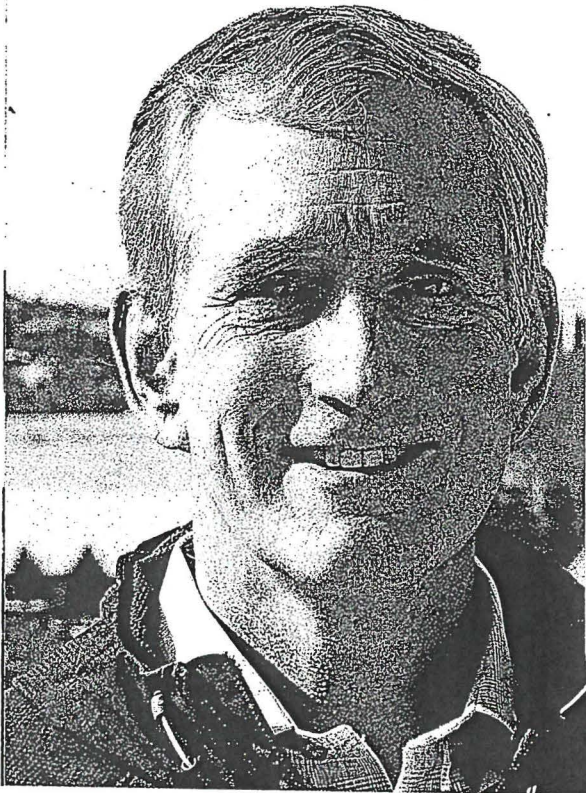


**"I love  
this city."**



"We live in one of the great places in the world. Protecting our neighborhoods, our environment and putting our progressive values into action helped make it that way. I've spent much of my adult life working to improve our neighborhoods, our economy and our schools.

I will also bring to City Hall my ability to focus on what really matters: delivering the basics, working with others to get things done and waking up every day to make our great city even greater.

I would be honored to have your vote."

*Charlie*

HAL1204



4940 NE 8<sup>th</sup> Ave. Portland, OR 97211  
ph. 503.208.4391  
macg.org

September 1, 2015

Re: TIF Set Aside for Affordable Housing Policy Review

Members of the Portland Housing Advisory Commission,

My name is Beverly Logan. I'm a leader in the Metropolitan Alliance for Common Good. Thank you for listening to our testimonies today. We appreciate your responsiveness to the testimonies submitted at the last hearing, including our own, in your vote to recommend taking TIF to 50%.

MACG absolutely supports efforts to increase affordable housing for all. We hear stories constantly within our member institutions of the great pressures on families and individuals of all ages due to the housing crisis here in Portland.

So yes, Take TIF to 50%! But let's not stop there. Let's be bolder! We can do more! And we must.

MACG calls for the PHAC to recommend to the Portland City Council these critical actions, in addition to TIF at 50%, to better address the housing crisis at hand:

1. Develop affordable housing on all available publicly owned lands. Many of these sites were purchased explicitly for housing; don't let them remain dormant.
2. Require innovative models like land trusts to guarantee *permanent* affordability everywhere possible as housing is developed in Portland.
3. Require that all new 'Bonus Buildable Floors' incentives produce affordable housing exclusively, ideally held in a form of land trust to remain permanently affordable.
4. Use any URA contingency monies aggressively, swiftly, and responsibly to address the dire housing crisis in Portland. One local housing expert is able to identify tens of millions in potential additional funding without diverting money from parks, transportation, or other pressing URA goals.
5. Recognize lessons from past URA development decisions: market development will largely happen anyway in Portland neighborhoods, so public funds can be targeted more heavily to affordable housing.

It's also critical, obviously, that the city find new ways to fund affordable housing as the need is not going away, although TIF funding will.

Meanwhile, families and communities are already being displaced by Portland's housing crisis. You heard stories just now that highlight the limitations in what local agencies and charities can provide for families in crisis, and the untenable and sometimes dangerous conditions struggling families must contend with.

We're behind. We need to invest heavily these next few years before URA money runs out. We're behind. We need to front load the spending to affordable housing and use all tools available to responsibly address this vital community need.

Thank you again for the opportunity to participate in this crucial review process.

Respectfully,

Beverly Logan  
328 SW Hamilton St.  
Portland, OR 97239

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**From:** MACG [oproject@hevanet.com]

**Sent:** Thursday, May 22, 2003 3:31 PM

**To:** Ron Williams; Arthur Towers; Arvin Luchs; Bob Brown; Bob Krueger; Bruce Temple; Ed Blackburn; Ed Reckford; Fr. Agnelo Gomes; Fr. Don Buxman; Gary Davis; Imam Mikal Shabazz; Jane Hibbard; Joan Beck; Joan Winchester; Joey Wolf; John Rodgers; John Schwiebert; Joyce Blumklotz; Judy Casper; Kate Lore; Kelley Duron; Marilyn Sewell; Musa Olsen; Nick Sauvie; Nicolaus Marandu; Phyllis Jaskowiak; Pia de Leon; Richard Harris; Sabino Sardineta; Solveig Nilsen-Goodin; Sr. Lucinda Peightal; Stan Aschenbrenner; Steve Bossi; Terry Moe; Valerie Chapman; Wally Mehrens; Willy Myers

**Subject:** May 16 SUMMARY OF VICTORIES FROM MAY 13 ASSEMBLY

**From:** MACG Co-Chairs

**To:** Primary Leaders, Core Teams, Observing Institutional Leaders

Some revisions from May 14th memo are necessary, for precise accuracy. Please use this update with your membership.

From: Co-Chairs, Metropolitan Alliance for Common Good

To: MACG Institutional Leaders, Core Team Leaders, Observing Institutional Leaders

## **SUMMARY OF VICTORIES FROM MAY 13 ASSEMBLY**

May 16 Update

### **Public Education - Local**

MACG won the following commitments from Superintendent Scherzinger, Chief Academic Officer Dr. Patricia Pickles, and School Board Member Ms. Julia Brim-Edwards

1. The Portland Public Schools District will form a partnership with Portland Schools Alliance parents to close the achievement gap.
2. The Portland Public Schools District committed support for programs that increase Latino student achievement, including bilingual education and native language literacy, assuming that there is adequate funding.
3. The Portland Public Schools District will follow strict accountability measures for spending our tax dollars from Measure 26-48.

### **Public Education – Statewide**

MACG won the following commitments from Senate President Pro-Tem Lenn Hannon (R-Ashland), and Rep. Lane Shetterly (R-Dallas), Chair of the House Revenue Committee:

1. Sen. Hannon and Rep. Shetterly will work to reduce the \$25 billion in state tax credits and exemptions so Oregon schools have the money they need.



2. Sen. Hannon and Rep. Shetterly will propose to the state legislature the formation of a task force – that includes MACG leaders - to find permanent solutions for Oregon's school funding problems.

### **Affordable Housing/Sustainable Jobs**

A. MACG leaders announced the following wins achieved already in 2003:

1. The AFL-CIO Housing Trust, with \$3.2 billion in assets, has agreed to bring representatives to Portland to meet with the Columbia Pacific Build Trades Council, Mayor Katz, The Director of the Portland Housing Authority and MACG representatives to see how they can help meet the affordable housing needs of Portland.
2. The Columbia Pacific Building Trades Council, in collaboration with MACG, won passage of a Portland City Council Ordinance setting standards for prevailing wages, training, and enforcement of responsible contractor language for construction projects that receive public money.

B. MACG won the following commitments from City Commissioner Erik Sten and Mayor Vera Katz, via Commissioner Sten:

1. Commissioner Sten and Mayor Katz will hold the Portland Development Commission accountable for developing 3,550 additional affordable housing units for families at 60% or below of the median family income between 2001-2011.
2. Mayor Katz and Commissioner Sten will make Portland Development Commission submit yearly reports to the City Council regarding progress towards these goals.
3. The Mayor and Commissioner Sten will meet with MACG leaders by June 15, 2003 to form a blue-ribbon committee of community leaders to find new revenues for affordable housing for families at 50% or below median family income.

C. MACG won the following commitments from Portland Business Alliance President Kim Kimbrough and Private Developer Homer Williams, via his representative Ms. Nicole Peterson:

1. Mr. Kimbrough and Mr. Williams will work with MACG to secure additional resources for affordable housing in Portland.
2. Mr. Kimbrough and Mr. Williams will be part of the blue-ribbon committee, with MACG leaders, to secure these additional resources.

# OPINION



**AGENDA 2015**  
Make Portland  
a city that works

## City of Portland must lock down its spending priorities

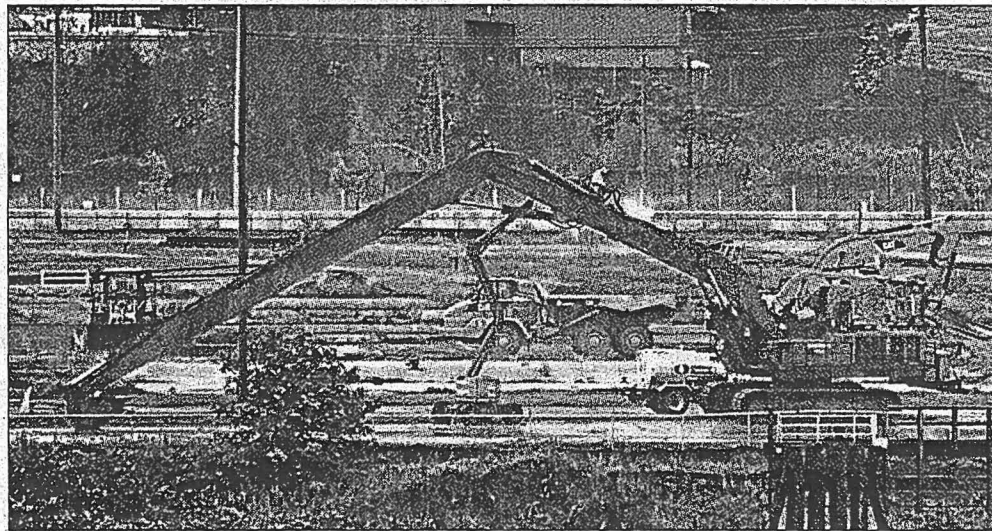
The city has multiple civic liabilities with hefty price tags. Can the City Council decide what can wait and when to say "no"?

Portland city Commissioner Dan Saltzman, who has his succinct moments, outdid himself on Tuesday during a council work session. Brad Schmidt of The Oregonian/OregonLive reported that he told his colleagues: "We're not very good at saying, 'No.'" He also cut through the fog in saying

**Editorial** a proposal to spread office rent burdens more widely among city bureaus, some of which already pay a lot in select venues and would have to pay yet more, was a smokescreen: "That's really what this rate stabilization is about ... to subsidize the renovation of The Portland Building."

Lurking beneath the words in both assertions is a menacing truth: The council, overseeing the equivalent of a \$3.7 billion corporation, has no apparent game plan. It seems impossible, as if the business were a speeding train without brakes — fueled by unwitting taxpayers. But coming before the council this year are headline-grabbing civic needs with whopping price tags that could not possibly be paid for if undertaken in a compressed time period. Yet that's how the needs are discussed, within weeks and months of each other, with no priority assigned to them against anticipated revenues.

The lineup, in no particular order: the persistently decrepit Portland Building, whose down-to-the-bones overhaul is pegged at \$192 million; the city's potential liability in helping to clean up Portland Harbor under Superfund, potentially worth millions of dollars; the run-down Veterans Memorial Coliseum, whose



MIKE ZACCHINO/STAFF

The Portland Harbor Superfund site, an 11-mile stretch along the Willamette River, is one of many projects that will potentially require the city's time and its money.

necessary renovation could gobble anywhere from \$37 million to \$89 million and depend largely on tax-increment financing and public-private partners (is there a Nike Swoosh to display?); Portland Development Commission's wish to buy the U.S. Postal Service Building in the Pearl District (it was appraised in 2007 at \$45.5 million) and then develop the prized 14-acre site upon which it sits within the financing schemes of urban renewal; more city-backed housing development, discussed by some in the context of a \$185 million bond;

and finding a way to pay for millions of dollars' worth of street repairs and upgrades, the subject of multiple financing schemes crushed by public objection. That's to say nothing of the city's planned installation of a large water pipe beneath the Willamette River, a hefty capital project to ensure delivery to the city's west side following seismic disruption; and burying Washington Park reservoirs and disconnecting Mount Tabor's reservoir at substantial public expense.

City Commissioner Nick Fish, in an inter-

view with the editorial board of The Oregonian/OregonLive following the work session, said the city's chief financial officer's help has been sought. "That's why he's here," Fish said. "To come back to us and answer the question: 'What is the consequence of doing all of these things in a five-year period?'"

Fish joins Saltzman in being on the right track. Still, basic questions need full public answering before the city's money manager can fully do his job. It is impossible to talk responsibly about, say, The Portland Building without knowing first whether 1,300 city employees now working in the structure need to be in that location or one location and whether renovation is preferred to building demolition, desertion or sale — all questions whose answers have different money outcomes and consequences for taxpayers. Is it really a forgone conclusion that the building must be saved?

Portland homeowners and renters are no strangers to the kind of basic prioritizing the council needs to do: Measure expensive projects against income and separate what must be done from that which can wait or — perish the thought — be shelved. Rarely is there so much money coming in that all wishes can be met with "yes" in a given year or even two. More commonly, and it is true even as the economy revs up again, those doing the spending must stand back, show frugality and just say no — at least for the time being. The end result is nothing less than a priority list. And that's the first part of having a game plan.

— The Oregonian/OregonLive editorial board



# Homeownership not in Metro plan

## MYVIEW

By Nate Bond

**S**kyrocketing home and rental prices, a lack of affordable options for middle-class families, increased congestion and strain on roads and highways — this is life in San Francisco and Seattle. Sadly, the Portland region may soon follow as a result of the upcoming Urban Growth Management Decision by Metro.

The Metro Council, our regional planning government, soon will consider a series of recommendations that would maintain the existing urban growth boundary and serve to worsen these problems for our region. Moreover, the recommendations fly counter to what we value as individuals and diminish the hopes of those who want to someday own a home for their families.

Residents of the region should have major concerns with the recommendations before Metro, to include:

- The unprecedented projected shift in housing mix to apartments and condos;
- The assumption of lower personal incomes;
- The assumption of low homeownership rates that don't reflect economic recovery and demographic trends; and,
- The combined effects that lower single-family home numbers, increased demand and lack of land supply will have on housing affordability.

These factors likely will create more pressure and pushback within Portland as existing neighborhoods are forced to absorb more growth, thus driving up land values, housing prices and rents. This also will impact traffic and livability to settled neighborhoods, causing significant pressure on our already stressed and aging infrastructure.

More importantly, the recommendations would push many families further from ever owning a home. As a result, much of our work force may be forced to move to the edge of our region, into towns outside of our Metro area to find the housing they want and, ultimately, can afford.

In fact, a Residential Preference Study conducted by Metro, PSU, City of Portland, Washington and Clackamas Counties, (BA and others) found that 80 percent of respondents would prefer to live in detached, single-family homes — in short, the region's residents will go to where the homes are. Unfortunately, the current recommendations before Metro do not reflect this reality.

Another concern is the shift in the Urban Growth Report modeling. Contrary to past reports, the new approach makes it impossible to expand the boundary as long as there is a hypothetical supply of any kind of housing, anywhere in the region. Again, this ignores the types and locations of housing people want. This is why the model concludes there is no need for any boundary expansion, despite local jurisdictions expressing the need for housing and employment lands in their area.

Respected economists have examined the issue and concluded the report fails to provide for sufficient land availability to meet our region's housing and population projections. Specifically, projected future multifamily residential densities are un-

precedented, far exceeding historical experience. Moreover, the fact that so much of UGB residential capacity must be redevelopment, the vast majority within Portland, presents a significant vulnerability to the market reality of estimated regional capacity.

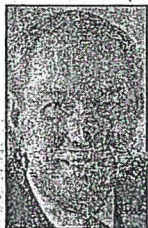
We appreciate the difficult job Metro has in managing our region's land supply and appreciate that important issues have been raised and recommendations made related to how Metro looks at things differently moving forward to manage and balance our region's growth.

We agree it's important to fully understand how the recent recession affected our region's growth, as we work our way out of its impacts; to balance people's needs and preferences in housing and housing affordability with our desire to protect farm and forestland; to allow local jurisdictions, who want growth and have shown the ability to do it well, better ways to achieve their goals; and, ultimately, to become more effective at creating higher-income jobs and economic opportunities for all our residents. These are goals that we all share for our region.

With that said, there are real challenges with how we grow, and current legal and political issues make expansion difficult. We will continue to work closely with Metro and our region's jurisdictions to address these issues to ensure we appropriately manage our region's land supply.

Unfortunately, the recommendations on expansion of the urban growth boundary before Metro Council will force many current and future residents to forget the dream of homeownership, thereby taking us one step closer to the untenable situation faced by our neighbors to the north and south.

Nate Bond is board president of the Home Builders Association of Metropolitan Portland. The organization's phone number is 503-684-1880; website is [hbapdx.org](http://hbapdx.org)



BOND



# Dansby Swanson is out to change the world



**JASON QUICK**

When Dansby Swanson arrived in Hillsboro two weeks ago, he hadn't played in nearly six weeks after being hit in the face with a pitch during a simu-

lated game in Arizona. He suffered a concussion and had 14 stitches in his mouth.

As he debuted with the Hops, his timing was off at the plate, and he struggled.

Lately the top overall major league draft pick has started to find his groove — he is hitting .298 through 12 games — and he says he is starting to feel more comfortable as a routine has developed.

He says he thought about his struggles at the plate and dealt with the demons of getting hit in the face. And he thought about the potential to get promoted once he started heating up.

But know what else he has been thinking about?

His platform to reach people.

After every home game, he has stayed and signed autographs and posed for pictures. And he is not just grabbing balls, scribbling and handing them back. He asks people their name and wonders how they are doing.

"What else am I going to do with that 25 minutes?" Swanson asks matter-of-factly. "I enjoy doing it, meeting people, taking pictures... because it makes their day better."

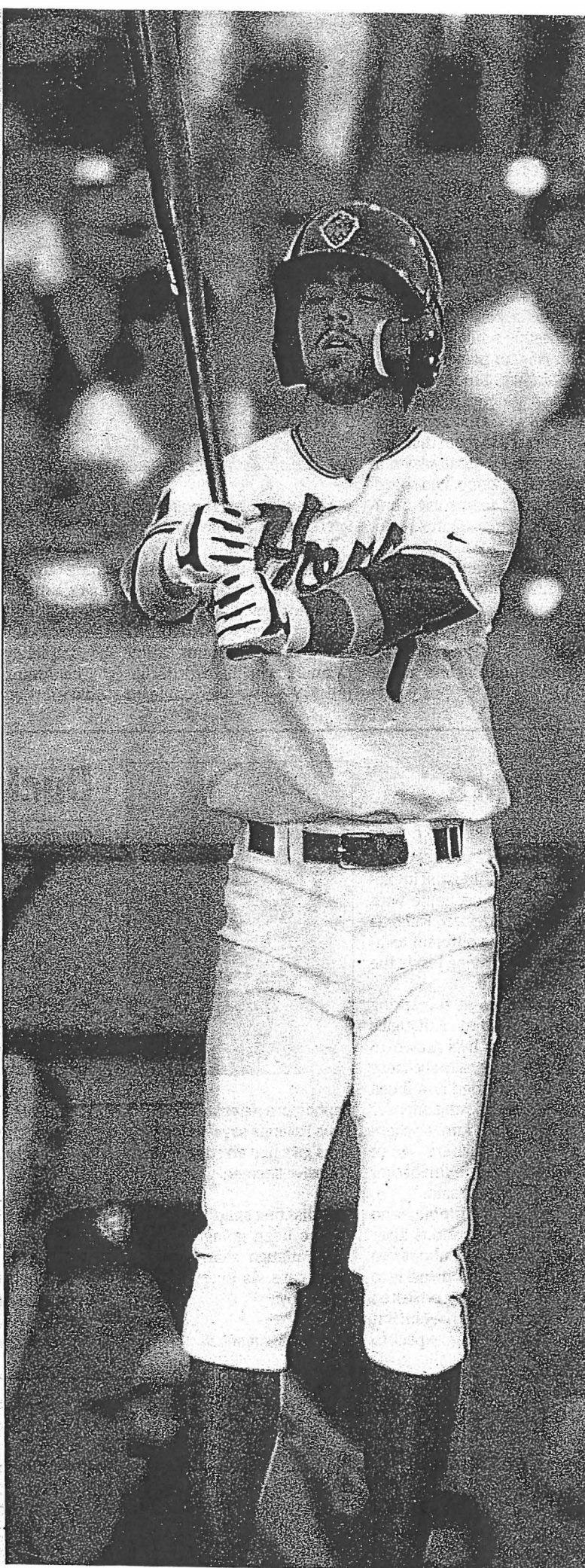
I asked him what else he wants to do with his platform, and he answered quickly.

"Make this world a better place," the 21-year-old said. "I've always thought about that question. Does what I'm involved in make everything better? Does me being on this team make the team better? Does me being here make this park better? Because I've lived in this world, is it better? I think that's important because it doesn't happen enough with people."

He leans in and re-establishes eye contact, his deeper point about to arrive.

"Because, you see, people are so consumed with things that don't matter. In the grand scheme, what matters is how happy you are and how happy you make others. That's so lost these days. Everyone is so driven and they have

See Swanson, B5





# Swanson

Continued from B1

their blinders on. So we end up living in a society where everything is me, me, me, me, me, me, ... They don't worry about anything else around them. (Life) is more than a just-about-yourself type deal."

So how does a kid on a journey to the big leagues have the wherewithal to worry about the world?

He grew up in Marietta, Georgia, the youngest of three athletic and competitive kids and to parents who were heavily involved in the community. His sister Lindsey, 28, is one of his closest friends and his brother Chase, 30, was the epitome of responsibility and

sensibility. Both siblings were also shortstops.

"I don't ever remember being super angry with anyone in my family," Swanson says. "We talk all the time and we realize more and more how special we are to have each other. We all dream big and are willing to help each other get there."

Now, he has taken the first leap in his big dream. He was awarded a \$6.5 million signing bonus as the No. 1 overall pick, and he insists that will not change him.

"You were talking about relating to people," Swanson said. "And I think that's the biggest thing with me: My family is so down to Earth that I don't put myself above anyone. That old saying of treat people how you want to be treated? My par-

ents take that pretty seriously, and it's been instilled in me. The respect-factor is so important. People like to label me the first pick and everything, but for me, it's like, I'm still just me. I will never change that, never will. In my family, we value friendships and people.

"People ask me my hobbies: well, I don't do anything else besides baseball and pingpong, so my hobby is being around people, because I like being around people. It's just fun to see people smile."

His second family is in Nashville, on the campus of Vanderbilt. The famed baseball program at Vanderbilt — the Commodores won the national title in 2014 when Swanson was the MVP, then returned to the final this past season — is more than teaching technique and

strategy.

It was at Vanderbilt where the roots of his leadership skills took hold. When he was injured his freshman year, he observed the different types of leadership exhibited by various seniors. He found he gravitated toward the exuberant leadership of Tony Kemp.

"I found that the best leaders are the ones who are servant-based first," Swanson said. "There is a difference between leadership and authority. Authority is more of a title, whereas a leader is the one who is always helping someone first, I think that gets lost in translation these days. Just because you have power doesn't make you a leader."

Kemp, he recalled, was positive. Fun. Exuberant.

"What I call a positive life

force," Swanson said. "A guy who makes everyone around them better, and when you are in a room with them, it just feels right. I knew that's how I wanted to be."

He succeeded; if the volumes of research and scouting by the Diamondbacks mean anything. Swanson's character was among the leading factors in Arizona selecting him No. 1 overall said Mike Bell, the team's director of player development.

"He's a very thoughtful player, and we can already see the kind of teammate he is and how players rally around him," Bell said. "A lot of times people can forget how difficult this game is, especially for someone put on pedestal-like Dansby. But our scouts believe in character, and I don't think

it's a coincidence that he is that type of guy."

Now that he knows he will probably be staying in Hillsboro until mid-September, Swanson has found himself settling in, and soaking up the experience.

"I've grown to be pretty comfortable here," he said. "I think it's a pretty neat place to start my career. And hopefully, it will be a better place since I came here. The crowds have been great, and I think it's neat that what people want to do on a Thursday is come see us play. That's another reason to sign autographs, because people are paying to come see us, so you might as well make it worth their time. Because baseball can be boring, let's be honest."

jquick@oregonian.com  
@jwquick



4

**PORTLAND CITY COUNCIL  
COMMUNICATION REQUEST**  
**Wednesday Council Meeting 9:30 AM**

AUDITOR 08/04/15 AM 9:53

Council Meeting Date: SEPTEMBER 9, 2015

Today's Date July 31, 2015

Name Jimmy Dale Whittenburg

Address 975 S.E. Sandy Blvd. Portland, OR 97214

Telephone 503 830-4264 Email whittenburgjim@netscape.net

Reason for the request:

I want to discuss affordable housing  
and overbuilding in city of Portland.  
We are overextending ourselves with Portland  
Building vote last week leading the way with  
Parks Tax leading  
Jim D. Whittenburg  
(signed)

- Give your request in writing to the Council Clerk's office to schedule a date for your Communication. Use this form or email the information to the Council Clerk at the email address below.
- You will be placed on the Wednesday official Council Agenda as a "Communication." Communications are the first item on the Agenda and are taken at 9:30 a.m. A total of five Communications may be scheduled. Individuals must schedule their own Communication.
- You will have 3 minutes to speak and may also submit written testimony before or at the meeting. Communications allow the Council to hear issues that interest our citizens, but do not allow an opportunity for dialogue.

***Thank you for being an active participant in your City government.***

**Contact Information:**

Karla Moore-Love, City Council Clerk  
1221 SW 4th Ave, Room 130  
Portland, OR 97204-1900  
(503) 823-4086  
email:  
Karla.Moore-Love@portlandoregon.gov

Sue Parsons, Assistant Council Clerk  
1221 SW 4th Ave., Room 130  
Portland, OR 97204-1900  
(503) 823-4085  
email:  
Susan.Parsons@portlandoregon.gov

921

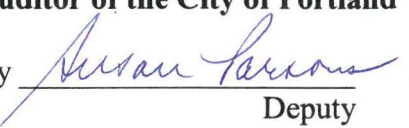
Request of Jim Whittenburg to address Council regarding affordable housing and  
overbuilding in Portland (Communication)

SEP 09 2015

PLACED ON FILE

Filed SEP 04 2015

**MARY HULL CABALLERO**  
Auditor of the City of Portland

By   
Deputy

COMMISSIONERS VOTED AS FOLLOWS:		
	YEAS	NAYS
1. Fritz		
2. Fish		
3. Saltzman		
4. Novick		
Hales		