Jillian
Cc: board@brooklyn-neighborhood.org
Subject: RE: Final URAAAC Memo to Council

Thanks Jillian,

Did something occur that caused the delay in receiving the memo? We first spoke on Thursday November 6th when you indicated that our request to be included in the URA was rejected by the Advisory Committee's report. You asked for my email so that you could send the written reasoning for our rejection and our next steps. I indicated that our next board meeting was on November 12 and asked that I have that information by that date so I could share it with the board. After not receiving anything I left you a message on the 11th asking about the status because I wanted something to present at the board. I did not hear from you until after the 12th and you indicated that I would be receiving it shortly. I had hoped to receive it by the 19th so that I could share it with the neighborhood at our general meeting on the 19th. This did not happen.

Not receiving the memo until December 1, two days before it is presented to the Council and the only time when the Council will take testimony does not seem appropriate or fair to the public process. Please let me know the cause of the delay so that I can relay it to my Board.

Thanks, Eric Wieland BAC Chair

From: Detweiler, Jillian [<mailto:Jillian.Detweiler@portlandoregon.gov>]

Sent: Monday, December 01, 2014 11:33 AM

To: Eric Wieland (x137)

Subject: FW: Final URAAAC Memo to Council

Hi Eric-

Attached is the Advisory Committee's report on Urban Renewal Areas amendments, including the committee's recommendation not to move forward with the proposal to expand the Central Eastside URA along SE 17th and SE Milwaukie south of Powell.

The City Council will hear the Committee's report this Wednesday at 3:30 pm or later. The Council will take testimony but will not take any action. The meeting is at City Hall, 1221 SW Fourth.

On December 9, 2014, the Planning and Sustainability Commission (PSC) hold a hearing specific to the two substantial amendments, whether the revised North Macadam and Central Eastside urban renewal plans are in conformance with the City's Comprehensive plan and other adopted plans. The PSC will be asked to write a letter in support of plan conformance to City Council. The PSC hearing is at 12:45 pm, 1900 SW 4th Ave, Suite 2500A.

The Portland Development Commission Board will hold a public hearing on December 11, 2014 on the six proposed URA amendments and the associated development agreements. The meeting starts at 3 pm at PDC offices 222 NW 5th Ave.

Finally, City Council will hold a public hearing and make a tentative vote December 17, 2014 at 2 pm at City Hall. The item will come back for a second reading January 7.

I hope this is helpful.

Regards,

Jillian Detweiler
Policy Director
Office of Mayor Charlie Hales
City of Portland
(503)823-4290

From: Douglas, Justin [<mailto:DouglasJ@pdc.us>]

Sent: Monday, December 01, 2014 8:32 AM

To: Detweiler, Jillian

Cc: Branam, Kimberly; Abuaf, Lisa (PDC)

Subject: Final URAAAC Memo to Council

Jillian,

Attached is the final URAAAC memo to Council for Wednesday's meeting. Only the League of Women Voters had substantive changes or comments.

Justin

Justin Douglas, AICP

Policy Manager

Portland Development Commission

phone 503-823-4579 cell 503-913-7079

DouglasJ@pdc.us