



CITY OF
PORTLAND, OREGON

**OFFICIAL
MINUTES**

A REGULAR MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS **29TH DAY OF JUNE, 2016** AT 9:30 A.M.

THOSE PRESENT WERE: Mayor Hales, Presiding; Commissioners Fish, Fritz, Novick and Saltzman, 5.

Commissioner Fritz left at 12:30 p.m.

OFFICERS IN ATTENDANCE: Karla Moore-Love, Clerk of the Council; Ben Walters, Chief Deputy City Attorney; and Jason King, Mike Cohen, Mike Miller and John Chandler, Sergeants at Arms.

Item Nos. 740, 742, 745, 749 were pulled for discussion and on a Y-5 roll call, the balance of the Consent Agenda was adopted.

The meeting recessed at 10:43 a.m. and reconvened at 11:12 a.m.

COMMUNICATIONS		Disposition:
732	Request of Peter Rink to address Council regarding his Eagle Scout project (Communication)	PLACED ON FILE
733	Request of Robert Peets to address Council regarding unsightly garbage and growing number of homeless tents (Communication)	PLACED ON FILE
734	Request of Jennafer Furniss to address Council regarding family and community issues relating to the Residential Infill Project (Communication)	PLACED ON FILE
735	Request of Charles Ormsby to address Council regarding Bureau of Environmental Services Terwilliger Blvd Sewer Project (Communication)	PLACED ON FILE
736	Request of Camilla Rose Waters to address Council regarding unsafe sidewalks (Communication)	PLACED ON FILE
TIMES CERTAIN		

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737	TIME CERTAIN: 9:45 AM – Direct the Portland Bureau of Transportation to adopt administrative rules for the safe accommodation of pedestrians and bicyclists in and around work zones (Resolution introduced by Commissioner Novick) 20 minutes requested (Y-5)	37218
738	TIME CERTAIN: 10:35 AM – Appeal of Kegan Flanderka, Works Partnership Architecture against the Design Commission’s interpretation and enforcement of Section C2, Promote Quality and Permanence in Development, specifically in regard to the proposed exterior cladding material for Jupiter Hotel expansion, located at 910 E Burnside (Findings; Previous Agenda 665; Introduced by Commissioner Saltzman; LU 15-276553 DZM) 10 minutes requested Motion to adopt findings: Moved by Fish and seconded by Novick. (Y-5)	FINDINGS ADOPTED
CONSENT AGENDA – NO DISCUSSION		
Mayor Charlie Hales		
Bureau of Police		
*739	Accept and appropriate an additional \$30,000 from Oregon Impact for the 2016 DUII Traffic Safety and High Visibility Enforcement program for sworn personnel overtime (Ordinance) (Y-5)	187846
*740	Authorize the Chief of Police to execute revenue generating police secondary employment agreements with hiring businesses for amounts not to exceed \$100,000 (Ordinance)	REFERRED TO COMMISSIONER OF FINANCE AND ADMINISTRATION
Office of Management and Finance		
*741	Pay claim of Janos Bodnar in the sum of \$40,000 involving the Bureau of Transportation (Ordinance) (Y-5)	187847
*742	Pay claim of CenturyLink in the sum of \$12,476 involving the Water Bureau (Ordinance) (Y-5)	187852
*743	Pay claim of Galvanizers Company in the sum of \$52,448 involving Portland Bureau of Transportation (Ordinance) (Y-5)	187848
*744	Create a new nonrepresented classification of Laboratory Supervisor and establish a compensation rate for this classification (Ordinance) (Y-5)	187849
Commissioner Steve Novick		
Bureau of Transportation		

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*745	Accept a grant in the amount of \$3,313,402 from the Oregon Department of Transportation for Foster Road Streetscape Project: SE 50 th – 89 th Ave (Ordinance) (Y-5)	187853
*746	Amend contract with TriMet related to the operations and maintenance of the Portland Streetcar system and increase funding to \$7,524,245 (Ordinance; amend Contract No. 30002872) (Y-5)	187850
*747	Amend contract with Portland Patrol, Inc. to extend the contract term and increase the total contract amount by \$250,000 for Security Services for Parking Garages and Streetcar Facilities (Ordinance; amend Contract No. 30002191) (Y-5)	187851
748	Authorize an Intergovernmental Agreement with the City of Maywood Park for design engineering and construction of pedestrian safety improvements at the intersection of NE Prescott St and NE 92 nd Ave (Ordinance)	PASSED TO SECOND READING JULY 6, 2016 AT 9:30 AM
City Auditor Mary Hull Caballero		
749	Amend certification of elections results of the Municipal Non-Partisan Primary Election held in the City of Portland on May 17, 2016 (Report)	REFERRED TO CITY AUDITOR
REGULAR AGENDA Morning Session		
750	Report on year one implementation of Citywide Tree Project (Report introduced by Commissioners Fritz and Saltzman; Previous Agenda 518) 20 minutes requested Motion to accept report: Moved by Fritz and seconded by Fish. (Y-5)	ACCEPTED
751	Amend Regulation of Lobbying Entities and City Officials to improve administration, clarify requirements and Auditor duties (Second Reading Agenda 725; introduced by Auditor Hull Caballero and Commissioner Fish; amend Code Chapter 2.12) (Y-5)	187854
Mayor Charlie Hales		
752	Proclaim July 5-6, 2016 to be Happiness Day with Sri Sri Ravi Shankar in Portland (Proclamation introduced by Mayor Hales) 10 minutes requested	PLACED ON FILE

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<p>753</p>	<p>Establish the Special Appropriations Committee and outline the review process for awarding one-time Special Appropriations grants (Resolution) 10 minutes requested Continued to June 29, 2016 at 2:00 pm (Y-4; Saltzman absent)</p>	<p>37219</p>
<p>*754</p>	<p>Authorize an Intergovernmental Agreement with Portland Community College and a grant agreement with the Portland Community College Foundation providing \$545,662 to the Future Connect Scholarship program (Ordinance) Continued to June 29, 2016 at 2:00 pm (Y-4; Saltzman absent)</p>	<p>187867</p>
<p>Bureau of Police</p>		
<p>*755</p>	<p>Amend a contract with Cascadia Behavioral Healthcare, Inc. to increase the not to exceed amount to \$1,088,076 and extend the expiration date until June 30, 2018 to provide additional mental health clinician services (Ordinance; amend Contract No. 30003831) 10 minutes requested Continued to June 29, 2016 at 2:00 pm (Y-4; Saltzman absent)</p>	<p>187868</p>
<p>*756</p>	<p>Authorize Intergovernmental Agreements with the City of Gresham and Multnomah County for the use of U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance FY 2016 Edward Byrne Memorial Justice Assistance Grant Program funds of \$72,431 and \$173,088 respectively for agency personnel and program expenses (Ordinance) 10 minutes requested (Y-4; Fritz absent)</p>	<p>187865</p>
<p>757</p>	<p>Authorize application to the U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance for a grant in the amount of \$465,810 for the Edward Byrne Memorial Justice Assistance Grant Program FY 2016 Local Solicitation to assist the Portland-Metropolitan area law enforcement and criminal justice community to prevent and reduce crime and violence (Second Reading Agenda 726) (Y-4; Fritz absent)</p>	<p>187866</p>
<p>Office of Management and Finance</p>		
<p>758</p>	<p>Accept Guaranteed Maximum Price of \$8,401,596 from Stacy and Witbeck, Inc., for the construction of the Beech Park Project (Procurement Report – RFP No. 117317) 10 minutes requested Continued to June 29, 2016 at 2:00 pm Motion to accept report: Moved by Fish and seconded by Fritz. (Y-4; Saltzman absent)</p>	<p>ACCEPTED PREPARE CONTRACT</p>
<p>759</p>	<p>Accept bid of Kodiak Pacific Construction for the Road 10 MP 3.0-4.6 & Road 10 MP 4.6-6.2 Project for \$2,020,202 (Procurement Report – Bid No. 00000310) Continued to June 29, 2016 at 2:00 pm Motion to accept report: Moved by Fish and seconded by Fritz. (Y-4; Saltzman absent)</p>	<p>ACCEPTED PREPARE CONTRACT</p>

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<p>760</p>	<p>Authorize a Purchase Order with Pierce Manufacturing, Inc., for two pieces of NH 620 XT Arrow Tiller Apparatus trucks for a total not-to-exceed amount of \$2,329,151 (Procurement Report – Project No. 120107) Motion to accept report: Moved by Fish and seconded by Saltzman. (Y-4; Fritz absent)</p>	<p>ACCEPTED PREPARE CONTRACT</p>
<p>*761</p>	<p>Authorize a contract with Otak, Inc. for Architectural and Engineering Services for New Construction and Major Retrofits for Replacement of City Fuel Facilities for a total not-to-exceed amount of \$1,125,338 (Ordinance; Contract No. 30005246) (Y-4; Fritz absent)</p>	<p>187864</p>
<p>Commissioner Nick Fish Bureau of Environmental Services</p>		
<p>762</p>	<p>Authorize a contract with Brown and Caldwell, Inc. for professional services for the Force Avenue Pump Station Remodel for \$1,074,370 Project No. E10611 (Second Reading Agenda 727) (Y-4; Fritz absent)</p>	<p>187863</p>
<p>Water Bureau</p>		
<p>763</p>	<p>Declare surplus property at four Water Bureau locations and request authorization to dispose of the properties (Ordinance) 15 minutes requested</p>	<p>PASSED TO SECOND READING JULY 6, 2016 AT 9:30 AM</p>
<p>Commissioner Dan Saltzman Portland Housing Bureau</p>		
<p>764</p>	<p>Approve application under the Multiple-Unit Limited Tax Exemption Program for Cathedral Flats located at 7220 N Burlington Ave (Second Reading Agenda 708) (Y-4; Fritz absent)</p>	<p>187856</p>
<p>765</p>	<p>Approve application under the Multiple-Unit Limited Tax Exemption Program for Powell Apartments located at 3730 SE Powell Blvd (Second Reading Agenda 709) (Y-4; Fritz absent)</p>	<p>187857</p>
<p>766</p>	<p>Approve application under the Multiple-Unit Limited Tax Exemption Program for Redwood Apartments located at 233 NW 16th Ave (Second Reading Agenda 710) (Y-4; Fritz absent)</p>	<p>187858</p>
<p>767</p>	<p>Approve application under the Multiple-Unit Limited Tax Exemption Program for Koz 216X SW Yamhill located at 2161 SW Yamhill St (Second Reading Agenda 711) (Y-4; Fritz absent)</p>	<p>187859</p>
<p>768</p>	<p>Approve application under the Multiple-Unit Limited Tax Exemption Program for Block 290/KOTI located at 1417 NW 20th Ave (Second Reading Agenda 712) (Y-4; Fritz absent)</p>	<p>187860</p>

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769	Approve application under the Multiple-Unit Limited Tax Exemption Program for 14 th and Glisan located at 1402-1430 NW Glisan St (Second Reading Agenda 713) (Y-4; Fritz absent)	187861
770	Approve amended application under the Multiple-Unit Limited Tax Exemption Program for Vancouver Avenue Apartments located at N Vancouver Ave and N Shaver St (Second Reading Agenda 714) (Y-4; Fritz absent)	187862
771	Establish a Construction Excise Tax to fund affordable housing initiatives from an Inclusionary Housing Fund (Second Reading Agenda 728; add Code Chapter 6.08 and Section 5.04.530) (Y-5)	187855 AS AMENDED

At 12:46 p.m., Council recessed.

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A RECESSED MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS **29TH DAY OF JUNE, 2016** AT 2:00 P.M.

THOSE PRESENT WERE: Mayor Hales, Presiding; Commissioners Fish, Fritz and Novick, 4.

OFFICERS IN ATTENDANCE: Karla Moore-Love, Clerk of the Council; Heidi Brown, Deputy City Attorney; and John Paolazzi and Mike Cohen, Sergeants at Arms.

The meeting recessed at 3:49 p.m. and reconvened at 4:00 p.m.

772	TIME CERTAIN: 2:00 PM – Adopt requirements for deconstruction of the city’s oldest and most historic houses and duplexes (Ordinance introduced by Mayor Hales; add Code Chapter 17.106) 2 hours requested	Disposition: PASSED TO SECOND READING JULY 6, 2016 AT 9:30 AM
773	TIME CERTAIN: 4:00 PM – Amend public benefits for Google Fiber Oregon, LLC franchise (Ordinance introduced by Mayor Hales; amend Ordinance No. 186641) 45 minutes requested	PASSED TO SECOND READING JULY 6, 2016 AT 9:30 AM
REGULAR AGENDA Afternoon Session		
Commissioner Steve Novick Bureau of Transportation		
774	Amend Intergovernmental Agreement with the Portland Development Commission to provide funding for the design and construction of the 10 th & Yamhill SmartPark Garage Renovation Project in an amount of \$5,000,000 (Ordinance; amend Contract No. 30005195) 15 minutes requested	PASSED TO SECOND READING JULY 6, 2016 AT 9:30 AM
775	Authorize contract with Shiels Oblatz Johnsen to provide owner's representative and project management services for the design and construction phases of the 10 th & Yamhill SmartPark Garage renovation project not to exceed \$503,319 (Ordinance) 10 minutes requested	PASSED TO SECOND READING JULY 6, 2016 AT 9:30 AM
776	Vacate a portion of SW Florida St west of SW 45 th Ave subject to certain conditions and reservations (Second Reading Agenda 729; VAC-10108) (Y-4)	187869
City Auditor Mary Hull Caballero		
*777	Initiate foreclosure sale on five properties for the recovery of delinquent City liens placed against the properties (Ordinance) (Y-4)	187870

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778

Assess property for sidewalk repair for the Portland Bureau of
Transportation (Second Reading Agenda 730; Y1089)
(Y-4)

187871

At 5:13 p.m., Council recessed.

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A RECESSED MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS **30TH DAY OF JUNE, 2016** AT 2:00 P.M.

THOSE PRESENT WERE: Mayor Hales, Presiding; Commissioners Fish, Fritz, Novick and Saltzman, 5.

OFFICERS IN ATTENDANCE: Karla Moore-Love, Clerk of the Council; Denis Vannier, Deputy City Attorney and Jason King, Sergeant at Arms.

<p>779 TIME CERTAIN: 2:00 PM – Refer a measure to City voters for the November 8, 2016 General Election authorizing the issuance of general obligation bonds in the amount of \$258,400,000 to provide funding for affordable housing (Resolution introduced by Commissioner Saltzman) 2 hours requested</p> <p>Motion to substitute Exhibits A, B and C: Moved by Saltzman and seconded by Fish. (Y-5) (Y-5)</p>	<p>Disposition:</p> <p>37220 AS AMENDED</p>
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At 4:07 p.m., Council adjourned.

MARY HULL CABALLERO
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 and should not be considered a verbatim transcript.

Key: ***** means unidentified speaker.

JUNE 29, 2016 9:30 AM

Hales: Welcome to the June 29 meeting of the Portland city council. Would you please call the roll?

Fish: Here **Saltzman:** Here **Novick:** Here **Fritz:** Here **Hales:** Here

Hales: Good morning, everyone, welcome. We'll get to the agenda in a minute. First just the ground rules, the purpose of the council's meetings is the orderly consideration of the public's business. The preservation of decorum is necessary for due consideration of matters before the council. The public is welcome to attend the Portland city council meetings. During the meeting there will be time limited opportunities for public comment on various agenda items. Although the citizens can sign up for the communications, public testimony, on a council calendar item, must address the matter being considered on that item. When you testify, if you do, please state your name for the record, we don't need your address. If you are a lobbyist please disclose that information at the start of your testimony. If you are here representing an organization, I ask that you disclose that, as well. And unless otherwise informed, each community member will have three minutes to speak in front of the council. At 2.5 minutes you will hear a beep and the light will flash on the box before you, at three minutes, you will hear four beeps and the lights will flash, at that time, it's time for you to let the next person speak. I ask that you respect the time limits so there is time to hear from each person who is here to speak to the council today. Because we have a very busy agenda today, we will only allow testimony for one minute on items that don't have signup sheets. If you have handouts, give throws to the council clerk, and she will distribute them to the council members, please testify only on the matter at hand. Oregon law allows the public the opportunity to attend the council meetings, the counselor's rules direct the presiding officer to preserve the order, and allow the public the opportunity to offer testimony specifically addressing the current pending matters. To ensure that the council's deliberations proficiently and all who, want to participate get heard, that's why we have these rules. So conduct that disrupts the meeting, for example, shouting during other people's presentations, or interrupting testimony to the council, will not be allowed. If you want to show your support or opposition to someone else's point of view, feel free to give them a thumbs up or some other polite hand gesture, and if you disagree, a polite hand gesture to the contrary is fine but no vocal demonstrations or interruptions. This is the warning, that anyone interrupting this may be escorted from the city council and excluded from city hall. Lastly, if we need to, and I think that we will today, because we have a very full agenda, the counselor will be taking a half-hour break somewhere in the neighborhood of 12:30, depending on the council's schedule, and I will announce where we are going to take that break. This is the last meeting of the fiscal year so there is a lot in front of us and bear with us and we'll get through it all, not quite sure when. Before we start the public communications, we have a pre-gavel recognition for the people that worked very hard on Portland's smart city challenge. I want to call up Leah Treat and Maurice Henderson, and turn this over to commissioner novick because we're very proud of pbot and our team that worked on this application. I have a modest little

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plaque that the united states department of commerce sent, but before that, commissioner novick.

Novick: We are very proud of our effort, and actually, I have to say that I am proud of the fact that we are informed that Columbus did not beat us out by as much as Ohio State beat the ducks out in the championship game the other year.

Fritz: He has to say that.

Novick: And again, there is a lot of people to thanks for how far we came, and are going to go, and also, the regional government education and nonprofit parkers, And the secretary said they were impressed with the coalition around the table for that meeting, and in addition to thanking our consultants at ch2m hill, our partners At trimet and Psu, I wanted to specifically thank the following individuals for their efforts as part of this. Leah Treat. Maurice Henderson, Kyle Chiseck, Elizabeth Edwards, Ingrid Fish, Jeff Allan, Neal Selstrum, Timur Ender, Irene Schwoefferman, john Brady, Hannah Shaver, Dylon Rivera, Jill James, Margi Bradway, sierra Springfield. We believe this process is strategically set us up for success in future funding opportunities and has identified ways for the city to leverage technology as it relates to transportation investments. And now I will turn it over to Leah and Maurice.

Leah Treat, Director, Portland Bureau of Transportation: Thank you, commissioners and mayor, for the recognition today it really means a lot. And we are sitting up here, accepting the recognition for the work of our staff and our partners. This is just as important if not here, we were in the top five, even though it went to seven different cities. We know that we were in the top five, and we heard from Usdot but in the end we were in the top three and we were voted volcans number one choice. Regrettably they decided to invest in Ohio, as well, and we were hoping that we might get the 10 million from Volcan, but I have zero regrets and only praise for the work that we did and I am excited about what these partnerships and ideas mean for us moving forward, we had great Partnerships. We are going to continue to push forward the work identified in the grant proposal. We are also going to seek funding sources to get funding for the ideas that we had, and usdot is pushing hard to get the private sector to continue to invest in the top finalist cities so I do believe that we are going to get the great consolation prizes, nothing to the tune of 50 million, but I think that the consolation prizes will be worth it. From my perspective, one of the things that has been most rewarding outside of getting the better relationships with our partners and strengthening the conversations, it's the first time in the three years that I have been here, that we, actually, saw Portland in the region come together and talk about really big transportation ideas, and I thought that that was really rewarding, and good for us to start thinking about what are the possibilities and what can be and what we want our future to look like. So, again, thank you very much for supporting us, and mayor hailes, thank you very much for the pitches that you made, and the travel you made and the support you gave us, and the same to you, commissioner novick because we could not have done it without your leadership so thank you very much.

Maurice Henderson, Portland Bureau of transportation: I will be very brief, and echo everything that Leah just said about the partnerships that have been developed through this process. As a person who has only been in Portland for a year, I was really touched by the equity concerns that were considered and the community has been engaged in a real way throughout this process, as Leah mentioned, while it's a consolation prize, I think that it's really going to move the needle forward on how we look at transportation and livability in the city, in support of the comp plan and other things. The team that was mentioned in commissioner novick's opening remarks, did an outstanding job over the last seven months to put together the most comprehensive and thoughtful proposal in the country. I also want to thank the other five cities that we had partnered with that gave faith to

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Portland's vision. Richmond, Virginia, New Orleans, Louisiana, Detroit, Michigan, and Los Angeles, and Seattle. All of them made a conscious decision to choose Portland's vision for transportation future, and that's something that, you know, is no small measure, a compliment to what Portland has been and what it will be in the coming future. And thank you again Mr. Mayor and commissioners and all the commissioners for your support throughout this process. It means a great deal to us.

Hales: Let's suspended the rules and hear it for the Portland office of transportation.

[applause]

Hales: I want to thank, I said at the next interruption, Mr. Davis, please don't. So I want to say that I did have a chance to talk to mayor Landrieu and mayor Garcetti and they appreciated the partnership and I had a chance to talk to some u.s., dot staff, and they believe that the ideas that we brought deserve consideration so I think that your prediction that maybe not specifically a consolation prize, but for the usdot to find ways to support the good ideas that you put together. I think that that's going to happen. So Steve, again, you and your bureau did great work, and I think great things will come from it. So well done. Thank you.

Novick: Mayor, we have heard so much praise for your presentation in DC. You were on fire, they said.

Hales: It was fun, and I think that Portland is in a good position so thank you. Let's move on into the communications, item 732.

Item 732.

Peter Rink: Good morning. So my name is peter Rink, I am a Boy Scout from troop 100 and here to address my Eagle Scout project. So my eagle scout project is making care packages for the homeless people of Portland. It has a personal story to me, when I was a young boy I wanted to help the homeless people out yet I had no idea how. And one day, my mom took me and my brother down to the Blanchet house of hospitality to serve the homeless people breakfast, and I thought it was nice, the homeless people get an incredibly tasty breakfast. Sorry. Now, during this period of me Serving at the Blanchet house, I was also part of the boy scouts, as you already are aware of, and I became a life scout for -- after all my hard work that I have done, and when I was a life scout I was told that I had to make -- to perform a project, which benefits the community, so I chose making care packages for the homeless people because I really want them to have -- to get the necessities in order to thrive in the streets of Portland, so how I make these care packages, is I am going to make 500 of them, and I will serve them up, on September 24, and in the care packages, there will be toiletries and basic necessities in order to thrive on the streets. It will take about a couple of meetings to make them, and I hope that this project will vary, will be successful, yeah. Thank you.

Hales: Let's suspended the rules. We always suspended the rules for young people.

[applause]

Fish: Mayor hales, first, how old are you?

Rink: I am 16 years old.

Fish: That was a very impressive presentation, and it's not easy to get up at a place like this, and on tv. The mayor-elect of the city, ted wheeler, and I don't know, we can check with the records on this, but he may be the first eagle scout to serve, and I just also want to note, you mentioned the Blanchet house of hospitality.

Rink: Correct.

Fish: And the new home for the house is a project that the city invested in, so the apartments On the top floor were paid for by the city and by the taxpayers because that's how much we think of that program, and to the project that you described, I would just note that it was students at the university of Portland that originally had the vision, as you know,

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for serving food to homeless people. And that grew to Blanchet and their home, so it reminds us the power of an individual to make a difference, and clearly you are going to make a difference so congratulations.

Rink: Thank you very much.

Fritz: I just wanted to thank you for participating in the Boy Scout movement. I am actually a Queen's Guide which is the British equivalent of both female and Eagle Scout, so it's a program that set me on my way to success and I hope that you will continue to participate and become a leader and pass on what you learned to other people.

Hales: Thank you very much for coming, and I appreciate what you are doing.

Rink: Any time, Mr. Mayor.

Hales: Good luck. Keep in in with us.

Rink: I will keep it touch.

Hales: Thank you.

Hales: All right. That's a hard act to follow but we're going to ask -- yes. Let's ask Mr. Peets to come forward, 733.

Item 733.

Robert Peets: Good morning. My name is Robert Peets. I am not affiliated with any organization or, other than Portland state. My wife and I have grown up in Portland and lived here all our lives. We're among the thousands of Portland citizens that you hear very little from, that pay taxes, vote, and place our trust in the city council. We depend on you to anticipate and solve problems in this great city. We have seen in our city over the past few years a growing problem with homeless people that has resulted in a growing number of homeless tents and unauthorized areas. The growth of unsightly garbage along the highways and even homeless sleeping in downtown Portland and using our sidewalks and streets as a personal toilet. It is the responsibility of our elected officials to have anticipated this problem and find solutions wherever they may be. And apply those solutions to the homeless problem before they reach the level that it has in our city. The city council has at its disposal all the resources necessary to identify the solutions and to apply these solutions. They rely -- we rely on you to take effective action. To date, however, our elected officials have not been able to solve this problem. There places now in our city, unfortunately, and we will not go because we feel it's unsafe due to this problem, and we are very concerned that nothing will ever be done. With all due respect, the citizens of Portland deserve far better than this. I want an old high school teacher and coach. If the homeless problem was a test to date, you would have received a failing grade. I do want to thank you however for the opportunity to address you about these concerns. I know that I have some time remaining and would like you to provide some assurances that this problem will be solved. I do appreciate all of your efforts.

Hales: Thank you for coming, and if you have a couple minutes I would urge you to stop up at my office and talk with Lucas or ben so that you can find out what the city is up to now on this subject. So I appreciate you coming down.

Peets: This is a -- I have got 25 more seconds, this is a wonderful place to live. We have a great university, Portland state university, and that does many good things for the city, and we know that there is efforts but we need to see results, you know. Like they used to tell me when I coached, we are with you win or tie. Thank you.

Fritz: Thank you for your testimony. We do have a plan and we need to be able to fund it, so later today we're going to be voting on a construction excise tax and tomorrow looking at a bond measure to pay for affordable housing. So we have the plan, we also need the taxes to pay for it.

Peets: I encourage you to get whatever money you need and get the plan that's going to work and apply that plan so that as people drive down 84, i-84 they don't see a bunch of

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garbage and tense and things like that. There is a proper place for all of this to be done, and we should identify that and get it done. This is too good of a place.

Hales: Thank you. We appreciate you coming down today. Thank you very much.

Peets: Thank you very much.

Hales: Ok Item 734 please.

Item 734.

Jennafer Furniss: Thank you.

Hales: Good morning.

Jennafer Furniss: I would like to say that I am so impressed with the comprehensive plan. I spent a lot of time with the planners and getting to know them and talking and the research and the real desire of the city to grow and really smart and equitable way. I think it's wonderful, and especially from everything from affordable to design issues and bringing everyone together. There is a small part of the plan relating to the residential infill, and I know that many of my neighbors have gotten a bit stirred up because of the mystery and that is always uncertain. And recently became public as a millennial with a family and at the upper edge of the millennials and there are many millennials following me with families, one thing that we are concerned about is affordable housing for families, and while Portland has seen a smaller increase in family growth, currently, I think that there is a -- Austin, Texas has had a 40% increase in the number of children between five and 14 over the last ten years. Charlotte, North Carolina, similar. I think that we're in for a large group of family growth. I am concerned that as the units become too small, what we might have is a one or two bedroom. The way that the plan that is public now, the units can be as small as 600 square feet. And which I think is really well provided for in our centers and corridors and commercial districts. So when we move out into the residential infill I think that really 800 square feet should really be the minimum that we're looking at so that we know that a three-person family can affordably live there because if we see the development moving towards the smaller, smaller, we may end up pricing out the families. Duplexes and triplexes are wonderful but when we get to the quadriplexes and a 2,500 square foot you are looking at a very small unit, and we have a very strong history of maximizing the units per square footage so I think that it's something that we should avoid so that we make sure that we have the space for small and we have space for large. And we have space for roommates because as a millennial I shared many of houses with roommates, more affordable than a one bedroom apartment. We need to have that space. There are other issues involved with families in the residential infill and regarding streets and open space and access to playgrounds as far as the distance. Chicago is having a goal of no more than a quarter mile for two Parks. And I think that that's important because we want diversity in economic levels and in family diversity. We need to foster the smaller numbers of our society.

Hales: Appreciate you raising these points, have you had a chance to go to one of the community meetings yet? Good, good, glad you had a chance to interact with the planners. Obviously it's a work in progress so your points are well taken.

Fritz: I especially appreciate your mentioning of being a quarter mile from a park or a playground, and that's something that we are working on. There's an item coming up soon they are going to be starting the next one.

Furniss: If I may, I've been impressed with the London home zones and England and a lot of the streets instead of creating the parking lots, having -- I have noticed in Oakland, they do this, a lot of times the parking is on the one side of the street. We know that the children prefer to play on pavement and they are outside, a space closer to their home, and there is an organization called kaboom. It's with Michelle Obama, and I've been outreaching with

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them and hope to come back with input from them as far as urban planning for the streets. There are 200 cities, and Portland is not on the list.

Hales: Thank you.

Hales: The transportation director was here so your timing was great. 735, please.

Item 735.

Hales: Good morning.

Charles Ormsby: My name is Charles Ormsby, I live in Clackamas county, with a Portland address in Lake Oswego, urban growth management area, and I am here to give key items on the city of Portland, bureau of environmental services. Trying to -- the sewer project, and primary concern is the correspondence is at the intersection of highway 43, and aka Riverside Drive. Freeman Avenue. There is to the west of Greenwood Road and to the east, 222-foot drop vertically into the Willamette River. That will be the Burns Hills area in Clackamas County and a good portion of Riverdale area in Dunthorpe, only access to Lake Oswego southbound. I have not seen the charts and a host of other documents. I would like host to the protocol site to get these documents. Some of them I have downloaded and the 30% completion plans, circuit 2012, the rest, I cannot find the site so I cannot get the rest. This project, citizen involvement is not going well. I am going to ask the city auditor's office to do an audit of this process. We do not have planning charts or -- for this, and I am familiar with the housing project, about 210 miles above this microphone, the International Space Station. My expectations are a bit on the high side. We need planning charts for, I forget, for the charts and we need process charts so we know what the notifications are and the span times of them are. Both in every jurisdiction, in the metro area, if not state of Oregon. There is another, a number of other things here, but 80 years ago, there were railroad tracks on the east side of this building, and those were removed, and that's now created a bridge on the Willamette River since 1925. We need to have a, given the experience in the Columbia Gorge, I want the, I will check tomorrow, we need a validation of the emergency response. I will put the rest of my things in writing in another email to the council. But the sewer project is going to be seven months and it will be highly impactful for anybody getting from Lewis & Clark College. It will affect the neighborhood association, we just came through the intersection of the Terwilliger Boulevard and Taylor's Ferry and that will be choked up substantially. Another issue that just came to the forefront is horse trailer or garden worker trailers. And all sorts of clearances.

Hales: Thanks for raising these issues. I appreciate you being here today, and obviously, the bureau will try to get more information out. Commissioner Fish, did he check in with your office?

Novick: The bureau is in regular contact. Will continue to be.

Hales: Thank you very much. Appreciate you being here.

Hales: Ok. 736.

Item 736.

Hales: Ok Miss Waters.

Camilla Rose Waters: I lived in Portland since January 2013 when I gave up a car for my white cane. I came here because the transportation, number one, in my viewpoint, across the planet, actually, I traveled all over the world. This is a quick thumbnail, I was the first person hired to manage the sounds at convention center managed 500 events, I've been a code enforcement officer, ADA specialist, and I have created social service agencies, for the disabled, and now I play concerts around the world and the last two months in 23 cities and four states. So I travel a lot. And I walk a lot across Portland. The streets here are, have now become really bad. In the last week and a half I was almost hit three times, and turns out that there is a safety issue on the agenda already. The sidewalk closures, the street closures, for the disabled, with walkers and wheelchairs and scooters and canes,

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disastrous. My fiancé is a retired judge in England says two words, utter disgrace, for me, I call it appalling. Portland cares about people, usually, but if we took enough care as we do bicyclist for the disabled in this community, your cutouts in the sidewalks for the wheelchair's access, there is drainage spots right in front of them, so when it rains and floods, the wheels have to go through the water. Or your cane goes into the pit. 3.5 years ago I haven't walked with a cane so it has been a training experience. The sidewalks are uprooting because of rooting or trees overhanging and bushes, and the closures, the commission for the blind looked at the signs, there is a motion center that says there is a problem here, as a code enforcement person why is the construction agencies and the firms, why aren't they mandated to create walk spaces to put up this cement barrier to protect the fencing, but they don't create walkways that say, sidewalks closed. So then you get the disabled people crisscrossing across the path. I live in the southeast section. I walk all over. It's just terrible. Even up on 82nd and Washington and stark right in the middle of the bus stops one day the 15 got rerouted twice because of street closures, and anyhow, it's hazardous and I thought you ought to know about it and there is about as many pages on the internet as Obama so if you want to walk, as a blind person we'll set you up and go for a walk and I will show you how dangerous it is out there. I think that the agencies with the sidewalks are mandated to create a walk space on that side of the street for pedestrians. The elderly, if you are on a walker and you happen to crisscross, it's bad enough for people with walkers to begin with. But having to go through these territories, I mean, and some of the streets are like 11th, 10th, 12th, they are shut down on both sides of the street. And it's rerouting anyhow so thank you for your time. I hope to see you again.

Hales: Thank you very much.

Novick: Thank you, miss rose, the next item we are going to take up is requiring the safe walk spaces and the construction zones, and I would love to take you up on your suggestion of going for a walk with somebody with a vision impaired. Love to do that.

Hales: Thank you. Appreciate you being here and thank you very much. Ok. We have a couple of things to deal with on the consent calendar in terms of pulling them either back or out to the regular calendar. Without objection I am going to take 740 back to my office, and there is a request to pull 742 and 745 to the regular calendar, and then a request that 749 be referred back to the auditor's office. So with those --

Fish: Mayor, we have time certain that are going to take us to about 11:00 or 11:15. Is it your -- would you like to have those consent items heard first or at the end?

Hales: I think we should take the time certain first.

Fish: I'm sorry, after the time certain do you want to take up the consent agenda?

Hales: Before the regular, I see your point, probably. Yes. I think so.

Fish: I will have a water bureau person here at 11:00.

Hales: Ok so if there is no objection those are the items that are either pulled back to the offices in the case of 740 and 749 or pulled to the regular in the case of 742 and 745. If there are no other changes lets vote on the balance of the consent calendar.

Fish: Aye. **Saltzman:** Aye. **Novick:** Aye. **Fritz:** Aye. **Hales:** Aye. [gavel pounded]

Hales: Ok 737.

Item 737.

Novick: This item addresses the issue that miss rose brought up. With the rapid development, we have seen sometimes people biking and walking have been left with closed sidewalks or bike lanes. Due to the fact that people raised concerns about this issue and the fact this fits in well with the vision zero policy, with the administrative rules to ensure people walking and biking are safe around the work zones. Under the new guidelines, temporary detours that are out of direction across the street from people walking, biking, and using their devices can be considered only after exhausting other

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options, in other words, safe passage for vulnerable users will be the default. Even if it requires temporarily closing the motor vehicle lane or removing the parking temporarily. Pbot expects to incorporate this to the building process for new projects by the 2017 construction season. This is vision zero in action, and this is the response to the concerns raised by the citizens. And it's one of the ways that our vision zero policy translates into safety on the streets. And I am pleased to turn it over for elaboration to Leah Treat.

Leah Treat: Thank you, commissioners and the rest of the council. I am excited to be here today to talk about this and I am so glad that we have got these rules ready to go for your review and approval. This is the culmination of about three years of work on this. It's really been supported so thank you to Oregon law, bta, and a lot of advocacy organizations that have helped us achieve these policies. You know, we are looking at unanticipated growth in the city. We have repeatedly heard that the pedestrians, especially, and cyclists are being negatively impacted so when the sidewalks get closed just as miss waters told you people are diverted, across the traffic and there is not safe passage for them, and this is really a reflection of understanding that we have all different types of users, accessing our transportation network, and it's not just the vehicles. We have pedestrians. We have cyclists and we have lots of people trying to get around in different ways so we are trying to have safe passage for everyone in the city, and this is also not only a vision zero policy but also supported by our comp plan, and our hierarchy of how we are looking at the traveling public that we want to prioritize the safety of pedestrians and cyclists along with automotive traffic. I am going to turn it over to faith to walk through a power point that has more details, and we can answer any questions that you have about the policy. Thank you.

Faith Winegarden, Portland Bureau of Transportation: Good morning Faith Winegarden I am the temporary street use manager, and so the resolution that we are putting before you today states when work is being performed in the right of way which impacts the sidewalk or a bike route providing an adjacent walkway or bike path is a default position so closures are deemed a last resort in the absence of other practicable routing or accommodation options. The problems that we are wanting to solve are that closures are leaving people walking and biking in less than ideal conditions, to navigate through and around. Detours that involve crossing the streets or going out of direction, making the more attractive option the unsafe choice. So visions here recognizes that the safe choice should also be convenient. Sidewalk closures with detours, that are inconvenienced than people walking may choose a more dangerous route. Detours for people walking, biking, and using mobility devices are undesirable because they result in a lower compliance. By forcing people to deviate their paths detours increase the likelihood that people will travel in a way that increases the risk of serious injury.

Fish: Can we keep this slide for a second? Two things that I have observed, this is a good picture but the egregious examples are where the fence covers the bike lane. So you are riding on a bike lane and it is blocked and you have got to get into traffic and in many of the streets we have that lane there because the streets are dangerous. The second thing, is that we're giving people and construction projects a permit to close a city street for the purpose of the convenience of occasionally doing the deliveries, which by the way, in rush hour, there's never any deliveries, so you have traffic jams. And I want to -- I understand the safety issue there of wanting to occasionally, you know, to allow someone to go to a construction site and drop something off. But what we're doing on high frequency streets is shutting down a lane, which at rush hour makes it very difficult for people, and almost invariably there is nothing happening during rush hour and I just wonder whether -- and these are not permanent they have cones and they are set up so that a truck could come. I wonder whether those could be restricted to non-rush hour hours. Just a thought. Thank you.

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Treat: We will follow up on that. We can talk further. So there is issues of the way that we do a lot of our looking. The peak, the way that engineering looks at closures and permitting the right of ways through engineering standards that don't necessarily look at the entire day so we could start looking at different ways to access, it would be a change in our practices and the way that we do engineering. Also, it's a conversation with a developer so I have had a couple of conversations with people in the downtown projects about taking is a travel lane and for them, in order to get the safe passage without closing the entire travel lane, requires, with them requires them to hire traffic flaggers to come in and do flagging during time that they would have deliveries done, and so that's an increased cost so that's where we get pushback.

Fish: So I guess, and I am not -- you are expert and I am not going to debate the point, and I will defer to the way that your experts look at this, but I think that we have to balance that against hundreds of cars idling in traffic unnecessarily, which does work against our climate action plan. The safety issues. Just three blocks from here, there is a hotel going up and a very difficult intersection with lanes blocked on both sides of the intersection. What we have done is created a situation that's unsafe for pedestrians who are dodging the traffic. You are creating a situation that's unsafe for drivers because everyone is upset, and so they jump the light or they do other reckless things. I get that the question of convenience and cost needs to be factored but I hope that it's heavily weighted against safety and climate action. I think that, I think that they are in collision, and I am not sure requiring someone to have a flagger is such a great inconvenience measured against the fact that they are completely screwing up the circulation for bikers and cars and pedestrians. Just --

Treat: I appreciate that, and thank you very much. And it would be stronger and more stringent than what we're proposing and I appreciate the support so we will look into it.

Winegarden: We do restrict ours to non-peak hours in the down area. Sometimes they are in the in compliance. That's one piece of it.

Fish: Thank you.

Winegarden: So this is, as you were talking about, commissioner Fish, you were talking about bicycle lanes and so the next slide is just kind of demonstrating what you are saying, that the problem is that disruptions put bikes into traffic lanes without enough advanced warning or that the bike lane is compromised. So for a solution, I want to go over an example with you that if on Belmont and 21st, so the solution in this example implemented a plan which removed about 300 feet of on street parking to maintain a travel lane and converted a travel lane to a bike and ped route, leaving the contractor the remaining right-of-way to facilitate their construction. This job site was in the middle of a block, it only had street frontage on Belmont, and so, you know, construction sites do have to have access. So this is one of the plans that we have put into action that reflect what our goals are to maintain a travel lane, to maintain safe bike and pedestrian passage.

Hales: Can we pause on that photo for a second? So I like the direction that you are going, but I want to quibble about a detail here. If I see this, if I -- if I see what I think I see, which is ok, so now we're using the travel lane temporarily for the pedestrian and bicycle movement, right. And there is a fenced off area where the construction staging is taking place, right?

Winegarden: Right.

Hales: So there are three elements. There are vertical, plastic barriers, and there is jersey barriers, and I think the kind that you fill with water, right. And there is a fence. Why don't we require that the jersey barriers be on the outside to protect the pedestrians and the bicycles, as well as the construction workers, instead of having the pedestrians and bicycles protected, not much, by a little piece of plastic, so I get it that there is a need for a

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jersey barrier to prevent, you know, mayhem. But let's, if we are going to do that, not spend any more money to put the barriers where it would protect anybody than just their own workers so I am sure that somebody just doesn't think about that, if those are the typical elements you need a fence to secure the construction site and a way to tell the drivers of cars that they don't have this lane anymore and physical protection. Let's arrange those so that we get the maximum benefit.

Fritz: And maybe concrete barriers like you have on Jefferson between 2nd and 3rd, that does create a safer walking environment than plastic or the fillable water ones so how do you choose concrete --

Winegarden: Our traffic engineer will make that determination, but one of the things that is a little tricky about the concrete barriers is that they create their own danger, if a car was to hit them, where the water-filled barriers are a safer option, in some cases.

Fritz: Safer for who? The driver or --

Winegarden: For both.

Fritz: Explain that, how would the water-filled barriers be safer for the pedestrians?

Hales: For the driver.

******:** Yeah.

Winegarden: I don't know exactly how to respond to that. I mean, they are a heavy obstacle, but a car could hit a concrete barrier, and it can push it into the, the place where the people are walking, or biking, and --

Fritz: If they truly hit the water filled one they just go straight into the person walking or biking?

Winegarden: I don't know how to respond to that. We will certainly keep that in the consideration, and, you know, our goal is certainly to make sure that the pedestrians and the vehicles --

Fish: One other thing is that I am guessing that the fire bureau is going to have a voice in this conversation, too. If you -- every time you create a barrier, you also have to balance that against are you making it harder for an emergency vehicle to get there, and the picture there, with the fence and the multiple barriers, you are getting to a point where if something is immovable it may be impossible to get an emergency vehicle there, so you have to balance a number of things. I particularly like the mayor's office idea of the sturdier barrier. They are so movable but sturdier protecting the bike and the walk of people rather than the construction sites.

Hales: They are not going to spend more money to put them in different places.

Christine Leon, Portland Bureau of Transportation: Hi I'm Christine Leon with pbot so one of the things about the concrete versus the water-filled barriers is the issue of the end treatment. So the conflict, or the danger with the concrete barriers is the head-on collision happens with a vehicle, and then that driver is dead, that car is crashed. And the water fills are something that the crash impacts, attenuators will be more for giving so that driver and that car is not totaled. So that's the difference. They rely on a friction of the surface and they are interlocked but with the barriers, you need to do this extra length of a protection area, where there is more barrels in front of it and takes up more space, but I think that the idea of putting the barriers between the moving vehicles and the pedestrians, certainly, is a wise thing.

Hales: I appreciated that. The details do matter. Thank you.

Fish: Commissioner Fritz raised the point, are we protecting the driver at the expense of the pedestrians? I would be curious are there instances where drivers drive through the jersey barriers and hit a pedestrian? Or do we generally see by the jersey barriers are protective of the pedestrians?

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Leon: There is a whole science to this traffic control. The other thing is, we have slower speeds, and that can also help make construction zones safer and more enforcement, make sure that the things are visible. I am sure we have accident information, and our active transportation can share with us later on what the rate of the accidents, crashes are, sorry, I keep saying that, are through the construction zones versus non-construction zones.

Fritz: What is the data on the protection of the pedestrian, cyclists on the Jersey barrier versus the concrete?

Leon: Ok.

Fritz: Thank you.

Hales: Keep going, please.

Winegarden: So the contractors have been responding, taking the responsibility and putting in place the requirements that we have already been working with them on. So we started working with them about a year and a half ago before this resolution that's come into place, and they have done a really good job of responding and changing the way that they are looking at their work sites making their plans up front different in the way that they approach a work site, and that sometimes this is going to cost them more, and it's going to maybe take them longer to be able to be able to complete their job but we found a lot of contractors really willing to try to make sure that they are providing a safe accommodation for bikes and pedestrians. This particular location is just demonstrating, you know, a worker at a job site making sure that the bike lane is clear of debris. So, what the solution is, is to provide walkways adjacent to the job sites wherever practicable. So not every job site and not every sidewalk is going to be accommodated. There is a lot of unsafe situations when the construction is happening that we still will need to have some sidewalks closed and that we won't be able to accommodate for the pedestrian walkway because of the safety. We are working with the contractors to develop new ways to approach a work site, and to -- and working with our temporary traffic control engineers. They review the plans that are submitted by the contractors when they are asking for use of the right-of-way. There is some cases where we ask a contractor to perform a traffic management study to demonstrate to us why there is not any other way then to close the sidewalk and detour. The other part of this is that for job sites we want to make sure that we are providing walkways with ramps where people with disabilities are. So this is consistent with the pbot vision zero goals and we're working together to ensure that the people can safely and conveniently walk and bike and use mobility devices through work zones wherever possible. Thank you.

Hales: Ok. Questions? Further questions?

Fritz: Was there mention about motion sensitive audible signs as part of this plan?

Winegarden: We have talked about that, and we -- I mean, it's something that we are investigating. The requirement is that whatever the walkway was, before, whatever the condition or the level of quality of the walkway was, that we try to replicate that. Many of these situations didn't have any kind of audible control to start with. We certainly are looking at it, but I don't know exactly what will happen with that.

Fritz: I think it is something to pursue, and we'll see more in the public testimony about that. Thank you.

Winegarden: Good.

Hales: Any other questions? Thank you all very much.

Novick: We have invited testimony.

Hales: Ok.

Hales: Good morning.

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Beth Raisman: Good morning. I am Beth raisman, and I've been a special education teacher for the past 11 years. I teach head start for three and four-year-olds in southeast Portland. I focus my learning on the payoff of young function in young children, executive Function is a series of skills the brain must accomplish in order to do things like pay attention, switch focus from one thing to another, and remember the rules, and use physical and emotional self-control. We can all work on the skills, and young children's developing brains and limited experience and new situations make their limited executive function skills very noticeable. Here's a story to explain today. It's time to take my class for a walk. My educational assistant walk with our 14 children across the street to visit a community garden, and even though we cross the lower traffic street, this is by far the most stressful part of the journey. It's not possible to hold the child's hand so we adults must rely on our children's executive function skills to cross together. The children must walk forward, ignore the distractions around them, and keep holding hands, and keep their emotions together, and even if the kid behind them is stepping on their shoes and pay attention to the adult directions all at the same time. This is a tremendous challenge. It's stressful for me, too. It taxes my own function skills as I am the eyes, ears, and brain for myself and everyone I am with. My example represents the many daycare, preschool, and field trip groups that walk through the city. But it's just as relevant for parents who are walking with their kids. Because of their not yet developed function skills, kids are easily distracted. They walk without looking where they are going, and they are notorious for not listening carefully the first time. Plus their physiology makes them slower walkers and they have a smaller field of vision than adults. When we take all these factors into account, it's clear that the safest route is the one that follows the sidewalk, not the one that adds more street crossings. My story about my class for crossing a quieter street, I am sure that you can imagine how this would be magnified if the street had more traffic and a construction zone detour. The barricaded pedestrian corridors seen in front of the recent construction projects, and we saw pictures of them today, are good examples of ways that the city can protect the school groups and families, by making sidewalk closures and construction zones the last resort, the city of Portland shows caring for the safety of some of the most vulnerable residents. Thank you.

Hales: Thanks very much. Good morning.

Noel Nickberry: Good morning. I am Noel Nickleberry the director of Oregon walks, we are an advocate organization, and I am here today to support passing this accommodation for bicycles and pedestrians in work zones, administrative rules, we've been working on this issue for a while, and I don't know how to make -- thank you. I have some photos, we've been working on this for a couple of years, and it has been brought to our attention repeatedly as a safety concern from our members. We included a passage of the resolution such as this in our 2015 vision report that we released with the alliance in early 2015. And we are responding to what we hear from members, and people who walk and people who bike, that this is a major concern for the safety, and we, we decided that we also wanted to understand how broad this issue was, and so we, in the last couple of months started tracking and mapping closures through a social media campaign that gave us a clearer idea of how prevalent this issue is. And in just two months we have collected over 165 unique submissions from the members of the public, and around the barriers that they come across when walking and biking in the city around work zones. We saw many examples of places where parking was maintained while the sidewalk and-or bike lane were closed, and we saw sidewalks and bike lanes being used as storage or for signage, usually while parking was still being maintained instead of the walkway or the bikeways. We saw examples of two sides of the street blocked at once or all four corners blocked at once. This is an example where ada facilities are being put in, but while being put in every

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corner is entirely blocked off so if you are using a mobility device -- you would have to go to the other end of the block to get across. The detours will say cross here and on the other side of the street it will say, cross to the other side of the street. We saw a lot of examples of people being forced to cross in the middle of the block. A detour sign would just appear. Or there would be no signage at all. These are all photos submitted from around the region from our members and supporters on social media. This is especially unsafe on places where there are high density of people walking and on our high crashed corridors, this example is on northeast glisan which is in one of the top 10 most dangerous streets for pedestrians in the city. This is on the left there, southwest barber where there is a 45 miles per hour speed limit. On Milk Boulevard, as well, where it drops people into the construction zone or having to walk around into 35 miles per hour traffic. One more example of southeast sandy and stark, too, very dangerous streets, and also on a downhill, if somebody reached this they would have to go uphill to get back to the safest crossing. We have also started seeing examples of safe accommodations in the last month. I feel like we got more submissions in the last few weeks of positive posts, and I really think that the bureau of transportation for taking this seriously and to the contractors who are implementing it. My favorite one is on the far right, and it's very accessible, covered, wide, and it's like the most safe place that I had seen so thanks to the hoffman construction for that one. It got messed up but we encourage you to adopt this policy in a simple way to be proactive about the vision zero, and ensure that our streets are safe as growth continues. A couple of final thoughts, is we need to ensure that there is funding for inspection, as was mentioned before. We need to make sure that the people are compliant with this policy to encourage making sure that we are able to do that. And prioritize the accessibility, lighting, signage, I appreciate the comments made from previous testimony and from council members around this. This needs to be the highest priority for a multiple number of users, and also holding all city bureaus to the same standards, this applies to how the bureau of transportation gives ow permits to private contractors, and there is a line in there about that all city bureaus should follow this. I think that the city should be setting an example and should be, the city bureau shall be following this, and I encourage you all as, you know, the leaders of the bureaus to prioritize that whenever there is work going on, using the public right-of-way. So thank you very much to the bureau of transportation and commissioner novick and his team and everyone who shared the photos throughout the campaign trier advertising this issue. Thanks.

Hales: Thank you.

Nickelberry: Thank you.

Hales: Questions? Appreciate you being here. Do you have other invited testimony?

Novick: I didn't have a name but we thought somebody from independent living resources was going to be here, I don't know if somebody was able to make it or not? Apparently not.

Hales: Should we turn to the signup sheet?

Moore-Love: We have eight people signed up.

Hales: Good morning.

*****: Good morning.

Hales: I think you are first.

*****: Ok.

*****: Ok.

Gwen Luhta: I thought this was a good idea --

Hales: Put your name in the record. Give us your name first.

Luhta: I am Gwen Luhta, and I live at 3550 southwest Bond Avenue.

Hales: Ok.

Luhta: Where the tram is.

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Hales: Ok.

Luhta: The general area, and we were a beehive of activity in our building yesterday, and there had been a stop sign put out front, so that we could cross safely. It was put on bond going north and we would cross at Curry to get to the, to the made-up, the construction Hoffman construction has put -- opened two sides here, and this really, I suppose, is for pbot. This is why I came here, because I saw in the paper that you were having a hearing. So I just wanted to let pbot know and you to know that we really would like to have a stop sign put back up there, somebody put it up, took it down, and now our residents and all that we have charter schools and we have Montessori schools and we have over 300 senior citizens trying to get back and forth across the street. We just wanted to bring to your attention that Hoffman construction and ohsu or whoever needs to put the sign back up. Why was it put up and taken down? And we would like to have it back up to have safe crossing. And I guess basically, that is our concern.

Novick: I want to say thank you. We are looking at that, and because others have raised this issue, and normally whether we put a stop sign up depends on certain data, so we're taking another look at that but also, there is some special factors that, at that location that I think might argue for putting the sign up and even if it doesn't get quite within the normal traffic guidelines, so we are looking at that this week. So thank you very much.

Luhta: Thank you very much. I just thought it was a good opportunity.

Fish: You live in the Mirabella.

Luhta: Yes.

Fish: I was at a reception and Congressman Blumenauer said he spoke.

Luhta: I was there.

Fish: He said he was greeted by former secretary of state Norma --

Luhta: He is a resident.

Fish: He said the host committee he thought resembled the city club executive committee of about 1975 or 1980. He said it was an honor to be with so many leaders.

Luhta: We are proud to have Norma.

Hales: Thank you very much.

Luhta: Thank you.

Hales: I think you are next?

Charles Johnson: Would you like to go first?

Charles Johnson: And I am glad that this issue, for the record, I am Charles Johnson, and it's fortuitous that we opened up with public comment. The speaker for 736, Miss Camilla Rose Waters, is still here and she talked about, and this presentation, also talked about Belmont, and I wish that they had gone further down the street because this has been implemented only a few blocks from the aging and disability services office. The jersey barriers, it's the first time in Portland that I have ever seen sane, humane consideration given to the pedestrians, except for one thing that I just remembered, across from the shelter where there is no active heavy duty construction, we have New York style sidewalks with overhead protection. I think that it's going to be some difficult work for Mr. Novick and the bureau of transportation on their current budget as things boom to really be assertive with the construction contractors about what their real needs are. I think that they have in the past been spoiled with like oh, you want to limit your construction budget now, and it's all good for you to inconvenience every other Portlander because someday we'll collect increased property taxes on your building. I think that the structure, obviously, I am no high salary's expert but I think that the fee structure and the costs that are in, aren't really addressed that much in the five-page, pdf that comes with this item, and they won't be, unless more citizens engage with you, and assertively agitate that these issues are things that people have had a hard time communicating about, and that really we hope for

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improvement to see some of the things that have happened. Miss Raisman mentioned when you were at the -- if you went to the live -- people going to the library at the corner of salmon and 10th, I don't know how it happened with the planning of the upgrade for the sidewalk rampage but it was kind of disastrous because what happens, it's not so mad for me, I meant to talk about the privilege when I walked up here. It's easy for me to backtrack a half block. Or a whole block. It's gross that somebody -- in a wheelchair or with a vision impairment would go and proceed a whole block and get to a place where there is no audible clues as miss Fritz pointed out, and we can simply improve the city code so that contractors have to put audible announcers at intersections. We give them the path saying they don't have to because they are supposed to have it physically blocked so a blind person would encounter an Obstruction but that never happens, you go to a half block, and you get to people where there are able bodies across the street and people take risks.

Hales: I appreciate that. There is some questions there and I want staff to respond to so thank you. Go ahead, please.

Mary Eng: Hello, Steve Novick, Commissioner Amanda Fritz, and Commissioner Charlie Hales and mayor, Dan Saltzman and Nick Fish, commissioner, president of the council. I want to thank you very much for bringing forward measure 737 regarding accommodation of pedestrians and bicyclists in and around work zones. As you do recall the Portland police brutality victim who suffered left eye blindness and whose left eye was ground across the ground by officer Clint and [inaudible], with the dear, dear close friend of mine whom I helped on many occasions, over the years, and one of the problems that we had with that left eye blindness is that it occurred on a person who was 6'3" of stature. And that the tree overhang can often be an issue, as well as awnings, which might shut down and protrude into the seeing eye, you which is the seeing eye was nearly lost in the police brutality as you do recall when it was nearly gouged into the chair, which this unfortunate brain injury victim who had been suffered but was rescued by the good work of the coast guard, was very grateful to find out about the Americans with disabilities act and I am very thrilled that we're working on The international disability's acts, and hope that we can continue to be a model internationally. Unfortunately, not much money or a vision gets across the Rocky Mountains, and so, we're not where we need to be, and we know that, and we know that these disabled people are suffering, blind people are suffering. We know that people in wheelchairs are suffering. Indeed, sometimes even getting hit. And so with that in mind, I request that you take this Portland bureau of transportation to adopt administrative rules for the safe accommodation of pedestrians in and around work zones, very, very, very, very seriously. This is truly a matter of life and death. While you cannot curtail the police brutality against the disabled persons clearly you could curtail the egregious abuse of the Americans with disabilities act in this Cascadia region which is hanging on by a thread to the united states of America or the so-called united states of America, and whether your political opinion is for secession or for the union, I do request that you put the greater interest of those disabled persons at heart. And how tremendously brave they are every time that they walk out of the house, so confident to go about their business, and have an enjoyable time, possibly, even at your council, possibly at a library, doing something that they love, and celebrate all of the resources Such as independent living resource and is excellent nonprofit who did, indeed, assist my friend with issues surrounding the brain injury and visual impairment, and thank you very much. It's lovely to see you all again. Mary Eng.

Hales: Thank you very much. Next folks

David Kif Davis: I am David Kif Davis with the Multnomah county cop watch, and I wanted to say that, you know, you guys emphasize the safety on the roadways and bike stuff, but it does not seem like you really care too much about the child sex trafficking.

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Hales: We need to stay on this subject, and --

Davis: I am going to bring it back, and I am allowed to -- I am allowed to talk about various things.

Hales: You are allowed to talk about those things.

Davis: I am allowed to bring up the topics, and then talk about pbot and all this other stuff, and you can't cut me off. So let's start my testimony over again, at three minutes.

Hales: Sure, and stay on the topic.

Davis: Ok. So here we go again. So you guys emphasize all of this stuff about bike safety and traffic safety, and but do you really care about the safety, about the child sex trafficking?

Hales: I will rule you out of order. We're recessed. [recess taken]

At 10:43 a.m. council recessed.

At 11:12 a.m. council reconvened

Hales: We're very sorry you had to wait through that.

Reza Farhoodi: Good morning, Mr. Mayor, city council. I'm a member of the association and the bicycle committee. Let me start off by saying this resolution is a welcome development. As a long-time advocate, you have pedestrians who are forced to walk in the roadway and across the street or detour because of a blocked sidewalk. They are forced to merge into traffic. Sometimes in high-stress situations, with cars going really fast. I'll start off generally, there is a lot of language that says, should, which makes it seem like a suggestion rather than a requirement. More specifically about the bike detours, we would like to talk about parking. If a construction zone has to take away an existing bike lane, perhaps moving parking from both sides of the street. Shifting traffic leftward and allowing cyclists to have a dedicated bike lane and it should be considered before merging with traffic. The final point, I'm worried about language that states that pedestrian routes will be given priority or traffic, quote, accept for viability standards. There's concern that it might give the city broad leeway to not provide a safe route, especially in areas that have a lot of traffic. We have an intersection that will soon have two construction sites on both sides of the street and traffic backs up there and given the language in the resolution, it seems like keeping a sidewalk or a pedestrian access would only be an option. This is a great framework to start upon and we urge you to move it forward. Thank you.

Hales: Thanks very much.

Rob Sadowsky: I'm Rob Sadowsky, representing the bicycle transportation alliance. I'd like to thank you all for a cultural shift of how we're starting to look at safety. We're really look at the prioritization of our vulnerable users of the road and making sure they're safe and protected. This is a new policy for Portland, but it's not new for North America Montreal has been doing great work. New York City has had pedestrian safety around construction zone. Thank you for joining the -- in some cases, the 20th century in this type of policy. I want to share and give you a little story how this started. In 2012, the bta said they need a policy like this, why is this going on? We got an intern, a kid named [indiscernible] from Portland state university. He made a recommendation to the city. It's taken three years to get this policy but I want to share that is sometimes take an active individual. So I want to thank Ruben and all the folks that helped, including Oregon walking and Carl Larson.

Hales: Thank you. Thank you, both.

Saltzman: My question was and I know somebody testified to this. We talk about this being other city bureaus should follow this policy. Why not make that a shall? I know there's the silent mentality about one bureau shall not tell another bureau what to do. We're in the city council so we can tell all bureaus what to do so if there's no harm in that, you should make it more mandatory.

Novick: Were we being more tactful?

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Winegarden: Some of the -- in working with pbot and maintenance and people working on the street and doing work on city infrastructure, that's sometimes the way that an intersection has to be closed to, like, repave or something like that, that -- that it's a different kind of a challenge to -- the way that the right-of-way is effected is different than when it is a construction project.

Fish: I think that would be easily fixed. Why don't we say practicable, city agencies shall comply with this. That gives us latitude and puts us in the same league?

Hales: I hear what you're hearing, commissioner novick. If we're consistent in saying it's our money and our project, including housing bureau projects, there's a lot of amplification that could come quickly if there city-related projects were following this approach. You've got to enforce it. But we shouldn't have to break a sweat to enforce it on ourselves so I think what you're hearing from the council is a strong indication that regardless of the language, the rules should say, as commissioner Fish stated that it's a shall.

Fish: I had one other question. I would like to know more about the options for flaggers. I think having a person on the site actually makes a big difference and if they're a trained flagger, there's a cost factor. I'm not going to offer a friendly amendment, but I would like to learn more about it. I want to make sure that a citizen can register a complaint if there's some problem that needs to be addressed. Do we require that a phone number need to be posted where you can register a complaint if there's a violation of this?

Winegarden: We have been working with contractors to develop them posting information about their job site and their contact information.

Fish: Commissioner novick, is there a phone number at the city where someone can call and leave a message if they've identified something so it doesn't create additional burden on you that we would --

Hales: Christine's going to tell us that.

Leon: We have 823-safe that we're trying to expand. We also have in our division a complaint number. And Faith also has a direct line. That's one of the things we're sorting out. I recommend people calling 823-safe and then we can get that complaint targeted to the right person and we can get back to them.

Fish: There's a sign that says, if you see something unsafe, call osha. I would urge us to have a uniform sign requirement. It's going to go to a recording somewhere but at least it puts them in the queue.

Novick: Would there be any problem with requiring that?

Leon: I don't think there will be issues. Right now, we have different notification signs and outreach. That's something we're going to work on. The public doesn't know if it's a permit or a city investment project. Signage, outreach, I think that will have. If we have one consistent phone number, we can get back to the customer and that will help out a lot.

Hales: Other questions or guidance? Let's vote on the resolution then, please.

Fish: Commissioner novick, thank you for making our city safer for pedestrians and bicyclists. Aye.

Saltzman: Thank you, commissioner novick and bureau of transportation. I think this is going -- I've seen it in work and it's a vast improvement providing more safety for pedestrians and bicyclists.

Novick: I appreciate all the work all whole team put into this and all the support we've had from the community, rob and noel and I appreciate all of the council's continued commitment. It means a lot. Thank you very much. Aye

Fritz: This is another step in the right direction. Aye

Hales: Pedestrians and bicycles are the first-class passengers. Aye. Okay let's move on to item 738, please. Which is findings.

Item 738.

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Hales: Okay. Council made a decision in this case. Unless there any questions or comments, we need a motion to accept the report.

Fish: So Moved.

Novick: Second.

Fritz: I just want to state for the record that the findings that we have on our council agenda refer to malarkey asphalt siding, but the decision which is what the bureau of development services will go by correctly said that my motion was for legacy malarkey asphalt siding. Which is more expensive and more durable and that was one of the reasons we chose that . Well done bds for getting that right.

Hales: Further discussion?

Fish: I'm pleased to support the findings. And I just want to make a brief comment, mayor. We appoint people to serve on citizen bodies, including commissions and we ask them to do really hard work and the design commission, the planning bureau, we have lots of bureaus led by citizens whose job it is to reconcile conflicting code. The members of or commissions are not infallible, but they generally get it right and they are hardworking and deserve our praise. Our process, however, has an opt out that allows for an appeal from council. I thought the hearing we had was very illuminating and I think the applicant made a very compelling case as to why we should provide a little flexibility in this instance to allow them to in innovate with a non-traditional material. We're a city that prides itself on innovation and wants to be noted as a place where design and art flourishes. In instances like this where a successful owner of a hotel is ready to make a huge investment and they want to try something different and innovative, but they want to partner with a local business that makes a product, I think it's appropriate to give them the latitude to do that. For those who worry we're setting a precedent and opening a Pandora's Box, if this doesn't work, I assume that other developers and architects won't be coming forward with this suggestion for what has been a roofing suffering on the exterior walls of the building. We are open to innovation and we want to give people the chance to experiment and we got it right and I'm pleased to support the findings. Aye.

Saltzman: Aye. **Novick:** Aye

Fritz: I want to thank staff and the design commission for your excellent work on this project and land use reviews by definition is situations where reasonable people can disagree, I think that's what the council did. For me, one of the swing points was that the siding is made here in Oregon. So, I'm very pleased. And thank you to the staff and the whole council. Aye.

Hales: Good work. Aye. Okay. Let's briefly deal with the items on consent that were pulled to the regular calendar. Item 742.

Item 742.

Hales: Anyone want to speak on this item?

Fish: We'll give you a 30-second presentation. When do work with the water bureau and the bureau of environmental services, sometimes in the course of our work, we inadvertently damage another utility's line and for that, we compensate them. The same is true in the reverse. This is a routine claim where inadvertently through some excavation work, an underground telephone line was disrupted and this is a settlement of a claim with CenturyLink.

Mike Stuhr, Director, Portland Water bureau: I'm available for questions.

Hales: Anyone else want to speak? It's an emergency ordinance.

Fish: Aye. **Saltzman:** Aye. **Novick:** Aye.

Hales: Aye. The other item was 745.

Item 745.

Hales: Commissioner novick?

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Novick: This is to accept a federal grant for the foster transportation streetscape. In June of 2014 Council passed resolution 76729, which adopted the recommendations for the plan. It was preceded by activism on this issue, to create a transportation plan that supports foster and taking a step associated with the street's overall safety. Foster is a high-crash corridor. The main element is to improve design, which turns it from a four-lane to a three-lane roadway. It will provide significant upgrades, widening of sidewalks, new bicycle lanes and new pedestrian scale lighting. Here to answer any questions is Rich Newlands.

Rich Newlands, Portland bureau of Transportation: If you have any questions that pretty much covered it.

Hales: Thank you very much. Anyone -- is there a sign-up sheet? Anyone want to speak on this item? Come on up, please. Don't let me get ahead of you. Welcome.

Christian Smith: Hi, good morning, everybody. I just wanted to say --

Hales: Give us your name for the record?

Smith: Christian smith. I've been involved for about 11 years now. Nice to see it almost going through to the end. There was last-minute 11th-hour protestations from a handful of business owners only recently decided to opening their mail from the city and I wanted to come down here to reassure that there remains overwhelming support, the neighborhood association, the business association, with this project going forward. If there any concerns, commissioner novick mentioned this has been going on for a very long time, provide an anecdote, I have a friend who lives on the mt. Scott side of foster road who recently found her minutes from a steering committee dated to 1998 for foster road improvements. So we're pushing decades of citizen involvement and process. And having personally participated in a lot of other projects from 82nd avenue, I worked at pbot for a little while. I have never seen a more thorough, extensive outreach and public participation process for any project. Aside from literally taking a pad and easel and going door to door to every business owner and steak holder's house, I don't know what else we could have done. We definitely made the right decision and thank you, all, for your support. If I have a second, I want to give a special thanks to mr. Novick. When you took over the transportation bureau, you made a point to come out. We walked up and down the road and learned about the history. Shared our concerns and you've been a really good champion for us ever since then and last month, you came out and did it again. You ended up taking a lot of abuse from some of the angry villagers and businesses and some of it was really personal and I feel really awful about that. I want to personally thank you, from all of us, for taking the time to come out and thank us.

Novick: I thought it was important for me to go out and hear from the folks that were upset. It was very cool that we were able to have a discussion where it wasn't just me going out to be -- hear the concerns of the opponents, we had supporters, like yourself, going over and meeting with the opponents so everybody could see this was an issue in which people felt passionately on both sides and you were able to remind the folks that there had been a lengthy community process. It is okay for people to protest things that they don't like that the government's doing. But it was going to see the back and forth between neighbors.

Smith: Thank you all.

Hales: Welcome.

Barbara Carpenter: I'm Barbara carpenter and I own a building on foster and I own the businesses on 5412, southeast foster. My office window looks out on foster and while we're fairly new to the area, we bought the building about three and a half years ago, I am so supportive of this new plan. My feeling is, is that you will never make foster into a true neighborhood that's safe for pedestrians and by cyclists and those who drive. It's a little

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challenging because of the high speed. It's basically just an exit and entrance road. So, once again, I'm very much in support of it. I've been to a few of the meetings. The fact that I truly believe it will not become a neighborhood until the roads are changed.

Hales: Thank you very much. Good morning.

Matthew Macedic: Good morning. My name is Matthew Macedic. I own and operate red castle games on 64th and foster. I'm the president of the foster area business association. We are still unanimously in support of this plan. It's a great plan that had great involvement both from the neighbors and the businesses and we continued to actively reach out and we've even been able to find a couple solutions for specific problems that some of these protestors had so I appreciate pbot working with us. It's been a fantastic process and I appreciate your continued support of foster. One gentleman couldn't be here but sayo owns nayar taqueria and he's in the process of opening a second business because of the streetscape. It's going to make it a true neighborhood and we really appreciate your continued commitment to it.

Hales: Back at you all. I appreciate your advocacy. Anyone else want to speak on this item? Come on up.

Amanda Doines: So, I'll go first. My name's Amanda Doines. I own back story books. And, because I have children's books, I see a lot of families with young children and a lot of them have expressed concern about crossing the street whether it is going to school and crossing the street or every day. I'm excited about the foster streetscape. I'm excited about the traffic slowing down. It is very, very fast. Toward the end of May, I saw -- aftermath of two accidents within my block, that brought cars on to the sidewalk so I definitely think we need to make it safer with the bike lanes and the crosswalks and just trying to get traffic to slow down.

Hales: Thank you. Good morning.

Seth Gallant: Hi, there, I'm Seth Gallant. I'm a member of the foster/Powell neighborhood association board. I wanted to add my voice of support for this foster streetscape project. I've been very excited about it. I think it's such a critical thing to really knit the neighborhood back together and create a vibrant, main street atmosphere and pedestrian-friendly streetscape that's good for the businesses and good for the main street environment, kind of the center of our neighborhood. And I just want to remind the council that -- there's been near unanimous support for this project and I've been to a lot of neighborhood association meetings and have been really pretty impressed that nearly everyone has been very supportive of this project.

Hales: Great, thank you. Good morning.

Corey Solobowitz: Good morning. I want to thank the council --

Hales: Give us your name for the record?

Solobowitz: Corey Solobowitz and I'm also a member of the foster/Powell neighborhood association. We have children and we go to the book store. I wish I could come to your business more often, but you're on the south side on the road and it's stressful to cross foster to come patronize your business. Really excited for the businesses to be able to patronize those businesses that are on the south side of the road, as well as not have to be stressful while crossing foster. And thank you, I appreciate your support.

Hales: Thank you. Thank you, all. Anyone else? If not, let's take a vote, please.

Fish: Aye.

Saltzman: I appreciate you coming today and expressing your support and I appreciate the federal government to give us \$3 million. Aye.

Novick: So, we pulled this from consent because we are talking about a significant amount of money. We have heard overwhelming support from folks in the neighborhood but there are some people who are very concerned and I thought it was an opportunity to

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tell anybody who's watching that this is a project that people have thought a lot about. There's a lot of strong supporters and although it is true, there are trade-offs, some trips will be increased by two to three minutes and I bet it might sound like a small amount. If you're stuck in traffic, two to three minutes can seem like an eternity. There are schools along this route and it will make it safer for kids to walk and bike to school. Would you be willing to volunteer two or three minutes a day to make it safer for kids to walk and bike to school, would you step up to that opportunity? Thank you so much for coming. Aye.

Fritz: That's a really great way to look at it commissioner and congratulations to you and your team for getting this grant from the state 3 million dollars is indeed a nice chunk of change. Thank you to the six folks who came down to testify. It's really important and I appreciate it when people come down to support something rather than to oppose something. So thank you very much Aye.

Hales: One of my favorite quotes, Americans will soon have every means for moving about the city and no reason, whatsoever, to go there. This is the opposite of this. Thank you, commissioner novick and pbot. It's going to be great to walk down foster. Aye. Thank you, all, much. Okay. Let's move on, please, to the regular agenda. Item 750.

Item 750.

Fritz: Council will remember that on March 30, development services and parks urban forestry staff presented to council a report on the first year of implementation of title 11 the tree code. There have been many successes in the first year of implementation that parks and bds which is the bureau of development services shared with us in that report and they're going to share some more today, as well as the presentation from March. I personally received many complaints about the tree code or the things people think should be in the tree code that are not. And people have a spectrum of opinions about it. Some people think that the tree code regulations is too strict others say it's too lenient. Some people think it regulates too many trees, other say it doesn't regulate enough. Regardless of where people are on that spectrum there is consensus that there are portions of the code that should be examined. I asked my staff in the office and in parks to work with other council offices and bureaus and identify the most pressing issues in title 11 that need to be addressed in an amendment package. That was the task that you sent me away with in March. We have diligently tried to do that. And also, I appreciate urban forestry commission has provided input about their priority amendment list. My hope we can tackle a few issues this year especially if there are easy fixes to a significant issue. Today, I ask you to accept the report on the implementation on the tree code. I'm going to remind my colleague and the public on the several areas of the code are all right for amendments and I think its imperative we act on those amendments soon. We've had challenges on reaching consensus on what we should be doing. To tell you more about that, I'm going to introduce Jenn Cairo from Portland parks and recreation and Stephanie Beckman. They will talk about the challenges the found in the first year implementation of the tree code and provide new information about the types of amendments that they believe, and I believe, are necessary.

Hales: Good morning.

Jenn Cairo, Portland parks and recreation: Good morning. So, as you all know. Title 11 trees became effective on January 1, 2015. And as you also know, a comprehensive report and a tree code oversight advisory committee were submitted on March 30. In the presentation today, we will be briefly covering some of the implementation activities and accomplishments from the first year of implementation. Some of the challenges and some of the next steps. Several challenges with tree regulations have emerged during city-wide tree implementation. We've heard about these previously and I'm happy to expound later if you have questions about specific challenges we saw. Among the challenges are canopy

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impacts. A key goal was to preserve and improve the city's street canopy. What we found is that in both development and non-development tree permitting situations, there's a lack of large trees being planted. In non-development in some permit types, more trees are required for removal and there is a large loss. There's a net loss of large evergreen return the greatest. For a next steps, bds and urban forestry continue to work together to smooth and coordinate the permitting process, refine policies and improve customer service. They are conducting a title 11 compliance study. This is timely, after we have expended significant outreach efforts that accompanied the initial implementation of the project. We will be reporting to council on the trust funds established by the city's new tree code, as a preview to that, the tree planting and preservation fund has a balance, of over \$595,000. This collects tree mitigation payment and may be used to plants new trees and protect properties with existing trees. To give a further example of how those funds might be used, 587 new street trees could be planted and that is significantly more than urban forestry has had to plant with. We are going to work with Portland state university to create a planting strategy and where they provide the greatest services to the residents of the city.

Stephanie Beckman, Portland Parks and recreation: As was mentioned earlier, the bureau of developmental services have been tracking code issues and those run the gamut from larger policy issues that could be addressed, as well as more technical and clarifications issues or things that would make implementation run more smoothly. So, there have been some implementation issues that have been identified that could be addressed through the recap process which is the regulatory or improvement code amendment package or project, which is staffed by bureau of planning and sustainability and there's also this idea that there could be a future project to address larger policy issues with the code. So, I wanted to quickly give a few examples of issues that could be addressed through recap 8, which is the recap that is currently under way. Unfortunately, it was a little bit delayed because of staff turnover at bureau of planning and sustainability. It is scheduled now to come to city council for adoption and will go into effect a month later. So, currently, recap 8 has 11 tree code items that have been identified and we have been working with bureau of planning and sustainability and maybe adding more items. A couple of examples of the types of things we're talking about is fine-tuning fencing requirements. Looking at exceptions to allow small projects or projects that aren't anywhere near trees to have alternate tree protection. You heard about the idea of the tree in the back yard when why do we have to put up this expensive fencing and so forth. Isn't there some more reasonable way to do that? That's one thing we'll be looking at. If they're doing a window well, do they need all the fencing that would be required and trying to find more reasonable, practical ways to look at some of this? On the other side of that is also making sure we're getting adequate tree protection for larger projects, that are doing construction staging that aren't always addressed in the code right now. Another thing I know has been important is looking at situation where the code isn't necessarily seeing as reasonable in wanting to change that.

Fish: Can I ask you a philosophical question? I appreciate we have the recap process and there are some issues that require a full public process before a recommendation comes to council. My sense is there are things the council would like to see fixed here, waiting seven months for a regulatory process to run its course seems like a long time and what other options do we have to accelerate that process?

Beckman: For the -- sort of more -- implementation issues?

Fish: The quarter-inch pruning. We can spend seven months studying or cut to the chase and bring it to council. The planning bureau has said they're slammed. So that creates a bottleneck. We declared a housing emergency and we plowed through it. If there are some things that we think need to be adjusted, what's a quicker and more streamline process

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that we can follow?

Beckman: Unfortunately recap is kind of a fast process. It does take a little while. But, you know, you could choose to do something like that you did with -- people called the stop gap amendment dealing with large trees and development situations and do a separate code package that could move quicker through the process or you can pick out a couple of items that, you know, if it was forestry could hold a hearing.

Fish: So if we identified priority items, the forestry could have a public meeting and we could act on them?

Beckman: Yes, you could. There way the title 11 is set up, if there are two different commissions that recommend to the council -- so if it deals with development situations, the planning and sustainability commission would have to hold a hearing --

Fish: I want to put a marker down for my colleagues. There are a number of common sense fixes. There's consensus we want to move on. I'm not suggesting we short circuit any kind of public process where people have a chance to weigh in. There's a month required to have dually-noted hearings. I think we should look at the urgency and bring that package in the fall. Waiting until February and having further process and amendments is too long.

Hales: Any questions?

Novick: I agree. The -- having to get a permit when you prune a quarter-inch, that's an invitation for people to violate the rules. I don't think it should be a seven-month process. I appreciate Fritz meeting with them about the issues that pbot has with trees, one issue -- when pbot maintenance crews, they have to have a permit and it must be requested 60 days in advance. That's what I've been told.

Cairo: If I may, commissioner novick that may have been the case in the past. But we have issued Portland bureau of transportation maintenance a programmatic permit thereby they can proceed with whatever tree work they need to do and maintain roads.

Novick: I thought that was under discussion I didn't know that that had done that.

Cairo: It's on the books, on the website. Negotiated without many issues. That's a nice thing in title 11.

Fritz: Can I suggest we finish the presentation cause we have some invited testimony?

Hales: Thank you very much.

Beckman: So, I don't have a whole lot left to say. This is just a table showing some of the different examples of tree codes issues that have been identified. Again, some of them can be processed through the recap process, which is a once a year, kind of code clean-up-type thing. Larger issues, like, re-looking at when -- re-looking at some of the bigger policy decisions around tree preservation on private development sites or when you can remove a tree out of a development from private property, that would require larger stakeholder involvement and analyzing the pros and cons of that. Ideally, that would be led by the bureau of planning and sustainability, who lead the original tree project. They are best-equipped to manage that type of project. This could be done if it was directed by council and funded in the future. That's all that we have and so we would ask the council to accept our report and we can answer any questions.

Fritz: Thank you, Merrill Reddish who is the outgoing chair of the urban forestry commission had to leave but she had sent in a letter to the record. Then we have Jim Labbe who wrote an article. I would like him to go over the main points of because I thought it was an excellent article. You look like you're not prepared, Jim? [laughter] Jims was one of the finest. You point out what the myths of what's true and what's not true.

Jim Labbe: Sure. Thanks for the opportunity to come speak today. Mayor hales, Commissioner Fritz, council. My name is Jim labbe. I wanted to comment on this article that really tries to address head-on some of the prevailing myths and choices out there that

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surround the policy issues around trees. Also, highlight some of the really reforms that are still needed to kind of address those issues that those false choices bring up around, you know, false choices between trees and the ugb and affordable housing. Between reaching the city's development goals. So, I guess -- I want to really emphasize, the city council cannot afford to not continue with refining the code and addressing the reforms that have been widely recommended by the committee and forestry commission and Audubon and southeast uplift. Particularly as the city proposed new additional developments under the mixed zone project and infill projects -- I think you'll be getting specific recommendations as they come forward to council. We really need to address issues that are integral to -- to these -- address tree issues as we address these, these other zoning issues, or at least parallel to them. It's -- the time to do tree preservation is when property is being up zoned. When the city is allowing new development. Trying to go back afterwards doesn't really work. So the urban forestry commission takes -- specifically from this report around adding flexibility for development in residential zones. These are performed with a lot of developer support, to accommodate trees and both in the residential infill and the mixed use zone project. So, I think I'm going to focus really here on the three critical areas where I think there's a lot of confusion and where I would urge the council to go forward. The first is preserving and planting trees in the public right-of-way. This is very important, urgent. The public right-of-way is a crowded space, politically and physically, I think there's emerging consensus that there's is a vital area because it's where we're lacking canopy. It's where air and water quality is. There's a clear nexus to environmental justice issues around trees and access to nature in our neighborhoods. And, it's also -- it's really key to keeping the vibrant public complete street's vision we have in the city, that's really emerging. Trees -- what we're missing is the natural resource element of that, specifically trees. This is an area, commissioner novick, we're really going to need your help on the. Oversight committee has urged a integral planning for trees in the public right-of-way so we can get larger -- preserve and plant larger form trees in the public right-of-way. We're going to lose more trees on private land. Where we're going to make it up is the public right-of-way.

Fritz: Can you make the other two points fairly quickly?

Labbe: Yeah. The other area is around the preservation standard. The need for one really -- one of the myths is about title 11 is that the trees are preserved. There is nothing in title 11 that requires trees be preserved no matter how big and healthy. We need to look at a site review process and that's, again, a number of people have recommended that. And then -- the other thing is we're moving into barriers, to preserving large, healthy trees in the residential development situations. The last one is about removing title 11 exemption for commercial industrial land. It goes back to the zone project. We have oversupply of commercial land. It's time to apply the tree code to those so it applies more equitably -- thank you.

Fritz: Obviously, you believe the time is now for doing this and I share your sense of urgency. Maybe if there's more public input, and then have council discussion about how we move forward?

Labbe: There's a lot of knowledge built. I would hate to waste it.

Hales: Thank you, all. Anyone else wants to speak on this item? Let's make some room, folks, and allow others to testify. Thank you very much.

Charles Johnson: Good afternoon Charles Johnson, I do want to encourage you to move expeditiously as possible there are processes to adjust any mistakes -- I think it's an issue that is important to the majority of the city that we would be happy to see the city attorney get drug into court that somebody sees the tree code so erroneous. The most notorious situation was in east Moreland where people have consumed a lot of police resources and media attention, trying to make sure we move into this direction of keeping one of the

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things that's really essential. Condos have sold on division. People are moving into areas that have tree murder/tree destruction. At 7707 SE alder, we lost beautiful trees. If people like Vic remmers get to put in condos, doubling over alley and a block, they take out the trees. Eventually, some of the desirability of the city is going to go. So, there's nobody here saying move slowly. So expedite as best you can.

Hales: Thank you. Other questions? Comments?

Fritz: I want to frame the discussion here. I appreciate commission Fish, who also suggested an expedited process when I spoke with staff and maybe I'll have Pooja Bhatt my parks advisor to come up. We said in March that we thought we should have a package that moves forward. And the challenge is each one of us have a bureau or many bureaus that have a stake in the tree issues. Commissioner Fish has the utilities, Commissioner Saltzman housing. The mayor has the bureau of planning Commissioner novick has transportation and I have parks. It isn't that we haven't been able to agree on a set. We would have to have a lot of staff work to have just that go through. Title 11 requires it goes through the urban forestry commission and the planning and sustainability commission. The challenge is that we did title 11, back in 2011, to make sure we integrated all of the different codes in many different places. If we make any more significant changes to title 11, we have to make sure they don't impact issues title 33. If I summarizing appropriately, Pooja?

Pooja Bhatt, Commissioner Fritz's Office: Thank you commissioner, my name for the record is Pooja Bhatt as you and others have noted, there are a number of opportunities in title 11 to address things that may make more sense with additional community input. I've spoken with staff in other council offices about what an amendment might look like. Both for a timeline. Commissioner Fritz noted, we haven't been able to find consensus other than the quarter inch pruning department. We thought we could look at a small number of amendments and move forward with the impacted bureaus leading the charge but for example, the bureau of development services and parks are the two primary implementing bureaus and each have their own role to play. Each has their own mission and they bring their own perspectives to tree code so my understanding is that the bureau of planning and sustainability has been looked to as the neutral arbiter and to do the facilitation for an amendment. The capacity and some of the lead bureaus is very limited, at this time.

Fish: Speaking for the utilities, what we'd like to suggest is that we get all the bureaus that have a dog in this fight. You've identified them. Planning, bureau of development services, transportation, parks, water bureau. We schedule a meeting in the next two weeks -- my understanding is you're doing wonderful diplomacy and secretary Clinton will be knocking on your door. But there's nothing like putting everyone in one room, locking the door and banging heads. Currently, there are some pretty significant disagreements within the family. I'm talking about the family of city bureaus and we are facing the prospect of having to go through administrative appeals processes to address those disputes rather than fixing the code issue that may be the trigger for those issues. And that is not a great statement to me about city government and it's not a great use of scarce city resources. So in the spirit of what commissioner fritz is thinking here I would suggest that we direct all those bureaus and I hope we have the support of all commissioners unless a commissioner says I'm sending the right person this doesn't work we have the first meeting within two weeks we set a goal, we put the issues on the table and set a consensus. If there's not a consensus I suggest that those issues go to each of u so as commissioners in charge we weigh in and say if we agree with staff or not and then we set a goal and I want an amendment commissioner fritz that memorializes that we'll have a follow up in one month about where we are on options and that doesn't bind anyone one here, but with all due respect I think there is a sort of urgency with all of these right of way

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issue are calling friction within the family and that's not how we solve our problems, as a city. And that's the spirit in which I suggest we go forwards.

Fritz: That sounds terrific. Does anybody object to that process? That's very helpful. I appreciate that. It is the commissioner in charge who has to direct the right people as commissioner fish said. I'll talk to you about how to help lead that. You don't have either the two lead bureaus. So we need a mutual--

Fish: So, we're not looking for work at the bureau of environmental services. But we're proud -- this is shared by the prior commissioners in charge, that since 2008-2009, almost 50,000 trees have been planted. We're not technically the implementer, but we're a huge player in the tree strategy. The other point that I'd just like to put on the table is you're doing the title 11 code revision process --

Fritz: No, the recap process.

Fish: Will Bes have a seat at the table through that process?

Fritz: That's run through the bureau of planning. Planning is so strapped. We can figure out --

Fish: Let me -- I hear -- the parks and urban forestry are doing an update on the urban forest management plan. That's a big project, has lots of implications. Bes would like a seat at the table to partner on that.

Fritz: Thank you very much, colleagues. I appreciate the discussion and I'd like to move the report and vote on that so that we can then come back with a new project rather --

Fish: May I offer a friendly amendment? Within two weeks of today, all the bureaus that have a stake in the tree code, representatives chose by commissioners in charge, shall meet for purposes of reviewing all current code changes under consideration, with the direction of trying to find consensus on a package that could be brought within a month of today, could be brought back to council for further consideration about how that package may be addressed

Fritz: If we might extend the month of it because I'm going to be in England. Given that there is vacations and such --

Fish: No later than august. Did we get that right? Hearing no objection, thank you.

Hales: Any further discussion? Commissioner fritz moves the adoption of the report and commissioner Fish seconded it. Any further discussion? Let's take that vote please.

Fish: Thank you for this discussion. We still have work to do. This is a very ambitious and complex task but I think sitting down, working together, we can work out the kinks. Aye.

Saltzman: Thank you to both bureaus for this report and to the commission. We look forward to working with all the effected bureaus and trying to get some common sense fixes. Aye.

Novick: I appreciate the hard work of all the bureaus involved trying to make the tree code work, and work better. I appreciate Commissioner Fish's sense of urgency of resolving it quickly.

Fritz: I'm very grateful to the mayor for assigning me both development services and parks to begin implementing the tree code. It is has been challenging not to just coordinate the two bureaus. Thanks, commissioner Fish with your middle child diplomacy and able to bring us all together and move forward. [laughter] and I agree, we need -- we need to -- I'm speaking as a fellow middle child. The key bureaus need to work together and we do recognize that it is going to take additional funding as Jenn Cairo and Jim Labbe mentioned. We have the funds to pay for it. We're not asking people to do that out of the goodness of their hearts. We could for instance mayor look for a new staff person in the bureau of planning and sustainability who are the experts in doing land us and code changes. So, I hope that we can have that commitment. Thanks to Jenn Cairo and Jim and Becky esaul and the bureau of planning and sustainability's recap team. Mark, the urban

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forestry commission, the tree oversight advisory committee. This was a report to say how we're doing. Obviously, we're doing some things well and some things not so well and thank you to my senior policy advisor. Aye.

Hales: Aye. We are going to take a break, at some point, around 12:30 to 12:45. Before we take a break, one of them is the proclamation 752. Those folks are going to come back in a little bit. Commissioner Saltzman wants to take action on some things.

Fritz: Mayor in difference to our other elected officials.

Hales: We're doing 751 next but after that we're going to dance around a little bit to make sure --

Fish: I would ask that we do 762, since it's a second reading. Just in case we don't have the requisite number otherwise my stuff can be put over.

Fritz: I filed an absence from 12:30 to 2:00 so I need to be with my family at that point.

Hales: We'll break at 12:30, or thereabouts. If you have to leave early, we'll take Ms. Peck as she returns to the council chambers. Let's take 751, please.

Item 751.

Hales: Second reading roll call.

Fish: Mayor and colleagues, I'm very pleased we're at this point where we're poised to vote. I want to say a few things. First, I want to thank and acknowledge the work of auditor Mary hull caballero and Deborah Scroggin and ombudsman Margie Sollinger, for their tireless work to open up city hall and strengthen public trust in government. I want to acknowledge three significant reforms that have been adopted. The auditor and the ombudsman made it easier for citizens to fight city hall, by eliminating arbitrary fees that prevented people from getting a hearing on their claims. They worked with council to require political consultants. We are poised to adopt common sense reforms to strengthen transparency and close the revolving door loophole. Thanks to the work of the auditor, the elections officer and ombudsman and this council, we are poised to make progress. Aye.

Saltzman: Aye.

Novick: I appreciate all the work that went into this. One thing that I think is particularly important is raising the penalty for violations from \$500 to potentially \$3,000 because rules are not meaningful unless there is meaningful enforcement. Aye

Fritz: I appreciate commissioner fish and auditor Mary Hull Caballero's work on this and sensible things that will help the public. Aye.

Hales: Aye. Okay. Let's maybe go ahead and take the construction excise tax now. Any reason not to do that next? Let's do 771. Second reading and a roll call vote, please? 771, would you read that? Let us vote.

Item 771.

Fish: Commissioner Saltzman, under your leadership, we're asking everyone to help solve this housing crisis. This is one of a number of initiatives you brought forward. I'm pleased to support you on this and later this week, on a referral where you'll ask the voters to support it. Aye.

Saltzman: As my colleagues well-know, the lack of affordable housing is the greatest crisis facing our city right now. And the current market conditions are only increasing the crisis. New development, both residential and commercial, is continuing to put more stressors on the need for affordable housing. A minimum wage worker in Portland would need to pay 100% of her income to pay the rent on the average weekly -- average newly-built apartment in Portland. This construction excise tax is a tax on new development that makes sure growth pays for growth. We've worked hard in the city to insure that jobs are located close to where people live and we have been succeeding. But we need to also insure that people can actually afford to live in our city, near those jobs. We need to insure that the people who comprise our workforce, have places to live and raise their families. I'd

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like to thank the housing bureau, Shannon Calhan and the bureau of development services for putting together this policy proposal we're about to adopt and I'm pleased to vote aye.

Novick: I had a number of things I wanted to say. I'm going to talk really fast. Colleagues I'm pleased by this ordinance today for years we have preempted by the legislature to construct a construction excise tax, thanks to the legislature's action, we can adopt this tax. Thank you, Oregon legislature. I'm pleased that all of the revenue raised will go toward affordable housing. We're keeping 100. As we know all too well, affording housing is a dire need. It is becoming more expensive. This is a serious problem that threatens to turn Portland into a place where only the wealthy can leave. The housing bureau's report says, housing costs and income disparities have limited opportunities for the black, Native American households. We need a comprehensive solution to the problem of housing affordability. I have spoken about the need and the single family zones so we can get diversity of housing. Just as important, though, is building subsidized affording housing units to insure housing is available for low-income families. That's why I'm to support this measure, dedicating revenue to building and preserving affordable housing. That's where the biggest need is and this tax isn't going to solve the whole problem. It's a big step in the right direction. I want to talk about a concern this ordinance raises for me. We have received testimony about the cost of this for development. I think this construction excise tax is well-calibrated. We need to look, comprehensively, at all the taxes and fees we have development. Those costs do figure in and more and more fees will eventually tip the skills against a new development. Why does this matter? Many might think it's good to stop development. If we put the brakes on too many projects, it will push prices for everyone up. There is a balance. The revenues will build affordable housing. And that is a good thing, but if all the city's taxes together stymie the cost of building we'll increase housing for everyone and we'll get the revenue we need for affordable units. I reflected on the fact that a year ago when we talked about the parks sdc methodology at the time the mayor called for a council-wide look at development costs near affordability. The mayor asked how the updates parks sdc fees meshes with other fees to affect the affordability of housing. Colleagues, we've been awfully busy. I expect the other cost development will be coming to us. So let us commit to putting the pieces in place for a big look so we can better understand. And, with that, I'm very pleased to vote aye.

Fritz: Thank you, commissioner Saltzman, for this measure and for the work you did in Salem to help us pass and thanks to the government relations team and legislature for allowing us to growth pay its way. I would have preferred that some of the money might be allocated to some of the operations and the things that we know are cost-effective in terms of rent assistance and rapid rehousing. Absolutely sure -- 100% needs to go to housing. I'm concerned that as we continue -- as we start building more that we are going to need to have the funds to operate those buildings. Sometimes the cheapest thing -- the most cost-effective thing to do is not building a new unit but helping them stay in the unit they have. I appreciate commissioner Saltzman showing us the system development charges and fees and other things different bureaus provide and we know that these taxes -- these fees pay for services. And that's what we're doing right now is trying to development pay the true costs of its impacts on our community. Aye.

Hales: Thank you for your leadership on this. We look at the work we're going to be doing this week on this issue and when we declare a state of housing emergency back in October, we meant it. I want to point out the order in which we've taken on these commitments. That is, we declared an emergency and the city dug deep first. We had fund dollars to housing and made a commitment of tax increment funds then, we're going to ask the development community to dig deep to help and finally, we're going to ask our citizens

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to dig deep and help and that's the right order and I appreciate the fact that we're all lifting this big load together and we need to do that because it's a really big load. So, thank you for your leadership in doing that just. Aye.

Hales: Okay. Let's return, then, please, to our proclamation, which is item number 752, because Emily peck is here. Come on up, Emily.

Item 752.

Hales: I want to welcome Emily. I have this wonderful proclamation, a globally renowned humanitarian has inspired millions with his teachings and service projects and focused on yoga and meditation and whereas the art of living foundation and the international association for values humanitarian active in over 150 countries working to create sustainable happiness, achieving peace of mind and enhancing health and where the Portland chapter has partnered with local businesses and universities to conduct seminars that allow employees and students to achieve a high quality of productivity. They have been actively involved in projects. And, create a happy, stress-free and violence-free example. They're hosting get happy Portland on July 5 to July 6 at the Oregon convention center. The event's providing a rare opportunities for attendees to meditate using ancient techniques. I do hereby proclaim July 5 to the 6 to be happiness day and encourage all residents to observe this day. I would say, maybe to add an editorial comment to the formal of text, if you can't be happy in Portland under these conditions, you probably never will. [laughter]

Emily: Thank you for your support for the art of living foundation and for declaring July 5 and 6 happiness day. Personally, I would like to invite you all, not only to the event at the convention center on July 5 and July 6, but to meet Shri Shri ravi Shankar. It's a very unique opportunity to meet a global peace maker. The government of Columbia, the president recognized [indiscernible] for helping to end a 50-year entrenched civil war by mediating talks. Shri Shri Ravi Shankar was in Great Britain meeting with the lords and the ladies, speaking about social cohesion. Yesterday, he was in Ohio. Here's a really incredible personality and we're honored to organize a program for him at Portland at the Oregon convention center and we wanted to invite you all to meet him. I'm sure he'll be very pleased to meet with you and all that you do for the city to build peace and resolving conflict. So much for the proclamation and for everything you're doing for in city.

Hales: Thank you. We'd love to take a photo with you.

Hales: Good work that's a nice thing for Portland to welcome somebody of that stature here and we can all use some more happiness. Thank you. Let's see what else we're going to try and accomplish before we take a break. What's your pleasure folks wanna stick around for another 10 minutes.

Fish: Can we do a second reading on 762.

Hales: We can, anymore request on what we should do.

Fish: How about we do the Dan's seconds as well just to knock those out 764 to 769.

Hales: Are you ok with waiting after the break for your item? Ok we'll do 762 and then the series of second readings starting with 764.

Hales: Let's take 762.

Item 762.

Hales: Roll call, please.

Fish: Aye. **Saltzman:** Aye. **Novick:** Aye.

Hales: Aye. [gavel pounded]

Hales: 764.

Item 764.

Hales: Roll call, please.

Fish: Aye.

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Saltzman: I want to say the following six items, 764-770 are all projects that are increasing the supply of affordable housing, special private sector developers, have stepped up, but it also, they have stepped up because the city council and the county commission have increased the amount of tax revenue that they are willing to forego in order to have the affordable housing produced, so all told we'll get 105 -- over 100 unions of affordable housing from these seven -- six developments. Aye.

Novick: Aye.

Hales: Aye. [gavel pounded] ok. Next.

Item 765.

Fish: Aye. **Saltzman:** Aye. **Novick:** Aye. **Hales:** Aye

Hales: 766.

Item 766.

Fish: Aye. **Saltzman:** Aye. **Novick:** Aye. **Hales:** Aye. [gavel pounded]

Hales: 767.

Item 767.

Hales: Roll call.

Fish: Aye. **Saltzman:** Aye. **Novick:** Aye.

Hales: Aye. [gavel pounded] 768.

Item 768.

Hales: Roll call, please.

Fish: Aye. **Saltzman:** Aye. **Novick:** Aye. **Hales:** Aye. [gavel pounded]

Hales: 770. Or skip 769 -- 769.

Item 769.

Hales: Vote.

Fish: Aye. **Saltzman:** Aye. **Novick:** Aye.

Hales: Aye. [gavel pounded]

Hales: 770.

Item 770.

Hales: Roll call vote, please.

Fish: Aye. **Saltzman:** Aye. **Novick:** Aye. **Hales:** Aye. [gavel pounded]

Fish: 757 is the last second reading.

Hales: We have a couple police bureau items we have someone waiting for so let's take those.

Saltzman: And fire, too.

Hales: Let's go ahead and go to -- no one is here on 754, right? So we'll do 755 and 756, 757. 755 please.

Item 755.

Hales: I thought that [inaudible] was going to be here. She's not? Oh, sorry, all right, we'll hold this. I thought that she was going to be here. Should we hold all those, 755-757, so we do have people here on -- which items? Sorry? 761. And 760. 751 and 760. All right, 760, sorry, I got myself screwed up. 760, please.

Item 760.

Hales: Ok. We'll talk about the trucks. Welcome.

Chief Mark: I am the chief mark, Portland fire and rescue, and I am just here to answer any questions. This is a standard replacement procedure from a replacement budget for purchasing for of our new apparatuses that we'll be requiring for the next couple of decades.

Hales: Anything else? Questions?

Fish: These vehicles, are they donated to our friends in Guadalajara?

Mark: Not these ones, sir. They are the current apparatus that we've been donating and

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one is going to the Oregon fire service museum and not been one identified to be replaced or donated to anyone else. We won't see these for at least 10 to 14 months.

Fish: I know you are trying to get maximum life out of your vehicles but it's sobering to hear you are donating to a museum.

Mark: That apparatus -- I don't think that I would want to receive that.

Hales: Do you want to speak on this item? Ok, motion to adopt a report, please.

Fish: So move.

Saltzman: Second.

Hales: Roll call.

Fish: Aye. **Saltzman:** Aye. **Novick:** Aye.

Hales: Aye. Thank you.

Mark: Thank you very much.

Hales: Thank you, and item 761.

Item 761.

Hales: Good afternoon.

Sharon Raymor, Office of Management and Finance: Good afternoon. I am Sharon, the facilities project manager, that's going to be overseeing this project, and I am here -- I am here to speak on behalf of this, if there is any questions.

Hales: Ok. Any questions? Thank you very much. Anyone want to speak on this item? Is it an emergency ordinance? Let's take a vote, please.

Fish: Aye. **Saltzman:** Aye. **Novick:** Aye.

Hales: Aye. [gavel pounded] I think we have people here on 756 and 757. The other two police items, so let's go ahead and read both those, please.

Item 756.

Hales: We have staff here from the police bureau, any questions? Anyone want to speak on this item? If not, then let's take a vote, please.

Fish: Aye. **Saltzman:** Aye. **Novick:** Aye.

Hales: Aye. [gavel pounded] 757, roll call.

Item 757.

Fish: Aye. **Saltzman:** Aye. **Novick:** Aye.

Hales: Aye. [gavel pounded] and water bureau staff standing by for the last one. Do you want to do that now?

Fish: Ok. If they are here.

Hales: 763, please.

Item 763.

Fish: So mayor and colleagues, under the new surplus property policy, we have a big surplus property and small surplus properties in the, and the properties in the small category that bypass some of the more robust public process are properties where there may be -- we have a small piece, a very small piece of the property, a potential cloud on the title. The director, I asked, to come forward with the ones sort of routine things that we can just dispose of and we have aggregated these as four relatively non-controversial, mike take it away.

Mike Stuhr, Director, Portland Water Bureau: Commissioners, we are here today to seek permission to dispose of the four pieces of property. The rules that we're doing this under is category 1 of the policy that council just approved. It may have one or more of these characteristics under 50,000, clouded title, as the commissioner mentioned, size, shape, location, condition, restriction imposed upon the property are gained by the controlling bureau to be useful only to the adjacent owners, and Sometimes the land use or city ordinances may not be able to dispose of. So what I want to do is show you the picture of these four pieces of property, and I think that it will all become clear. 3141

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northeast 148th is that little yellow square you see there.

Fish: The triangle.

Stuhr: Yes.

Fish: They are not a mathematician.

Stuhr: They are trying very hard to not be the chief engineer any more. Sorry. Didn't work. So we have the small triangle of property. It's 3,000 square feet, roughly, and there is deed restrictions and so on. Basically, the surrounding property controls our access by an easement, and we only get the easement if it's used for water purposes, so the minute it's not used for water purposes, and we lose the easement nobody can get at it. It really should revert to them. The second piece of property is on northwest skyline road.

Fish: This is what we call a canoe.

Stuhr: A canoe, and I won't call it a box or a triangle. What this really is, is the result of multiple, I hate to say the surveyors make errors but somewhere between us and the county highway department and the pbot have all got slightly different surveys of this. After talking with all of the relevant parties, the simplest way to clean 24 up is to do what we are going to do, which is basically work with the owner of the bar to give them their Property because it sits right in the middle of their driveway. It's really an artifact of small surveying errors over 50 years.

Hales: Surveyors do make mistakes, anyone who has been down to division would know that.

Stuhr: And there are also problems in Multnomah County and Clackamas County that sometimes confuse things. On tomahawk island drive, it's really hard to see this in the picture, but in this one, there are overlapping easements here, and this is a well that we inherited from Hayden Island in the early 1990s when we took over the Hayden island water system. We have never used it. And it's in the master's backyard, and we intend to work with the harbor master and just end up with it in his possession. The last one is kind of more interesting. That is a box, I think, or at least a parallel-o-gram. You can see where it sits. Here's a little more close-up picture. This property is surrounded on all sides, all four sides, including across the back. You can see our tank over there on the right-hand side kind of upper right, the blue blob is the top of the [inaudible] tank. This property is surrounded on all sides by the homeowner that owns the house on the left side of the picture. It really can go to no one else. It would -- it's the right and fair thing to do, it's about 10,000 square feet, but it's in this gentleman's backyard, and He owns all the surrounding property, including a small slice across the back where it abuts our property. Those are the four parcels, we're seeking authorization to make a deal with the parties and dispose of them, and honestly, this process cost more than any other properties are worth.

Hales: Ok. All right. Any questions? For the bureau on this, this position? All right. Thank you both very much, and anyone want to speak on this item? If not, it passes to second reading. Question only have a couple things left. You guys want to get it done? And then break? I think that we have got -- we have got one more already holding to this afternoon.

Fish: Set them over.

Hales: We'll set over the remainder of the agenda to this afternoon and come back at 2:00 p.m. Thank you.

At 12:46 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 and should not be considered a verbatim transcript.

Key: ***** means unidentified speaker.

JUNE 29, 2016 2PM

Hales: Would you call the roll?

[Roll call]

Hales: Welcome, everybody. We have five items left over from this morning's calendar that we're going to try to address. Let's take 753, please.

Item 753.

Hales: Well, I'm very pleased that we are having this discussion this afternoon and that we had this great panel before us to talk about this. This is an important change that we've made in how we do business in the city. Historically during the budget process, we've had individual council members or community members come forward and we've funded things that way. When I took office in 2013, I asked our budget office to reassess this system and they believe, as I do, that we need some objective criteria for when the city council does grant making because there's a limited amount of that work we should do outside of the core functions of city government. There was an audit in January of this year that reinforced that need and highlighted that there's a lack of competition so the new system has people applying through a process that omf will manage. We have one-time special appropriations grants and a process that's about to begin, that we're going to hear about here this afternoon on how that application will work. I want to thank Rachel and Sheila for talking about this, this afternoon, and taking the council's recommendations.

Rachel Wiggins, Mayors Office: I'm Rachel Wiggins, mayor hales office. I'm here to request that the council approve the special appropriations committee and the way things will be awarded funding. The aim of this process is to create a more transparent, competitive and equitable process for awarding funds. The committee will be comprised of representatives from each of the council offices. We've already had one meeting to review the process for bringing this forward to council. And then it will be staffed by omf grants management and Sheila will be one of those individuals. Interested organizations will be asked to apply under community based arts and culture, special events, opportunities for Portlanders and community health. Applications are set to be available this Friday, July 1, and we are requesting they are back by August 15. In those applications and you've got a draft of that application in your packet organizations are going to be asked to address and evaluated on how they meet the city's standards of success and the equity goals which oehr drafted for us. Both of which are listed out in the application and the organizations will be asked to speak to them. Once the committee has the applications, they will review them in mid-August and early September with the aim of bringing a recommendation to council in mid-September. We have a tentative plan for September 21. Again, ultimately, council will review the recommendations and award the funding. We were trying to strike a balance between what was happening before which was an entire political process and was a very strict rfp process. We wanted to make sure that while bringing the recommendation, the council will be awarding the dollars. That's sort of the nuts and bolts of the process.

Hales: What do you have to add to that?

Sheila Craig, Office of Management and Finance: Only if you have a question

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Fish: Rachel, I have a couple of questions. Into this process, can anyone apply?

Wiggins: Yes

Fish: So, let's say that, as a result, we get -- I don't know -- millions and millions and millions of dollars of asks for a \$1 million pot. I don't know if that's the case, we'll find out. Do you think we might want to consider now, or in the future, a requirement that at least, say, two members of council sponsor the grant request in order to discourage people from just putting in millions of dollars of asks for a small pot?

Wiggins: I think if the council thinks that's a good idea, it could be incorporated. This is really a process to be owned by all five of you.

Fritz: I would suggest that that would go against we want this to be open to everybody, not just the people we happen to know at the organizations we happen to know. At the end of the process, we would have to have three of us supporting each of the recommendations. I personally would prefer not to have council members sponsoring particular asks.

Wiggins: We were trying to strike a balance. We wanted to be as flexible as possible and if there needs to be course correction at the end of this process, do it for the next year, rather than be too prescriptive

Fish: When you do your assessment, what I'll be looking for is what this, in effect, promotes is, you know, hundreds of worthy community organizations putting in a request and creating enormously complicated and time-consuming process, of which we award \$1 million. I want to make sure it's scaled to the process. We finish our budget process. There's a lot of people disappointed that they didn't get everything they asked for. This becomes a safety valve. At the end of the day, the council makes the final say, so it's going to reflect our values. I think we're going to learn that having some kind of quality control at the front end, that says it has a fighting chance of competing, is -- makes sense because it'll reduce the burden on the committee to have to screen potentially hundreds of applications. We'll see what ultimately -- what this test drive produces. The final decision is in the hands of the council. The other question I wanted to ask you is -- and it goes to something that the grant programs generally struggle with from a philosophy point of view. Is it your view or the committee's view that we should be looking for chance opportunities to be impactful? Or is it likely we're going to end up with lots of small awards? This is something that comes up with the cultural trust where there's an argument that you give a lot of money to one group and you want to give smaller grants to people that don't necessarily move the needle, but support a component of what they're doing. Any thoughts on that?

Wiggins: You know, we discussed it as a group. And I think we really want to see what we get before deciding, you know, whether or not a bunch of small grants is the way to go and see what the responses from the community is -- are, sorry.

Fritz: I heard from somebody on your committee that you might go back to somebody who asks for \$500,000 and ask them if they'll take a quarter of a million or what would you do if we gave you a lesser amount? So it's going to be a sort of interactive process this time around.

Hales: Any questions?

Novick: These are broad categories, but they're not infinite. I was wondering if you looked at the special appropriations over the years and if there were some that would not fit into any of these categories. Whether there were any that gave you pause because they didn't fit like they seemed into the categories.

Wiggins: Request from Commissioner Fritz's office came. I went back to 2010 and compiled a list of all the special appropriations we awarded and for the most part, they could fit into the categories. I think there were a few that were bureau-specific, that were put into special appropriations that wouldn't necessarily fit into these categories, but the

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outside awards did. This is really an opportunity for individuals to self-identify. So we're not going to tell them that you fit here or where you apply.

Fish: Once you've compiled all the requests and evaluated them, what ultimately comes to council?

Wiggins: A list of potential grantees.

Hales: Is there a report.

Wiggins: It'll be a report.

Fish: And we have \$1 million to spend but it could include a multiple of that in options?

Wiggins: If council would like to see the organizations that applied but were not recommended, we're more than happy to provide that, as well. I can give you as much information as you like.

Fish: Our decision will be based on the list of recommendations or everyone who applies?

Wiggins: I think it's easier to base it on the recommendation and suggest amendments or changes rather than working from a larger list.

Fritz: Each of us has a designated person on the committee so there may be some back and forth between your huddle and go back to the commissioner and say, do you care about any of these particulars? It will be just as you suggested, commissioner Fish, but more on the back end where we already have a slate of opportunities and we're trying to help the committee come to us with recommendations.

Fish: I hope we see more than \$1 million of recommendations. One thing that could come out of this -- what happens is we say, gosh, that's really an interesting idea. We hope they come back and fine-tune their proposal. Here are the four we want to fund and to stay under \$1 million, we suggest someone take a haircut. I hope there are more to fund because it makes it more dynamic than comparing among choices. And, b, there may be some that fall off the list and we'll want to strongly encourage them to come back.

Fritz: I have three points, the first is a suggested friendly amendment, in the resolution in the third whereas it says whereas funding will be awarded in each of the following areas, I believe the intent was may be awarded. If it so happens that no one applies for expanding opportunities, you wouldn't say well we didn't get one, so would you accept that as a friendly amendment? Secondly, could you say, again, how people can apply? Where will the opportunity be posted?

Craig: We actually have set up a website within omf. The link will be on that website but it will also be on each council office's website and the city's website.

Fritz: If you could put it on the front page and be very clear on when the application is to be posted and finished and we will send it out through the office of neighborhood involvements information list. And that brings me to my last suggestion. We have found in the office of neighborhood involvement if we allow people to give their -- make their request in their own native language that, that fosters more inclusion from new Portlanders communities and puts it on us to translate rather than somebody who doesn't speak English so could we have that as a norm for this?

Craig: We have that as an option.

Fritz: Great. Thank you.

Fish: Question number 3 on the application says, have you received city funding before. What was the thinking on that?

Wiggins: I'm going to turn that over to Sheila.

Craig: I think it was maybe to get to an earlier question of, have you received special appropriations funding in the past. It is in the grant management world and looking are there any risks? Looking at what their performance was. Informational for us, for the city -- if there was an organization that the city had some issues within the past --

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Fish: its quality control, not used against you if you have received prior money. It would only be used against you if you have not been a good custodian of the money you get?

Craig: Correct.

Fritz: Thank you for drawing my attention to the application. It's asking how the project meets 12 goals rather than the five listed in what the categories are. How would somebody know they're supposed to address the categories rather than the 12 goals?

Craig: The 12 goals are in the Portland Plan

Wiggins: The application, there's going to be the five categories and you click on the category you're applying under and the application asks you to address any of the 12 city measures. So it's application-specific and then within the five different applications is the same set of 12.

Fritz: I apologize for getting into the details here. It seems like for somebody who's new to grant making that might be difficult they might think they have to address all 12. You might want to change it too which of these goals will the project address, rather than I don't have anything for reducing emissions

Fish: I like that suggestion. It's a sophisticated grant writer that's going to write a lengthy essay about all 12 apply, as if preordained from heaven and we really don't want that. A smart person could make those cases. I'd rather see how this goes deep in supporting prosperous households

Fritz: I would suggest about doing away with unless you had strong feelings about the list of 12. You could maybe list them as a reference. If you have to pick one of the five categories to start with, just tell us why your project meets that goal. Besides 200 words -- I don't think you get all 12 of them in, in 200 words. So maybe a little tweak.

Wiggins: Thank you.

Hales: Other comments?

Fish: Is the timing, Rachel, in which we're doing this coupled from our budget with September 15 cycle so that takes it out of our normal budget cycle. Does that present any challenges to grantees?

Wiggins: I think in that their -- the notification of whether or not they're getting dollars from the city is delayed several months, so there's that impact. From the contracts, it's very rare that they're invoicing us or getting funds before the fall. Even though the budget -- the funds are available in July. So, I think if there's an impact to budgeting, but not cash on hand.

Fritz: It's like the innovation fund, it's internal with city bureaus we get those packages coming at various times over year. This is with external partners.

Fish: One thing I'd like you to consider, as we test drive this, is do we learn in the course of doing this first round that there's a virtue in moving back the date? Because some of the serial one-time special appropriations people are used to being looked on favorably and gave their money in a different calendar. I'd been interested in knowing if we should move up a date.

Wiggins: Ideally, we would have moved it closer to the approval of the budget, but with this being the first year we're a little bit slower.

Fritz: its one time money, right? We don't know if we'll be doing it next year, correct?

Wiggins: Correct.

Fritz: I really appreciate this.

Hales: Thank you, both, very much. Anyone else want to speak on this item? Let's take action on the resolution, unless there are questions for Rachel and Sheila. I want to thank you both for putting your work in this and carrying out what the council intended. Roll call please.

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Fish: Thank you for your thoughtful work and for bringing our designees together to get to this point and I'm hopeful that this actually is an enhancement over what we have done in the past. So, thank you all. Aye.

Novick: Thank you very much for your work. I was in sympathy with Commissioner Fritz's desire to open it up. But not being a middle child, I had no way of doing that. [laughter] Aye.

Fritz: Thank you very much. Thanks to the council staff who will be evaluating the requests, Rachel, Jaime, Erica. I'm pleased to have this, for many reasons. It is appropriate that if we have \$1 million, we have experimented with city staff to have great ideas. Now we're going to ask community -- I have had three times people coming into my office asking for money, I said, great, you can participate in this process rather than I don't have large buckets of money to be handing out to you. I will say that the office of neighborhood involvement's grants are \$130,000 for the district coalitions. There's nothing -- very little for small grants for the diverse leadership program. If we find this works, there might be a way to partner between the neighborhood small grants program and this project, if indeed, we can fund it next year at all. In the meantime, if you didn't get a small neighborhood grant, maybe you can participate in this process. I'm pleased it's opening it up and we'll be involved in getting the word out so we do get a lot of applications, that's what we do want is to get a lot of applications. Aye

Hales: Great work. Thank you very much. Aye. Let's take 754, please.

Item 754.

Hales: This is a good thing. I don't think we have a formal presentation on this. Any questions by council? Anyone want to speak on this item? Come on up, please.

Shedrick Wilkins: I'm Shedrick Wilkins and I've advocated that community colleges are free. I talked to this emt guy over here. It's a two-year program. I don't believe that -- if you're a core family, you should try to be a doctor, you don't have the money but you can be an emt and find out if you want to deal with people who are in pain or bloody. You go to medical school. And this -- you have to go eight years to be a doctor is not the right way. And community colleges offer things like therapy that's not necessarily surgical and those skills are from the community college. In the form of medicine. Computer programming is something you can learn with one or two years at a community college because the information can be brought in from a larger computer and that was impossible, you know, before things like apple computer came around. Bill gates does not have a university degree in computers and Paul Allen actually are now considered computer scientists even though they don't have university degrees in computer science.

Hales: Okay. This is an emergency ordinance. Let's take a roll call vote please.

Fish: Well, I'm really pleased that we're continuing to support future connect and its first cousin, which is the summer works program. Mayor, if I can take one second to embarrass my intern and acknowledge that Joyce started today, in my office. She's a summer works intern. She'll be working on constituent services, the website and specific projects. She's a graduate from Roosevelt high school. She's pursuing a ba in communications at Portland state university. Originally from the Democratic Republic of the Congo and fluent in four languages. During her free time, she likes to take long walks, play soccer and read. We're thrilled we won the lottery. Aye.

Novick: I'm really pleased that we -- despite budget pressures, have resources for future connect. Aye.

Fritz: Indeed, through thick and thin or from good time and bad times, we have supported this program thanks to Sam Adams. It has such great results that Beaverton and Hillsboro are joining the program and these \$545,000 leverages millions of dollars from the pcc foundation, one of my favorite events of the year to listen to the young people folks talk

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about why community college meets their needs and the differences that this provides wrap-around mentoring services. So, I'm very grateful that you continue to fund it. Aye.

Hales: Just as it won't take just one housing strategy to deal with our housing crisis, it won't take just one opportunity strategy to deal with the income and equality and the differences in opportunity in our city, so this is one piece of that strategy. As it happens, I'm speaking tomorrow to a bunch of economic developers and I think this is one more example of the kinds of things a city can do within the city's own wheelhouse, if you will, of economic opportunity to try to create the community that we want. So, I'm very proud of this work. I think it's of a piece of a lot of things. Aye. Let's take 755.

Item 755.

Hales: Good afternoon, I hope you weren't waiting around all morning.

Sara Westbrook, Portland Police Bureau: So, this is an extension of the contract that we've -- it's already been in place. These are the clinicians that are assigned to our behavioral health unit.

Hales: Questions?

Fish: That was the most succinct presentation. [laughter]

Hales: I'm glad you weren't staying all morning for that. Roll call, please.

Fish: Aye. **Novick:** Aye.

Fritz: Again, I'm very happy to vote on this one. This is required by the department of justice settlement agreement so we can be sure that this program is going to continue and that's a good thing. Aye.

Hales: Aye. Good work. We have two more from this morning. 758.

Item 758.

Hales: Commissioner Fritz?

Fritz: Thank you. We're now calling it Luuwit view. I'm going to turn it over to our staff to give a presentation on this contract.

Lauren McGuire, Portland Parks and Recreation: Good afternoon, mayor hales and council. I'm the capital project team manager from Portland parks and with me is Christine Moody, our chief procurement officer. And Britta Herwig the capital projects manager for the project. We're here to ask Council to accept the guaranteed maximum price of 3,401,596 with Stacy and Witbeck, Inc, the construction general contractor for this project.

Fritz: I think its \$8 million, not \$3 million. Isn't that what's in the title?

McGuire: \$8 million, 401,000? [laughter] that indicates the location of the 16-acre park in the neighborhood at northeast 131st avenue and beach road, north of i-84. It is adjacent to an elementary school and resides in a community with a highly diverse and growing number of children. It will help address the deficiencies of parks in this area. Park is funded by system development charges. The park formally known as Beech Park has gone through a community naming process and has the new name of luuwit View Park, which is Native American name, which is Mount St. Helens which is visible from the park. Park Manager Britta Herwig, working with two ink studio, has developed an excellent neighborhood design. The main features include a play area, a community garden, picnic shelter and community gathering area, youth active play fields and an open lawn area. A restroom. Walking trails and increased bicycle and pedestrian activity. A dog park and a parking lot to support the park features. The park will help meet the current and future needs by adding 965 households to be served by the park within walking distance of a half a mile radius. It also has storm water, natural areas to increase habitat and water quality. There's been an extensive community outreach process, including five community benefits plans meetings, six project advisory committee meetings, three open house community events and one groundbreaking. In October 2014, council approved the funding process and they integrated a community benefits plan. The intent is to insure that the benefits of

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the construction of the park accrue to the community as much as possible. It calls for an advisory committee, including some from the metropolitan alliance of workforce equity to review the performance of the contractor and advice when needed. The goals include minority and to increase their capacity for future projects. It identifies the need for utilization for apprenticeships. This is paired with funding to support outreach programs for minorities and women. Feeding the pipeline. Providing training for managers and supervisors and how to report on a job. The plan also supports investing in east Portland with a desire for the general contractor to hire Portland contractors. It requires them how to specify how union and nonunion and small businesses are providing goods and services to the project. This will help invigorate east Portland. We want council to accept the guaranteed price by Stacey and whitbeck inc of \$8 million, 401,000, 596. There is a teaming agreement with Raymor construction. Christine moody, our chief procurement officer will discuss these items.

Christine Moody, Procurement Services: Thank you. Christine moody. As Lauren stated, council authorized the exemption for the use of the construction manager general contractor solicitation process for the construction of the luuwit view beech park. A request for proposal was issued. This rfp included specific preference points for a contractor to partner or team with a dmwesb contractor. Stacey and whitbeck is teaming with raymor construction, a minority-owned business. They were evaluated from a five-person committee. Stacey and whitbeck is the highest scoring proposal. As mentioned earlier, there's a community benefits plan with this project. Stacey and whitbeck has committed to a dmwesb subcontracting going and 25% for east Portland residents and businesses on this project. Swi will comply with the 20% apprenticeship commitment and workforce goals of 14% women and 29.5% people of color working on this project.

Hales: Questions?

Fish: I have three quick questions. One of the slides was of a children's play area. So, is this going to be to the harpers play ground's specifications?

McGuire: So the -- do you want to answer is?

Fish: Another way of saying it, will this to be the highest levels of accessibility?

Britta Herwig, Portland Parks and Recreation: We're not committing to the same level of the harper's playground

Fish: And, why is that?

Herwig: I think it was because the department made -- the bureau made a commitment to have -- universally accessible harpers playgrounds and gateway was the one chosen

Fish: We're still going to try to achieve a high standard --

Herwig: Absolutely.

Fritz: Level of accessibility. It's much more expensive to do the full-on, totally accessible so the community chose gateway.

McGuire: It provides different opportunities for different types of children. In the accessibility world, there are some things that prohibit other types of play events, like nature play

Fish: There will be a harper's playground in gateway?

McGuire: Yes

Fish: Who are the signatories to the cbt? We went through this on a water bureau project. So, is it the contractor and the city?

Moody: That's correct. This is an exhibit to the contract with Stacey and whitbeck

Fish: Similar to what we arranged with the water bureau but there is an oversight body to make sure we hit our numbers?

Moody: There's no signatories to the plan

Fish: It remains with the city?

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Moody: And the contractor. There is an advisory committee that reports to the commissioners.

Fish: I think it does put the accountability where it belongs, which is with the city.

Moody: And the contractor. [laughter]

Fish: The city, ultimately. I remember when we worked on the fields. For the longest time, we had a placeholder name called the fields. When it came time naming it, the community said they wanted it called the fields. This was called beech and that was beech when I was a parks commissioner. So, what has -- what's the evolution in terms of the name?

McGuire: So, we had a naming process after we started the project, actually, and that's when the committee, a group of people involved decided on the naming of the park

Fish: And, you know, my experience was, with the fields for example, the community was bought into the existing name. How did this name evolve? Normally beech has been the placeholder for so long and it's also a place-based name.

Herwig: Right. Our community outreach group convened the naming community because it was very clear that beech was the working name and there would be a naming process that went in tandem with the design process. From my recollection, there wasn't a strong holding on to beech. There were a couple of contenders for the final name --

Fish: Who was on the naming community?

Herwig: Neighborhood representatives mostly. But I don't exactly the names --

Fish: People from the community?

Herwig: Yes

Fritz: Just as an ending note, we actually had heard that the chosen name was luuwit and then view. I asked why isn't it all one word, like Helensview. Luuwit is a native word and it wouldn't make sense to add an English word on the end of a native word. Also, that we had spelled it wrong. Saying it loo and it is luu. We appreciate all the community input that went into both the park design and the naming.

Hales: Good work. Thank you very much. Is there anyone who wants to speak on this item? So, can I have a motion?

Fish: So moved.

Fritz: Second.

Hales: Roll call

Fish: When -- this will be completed?

Herwig: In the fall, next year. September 17

Fish: Another park delivered in east Portland by Commissioner Fritz. I hope I'm still standing and can join you. [laughter] aye.

Novick: Really look forward to seeing the new park. Aye.

Fritz: Thanks again to all of the staff and the community members who are joining together to make this a wonderful place. I very much appreciate this community benefits plan and commissioner Fish has been engaged in that process and the park rose school district it is next to shaver elementary. Some people might wonder why it's a figure eight shape, almost the rest of the property's school district. So, thanks to all of their folks, too. Aye.

Hales: I had a privilege of representing Commissioner Fritz at the groundbreaking ceremony. The excitement for the project is really strong and another particularly thing about that groundbreaking ceremony is Dr. Alice Blatt was there. She's been at it for decades and she was there. Dr. Gray, from the school district, was there. A lot of old friends of mine who I haven't seen in ten years or more. Clair, Cher and Rashawn so it's like home week for me. It was a lot of fun. I think, also, when we think about what we've just done on the comprehensive plan and remember there is significant plan for the Rossi property, combination of a new park and new residents along with those who have been waiting for this park for a long time, it's going to be pretty special, I think. Somebody who's

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worked with the company, Stacey and Whitbeck move from rail construction to park construction. I think you'll be pleased with them, as a contractor. I was a commissioner in charge of the transportation bureau, which included five miles of track construction in the middle of the city. During the entire course of that construction, I didn't get a single complaints from a property owner or a motorist. I did get a couple of unsolicited letters from a storefront merchant who said, my delivery truck showed up and the construction was under way and Stacey and Whitbeck dropped their tools and unloaded my truck. I think you have a pretty good company to work with there. So, pleased to see that, as well. Looking forward to seeing this. Aye.

Hales: Okay. One more procurement report 759.

Item 759.

Hales: I thought everyone night know where road 10 is. [laughter] where, on earth, is road 10.

Darren Kipper, Portland Water Bureau: Road 10 is in the Bull Run watershed.

Hales: Seen it from the air a few times. [laughter]

Larry Pelatt, Procurement Services: I'm Larry Pelatt from procurement services. You have a report recommending a contract award to Kodiak pacific the engineers estimate on this project was 1,931,000. On May 26, 2016, four bids were received in response to this solicitation. Kodiak is the low bidder at 2,020,202.02. Part of the project was scheduling for last year. It was delayed until this year and combining it with a similar project for this year into one project. The reason for the low bid is a significant change in the price of metal material and higher labor rates in the Portland market. They identified a goal of 20% of hard construction costs and subcontractor. There is \$179, 443 or 8.9% firms subcontracting. Kodiak construction is a woman-owned business. For a total participation of almost 63%. The council has any questions about the bidding process, I can answer those. Or, Darren Kipper from the Portland of water bureau.

Fish: If you have not taken a tour of the Bull Run, when this is completed, the trip will be comfortable.

Hales: Is this an addition?

Kipper: Maintenance of an existing road.

Hales: Questions? Impressive percentage on mwsb. Thank you, both. Anyone want to speak on this item? Motion to accept the report.

Fritz: So moved.

Fish: Second.

Hales: Roll call.

Fish: Thank you gentlemen for your presentation aye.

Novick: Thank you. Aye.

Fritz: Thank you, indeed. Aye.

Hales: Aye. Okay. That disposes of the remaining items on our morning agenda. We'll now move to our afternoon agenda, item 772.

Item 772.

Hales: I'm very pleased to have this item before us, following up on the resolution the council passed some months ago. What the deconstruction does is remove materials safely from a place where they have sat for a long time in their first use or original use in a Portland house. Doing it this way creates jobs. Several jobs created versus the number that would be typical in mechanized demolition. We are taking an approach for women and people of color who are trained to do this work. It has an effect taking materials to the landfill verses using them. It is viewing older houses as assets, which I think is a good point of view for us to have. It's part of a broader effort to discourage demolition. This will apply -- the requirements that you'll hear from Susan and Shawn, to housing over 100

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years old, as you may have noticed in my discussions about this issue, I've been facing the floor, hoping we could do more. I've been persuaded that it's smart to walk before you run. This has us taking on 1/3 of the typical flow of demolition we see in a year, focusing on the oldest houses first and then the council will have the chance, as you will hear, how we're doing and whether we can do more at some point. So, again, I want to thank our bureau for doing great in making this proposal real and bringing it here today and I'll turn it over to Susan Anderson and Shawn wood.

Susan Anderson, Director, Bureau of planning and Sustainability: Good afternoon, Susan Anderson director of the bureau of planning and sustainability and Shawn wood. As the mayor mentioned, in February, you all approved a resolution and directed us to look at opportunities to promote deconstruction when a home has already been decided to tear it down. So, today, we are here to review the specific code language and to hear public testimony. This code language will make Portland the first city to require deconstruction --

Fish: You're deconstructing the park we just built? [laughter]

Anderson: It happens. We're planning ahead. So, this ordinance here will actually make Portland the first u.s. City to require deconstruction. Several other cities are looking to us, they are hoping we will move swiftly so they can copy us so I appreciate your leadership on this. In the comprehensive plan, that you all adopted a few weeks ago, you provided policy direction for many, many things. One of those things was to encourage the salvage and use of building materials because of the significant human health issues, carbon reduction benefits. So as promised when we adopted that plan, we're trying to turn those policies into action quickly so we're here to talk about this ordinance today and Shawn will review the ordinance and details.

Shawn Wood, Bureau of Planning and Sustainability: Good afternoon mayor and commissioners. I'm Shawn wood with bureau of planning and sustainability. Just a little bit of background. It was a year and a half ago that council asked the bureau to develop an advisory group for incentivizing and advancing deconstruction activity in the city. We established a deconstruction advisory group last April and have met a total of 16 times. Late august, early September, we kicked off a deconstruction grant program with \$50,000 from our solid waste management funds and have received \$50,000 from deq to supplement that grant program. More recently, in February, we were here with a resolution on deconstruction, that council unanimously supported and there were three major components to that resolution. It will provide the outline for staff's presentation today. The first was to develop code language for houses and duplexes that are seeking a demolition permit and we would require deconstruction if they were built in 1916 or earlier or registered as historic. The second component to the resolution was about training and certification. In that particular resolution, it said we need to insure that we have adequate training and certification opportunities and place a priority on women, people of color and other disadvantaged groups in the field of construction. The third major component I call course correction. It was taking a look at what we do. If for some reason there's unforeseen market or labor conditions out in the field that would make it difficult to keep the resolution -- or keep the ordinance moving forward. As mayor hales mentioned, we are talking about 1916 for a reason. It is tempting to go farther and put other types of buildings or newer buildings into this. But our advisory group very distinctly landed on 1916 for the reasons that it does represent 1/3 of all demos. That is a reasonable first step so we can succeed and move forward with bringing in other building types or other year-built categories. So, in terms of code development, we worked closely with the bureau of development services, the city attorney and then also sought feedback on draft code language from the public during a four-week public comment period. Staff met with four different neighborhood coalitions, a design commission, the planning and sustainability

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commission, and development review advisory committee or drac. In summary for the code language itself, the nuts and bolts of it are relying on the work for certified deconstruction contractors. That insure as quality of level of understanding. It doesn't let anyone come in and say, we're going to deconstruct this. These are folks that have gone through a training and for sure a certification component in order to work on these projects. We'll also have pre, and post deconstruction plans and a report on what materials weren't salvaged and why. Those mirror requirements that we actually have in our deconstruction grant program so it's not totally new. A big part of code language is enforcement. It's easy to say what we want. It's harder to insure that you get it. There's a healthy amount of information on enforcement. Site postings is one thing we'll do to insure things are happening in the field. It will identified a site as being deconstructed. If neighbors have concerns about heavy machinery on site or damaging materials, we can respond to that. Bps will conduct random inspections, we have the ability to leverage penalties and fines. Something unique to this code language is since we are required certified deconstruction contractors, we have the ability to suspend their certification. So if their found in noncompliance with the requirements. There's and incentive for them to stay on top of their game and not get taken off that list. Training and certifications the other major part of the resolution, we worked closely with a consultant that bps hired work systems Inc. which you'll hear from in a little bit. And also worked with a diverse stakeholder committee to come up with a training and certification plan. We have chosen the building material reuse association curriculum and also their master trainers to play a big role in training and certifying contractors, but also workforce development training. For the training of contractors we'll have a pool of both existing deconstruction contractors, demolition contractors and then a really strong showing from folks that are contractors in our prime development contractor program. And those are all mwesb certified firms and they'll make up a large component of the deconstruction contractors that'll be involved with this.

Fish: Can you hold that slide just for a second, I'm going to have a series of questions later on capacity, but the current date is October 2016.

Wood: Correct for effective date.

Fish: How many certified firms are their today?

Wood: Zero

Fish: So how do we expect in the next few months to have a requisite number of firms with 500 hours of experience?

Wood: So they can report those hours retroactively they can point to past experience. The building material reuse association or the bmra for their credential requires 2000 hours of experience we had a conversation in our advisory group to have 2000 would be a barrier to folks who are a new entrance into this field.

Fish: And I'm a big believer in taking numbers that don't mean anything and anchoring them to something that does. So how many projects would you work on to actually get 500 hours of experience?

Wood: If you had zero going in—so a lot—we chose 500 cause if you had experience in construction so not necessarily in deconstruction, but if you have experience in construction it should be relatively easy to get—to document 500 hour from past experience so the folks that will we entering this certification are going to be contractors already. They're going to have their ccb license they're not going to be bakers who are suddenly entering the deconstruction field.

Fish: I'll give you a concrete example. Mayor haes decides to sell his house and they're going to deconstruct it. How many hours would I get toward my credit for deconstructing his house?

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Wood: It's a little difficult to answer your question because there's a number of different categories of core competency.

Fish: Give me the more oversimplified answer you can think of.

Wood: I would say, maybe three houses.

Anderson: You might qualify for 500?

Fish: It's a number that doesn't mean anything unless it's linked to the experience so roughly if you did roughly three houses you might qualify under the 500 hours.

Wood: At the same time, there's core competencies that you have to have experience in, in order to get that 500 hours and a lot of those are things like site preparation and safety aspects that cross the line between weather its new construction or deconstruction or demolition. So the bmra calls this certification deconstruction for demo contractors so it provides a pathway for those in the field of removing housing to get this type of certification. And so, based on -- so, commissioner Fish, you asked how many are certified today. Zero. We just set a date for our training time and then also location for the certified deconstruction contractor training and that will be held July 18 at a city-owned house that's been identified to come down we just opened our registration for that yesterday. Based on our existing deconstruction contractor workforce, as well as folks from the prime contractors development program, we're looking at, at least 12 or 15 different companies getting certified between now and -- after July -- the week of July 18

Fish: If you have 12 or 15 companies getting certified. If you follow historical patterns, how many houses might be subject to this in year one? If the market doesn't change?

Wood: If the market doesn't change, it'll be about 100 houses would fall under this requirement. It doesn't mean that other houses can't be deconstructed. As far as what would be under this requirement, it would be 100 houses or 1/3.

Hales: There's a fair amount of deconstruction already going on in the city.

Wood: That's right. So there's full house, there's partial, related to remodels. Kitchen deconstruction, stuff like that. Then the second component of the training, which can't be understated is the workforce development. We'll have contractors identified after the week of July 18 and we can use that to right-size how much workforce we need out there. Part of that is determined by how many contractors are in the field and how much of the workforce. We can right-size that afterwards. Right now, we're estimating around 20 folks that would need to be trained as part of this. And Kelly Haines from work systems Inc. Will describe how the benefits of going through this training role translate into on-the-job training and for the contractors that hire the folks that come out of this training. Then, the third component to the resolution was course correction. So there's been concerns expressed that we may not have enough workforce when it comes times, October 31. What if the market is not there for this material? How do we hit the pause button? During the four-week public comment period, we heard the flip side of that coin, how do we move faster and get 1920s houses and 1960's, 1970s houses? What we ended up doing was coming back to city council six months and 12 months to report. We can look at modifying, maintaining or expanding the program. We also went a step further and added, under the authority of the director, to suspend the requirements so if there are market conditions or labor conditions that warrant that, we've added that. We don't usually set up the pause here button, in code. But there was enough concern, I think, that you know, we are -- as Susan mentioned, this is the first city to do this. We're trail blazers and we're doing our best to make sure this is successful. There are going to be folks that have concerns.

Novick: About the suspension power for a minute? This would include suspension because of the number of workforce coming in?

Wood: Right.

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Novick: Do you have ideas about what the circumstances would be to invoke suspension? Would you have to get calls saying we can't get anybody to do the work for six months or three months or we can't get anybody to do the work right now?

Wood: We stop shy of setting actual thresholds. Our advisory group will meet between now and October and after October so we can keep a pulse on this. What happens if it takes me three months to get somebody out on site? We talked about having a number in there. If wait time ends up being a certain amount of time. The caveat is there could be another side to that argument. It could be that the contractor is waiting until the 11th hour. They'll have to be a little bit of adaptation on both the deconstruction contractors and also the builders. It's probably not advising to call a deconstruction contractor the same week you need a house taken care of. We'll rely on the advisory group to see if this warrants suspension, like we need to do this right now. Or, is there some kind of log jam we can work with the industry to correct and move forward. And then, we've also established --

Hales: Skip to your wonderful slide about the firms?

Woods: Yeah, I'll get to that next. Sorry. The goals. We also have a goal in the ordinance so that we can have a clear pathway forward to try and get other houses covered under this ordinance and so it's a goal of including houses that were built before 1941 or 1940 or earlier, by the year 2019. We considered codifying that and having a series of steps where we would say after year 2017, we'll go to 1925. Kind of the consensus with our advisory group is let's have clear, defined goals, but stop short of codifying it. It allows us to look at a number of things like the market and the capacity and then make the right step forward. And, this is the slide I'll finish with. One of the things that we're really to have a robust demand for the salvaged material and an industry to support it. These are existing companies. Six months and a year from the effective date, we'll want to look at this and see how this landscape has changed. This is a broad overview of the salvage, the Portland area salvage industry ecosystem. Everything from the folks that are taking down the buildings to supplying to retails, non-profits, to the folks that with working with this materials and the people supporting it. Our bureau, development of environmental quality are all supporting this effort. Deq is interested in financing part of the workforce training so they see this as an important potential model for other jurisdictions in the state to see succeed. So it's -- there are a lot of eyes watching us and we have a step forward, when I've been in discussions with folks in Vancouver, bc, if we did a slide like this for their industry, it wouldn't look as robust. It's a harder list for other jurisdictions because they would have to build this infrastructure and demand. We're fortunate to have this already in place and be poised to see it expand. The habitat is opening a new store. There are things you don't see on the slide, which are relationships between these different companies to help move supply of materials and partnerships. So, we look forward to seeing that expand in the future.

Hales: I was really impressed by this one. You know, this isn't theoretical. There's a lot of capacity already there and it just seems like, you know, Portland's in a pretty good place to be the leader on this since we already have people who know how to do this and have the skills and are doing this business already and we have a very strong interest in preserving housing that can be preserved. A combination of interest.

Anderson: When we come back with our six-month or 12-month check-in, we'll have job numbers for you. It would be good to look at how many jobs are related to the salvage industry cause it's probably more than we think.

Fish: I have a few questions, mayor. We've received a couple emails, people just asking questions. I think it would be helpful to address some of those questions upfront and then we'll take testimony. The task force. What was the ultimate -- was there a vote of the task force? Was there a majority opinion? How did it end up shaking out?

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Wood: Timing would have been back in December -- I don't know if I would characterize it as a vote. We kind of polled over advisory group and said, how about a requirement looking at 100 years old, or older, and -- looking at that line, I think the discussion was more important about where that line is drawn? Is it 5% of demos? 10%? Ultimately we looked at 1/3 of demos. That was a consensus.

Fish: In general, since you had a task force, did you reach consensus on the recommendations coming before us?

Wood: Correct. Yes. In the resolution that was brought in February. And then we worked with our advisory group to draft the code language and get their input on the code language.

Fish: I forgot the answer to this question from the last time it came from council. What's the difference in cost between the historical way houses are demolished and deconstruction?

Wood: It'll range but let's say 2,500 square foot house would cost \$10,000 to demolish. It might cost \$16,000-\$17,000 to deconstruct

Fish: If we don't see certified contractors in the marketplace, will it put upward pressure on the cost?

Wood: It would. That's exactly why we've tried to figure out a way to inject the industry with more players. When you don't have competition, you don't have innovation and so that's one of the things we're trying to solve here.

Fish: That leads to the biggest anxiety is you've built in a course correction mechanism but we're hearing from people that would like a course correction now and in effect they're saying that, you know, it's laudable to move this but unrealistic in three months to have people certified and have a system up and running and so why not put that date out further so that we have more confidence that the system is ready to accommodate the demand?

Wood: I'd be the first person to hop on board with that, if I thought that was the course. Working closely with our advisory group and the folks in this industry, now. The folks poised to enter the industry, I'm confident it will be ready by October 31.

Fish: Susan, will you offer a friendly amendment on this in addition to the 6 month report if we ask you to let us know, in writing, a week or two weeks before the effective date that you believe we have the capacity. The council can always push that date back, if it chooses. You're making a reasonable projection that you're going to have in three months, this setup. There are people anxious about this. We don't want this system to fail. We don't want people to be backlogged and dealing with unreasonable costs, and maybe cost gouging. It seems to me, mayor, if Susan came back to us a couple weeks before the effective date and gave an update that would give the council a chance to revisit that date.

Hales: Sure. I like that idea. Comfortable with that, Susan?

Anderson: Yeah.

Hales: Other questions? Suggestions.

Fritz: I've got one, one more thing that was raised in testimony from the home builders and that was a suggestion that could a certified deconstructionist certify that this house is a piece of rubbish and has nothing worth saving?

Wood: We have an exemption provision the unsafe buildings, as well as -- to put it frankly, that aren't worth deconstructing. Some will say all houses are worth deconstructing. For the most part, we agreed there really are some houses that shouldn't be deconstructed. We left the code vague on what would fall under that exemption. That's certainly one of the things we've talked about is having a letter from a certified deconstruction contractor. Would the certified -- it's like an arborist. Should this tree come down?

Fritz: The deconstructionist is in the business of wanting to deconstruct so it's the opposite of an arborist.

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Fish: Can I give you an example for your administrative rules where there's a record of a fire within a period of time and the house is either completely or largely demolished. I'm thinking of the house around the corner from me. I think that house was destroyed, the shell still stood, it was unsafe. I would think -- we have fewer fires, thank god, than ever before. Where there's been a residential fire, I would hope there's some mechanism to verify that with a fire bureau and determine that that house is not worth deconstruction.

Wood: Things like fire, rot or mold that would make it unsafe or unworthy to be deconstructed would certainly be things to be considered. If you look at the exemptions, there's one that's moving a house. The second one are ones where bds has determined they are unsafe. Those are ones that they've gone through, usually a nuisance process and have identified because of complaints. We want to make sure there are also other opportunities that folks can point out. This house is lifting to one side. It's in danger of collapse and we don't want a work crew going in there and disassembling it.

Hales: Thank you, both, very much. We have Kelly Haines from work systems, Stephen Reichards from the rebuilding center and Jordan Jordan from earth advantage. So, come on up. Good afternoon and welcome.

*****: Thank you.

Hales: Who'd like to start?

Kelly Haines: Sure, I'll start. I'm Kelly Haines with work systems. Thank you for inviting us to talk about the deconstruction work. I can speak specifically to the workforce training and hiring plan. Work systems worked with the bureau of planning and sustainability on a plan to insure capacity over the next year in the workforce and contracting. So, you know, Shawn went over a lot of the details. I think we convened a really broad group of stakeholders, the labor unions. They do trainings related to deconstruction already. The -- a lot of the pre-apprenticeship programs were involved, women in trades, constructing hope and Portland youth builders and we had a lot of contractors involved. To me, that's the key piece in developing a training program that's responsive to hiring needs. I -- in my past -- worked for clean energy works, so I kind of borrowed from that model that was successful, now going on six years, to hire weatherization workers for energy efficiency. What we're applying to this is to really be in close contact with the employers, themselves and determining through surveying what workforce they need. I think if you train 30 people at once, but only five or needed in the next month, those people realistically go find another job because they need to feed their families. As much as we can plan these things to have a good workforce and when they're ready to hire and who they want to hire, that's the best way to design it to make sure you have the capacity when it's needed. So that's how we designed the workforce in training program and directly working with the pre-apprenticeship programs because they have seven to nine-week programs and getting osha10 and 11 certifications and their participants are primary women and people of color so that will help prioritize populations. It is a really good entry level position for people who are just getting into the field of construction to gain a lot of hands-on experience. So, that was my role in it and I'm glad to be a part and be able to contribute.

Jordan Jordan: So, I represent earth advantage. I served on the city's deconstruction advisory group. As a member of that group, I saw first-hand diversity of perspectives that were incorporated in the care, diligence and exercise to develop an ordinance that would have a meaningful impact while achievable attainable goals. They will play a coordinating role, which is subject to the ordinance that it takes affect this fall. In addition to the centers, we expect at least 11 additional ccb license contractors to complete the city's training and certification program next month, adding needed capacity. The professionals who represent the bulk of knowledge and experience will be engaged in insuring that the goals of the ordinance are met. A number of builders have already shown leadership on this

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issues by voluntarily deconstructing them of their projects. In my role as project consultant, it's my job to connect builders, developers and contractors with the resources they need to efficiently and cost-effectively meet their waste goals. I'll serve as a resource of materials for connecting clients and helping them search for reclaim materials. My role is a small part of a growing local material reuse industry, which will both support and benefit from policies like this one. And, the benefits of this ordinance will be felt throughout the community. Dozens of jobs will be created. Many local contractors will expand their operations. Local nonprofit and profit material resellers will have greater access to materials. Hundreds of tons of reusable material will be diverted from local waste -- from our local waste each year. I believe it is a meaningful step forward and I appreciate your leadership.

Hales: Thanks for your help.

Stephen Reichard: Once again, my name is Stephen Reichard and I serve as the executive director of the rebuilding center. We salvage the material for resale. We've been working closely with the deconstruction advisory group and the bureau of planning and sustainability to develop a training and certification program that we'll be rolling out. And indeed, I plan to take the management course, myself, in July. We are also pleased with the proposed code language that has been developed with the planning and sustainability commission. It mandated the deconstruction of homes 100 years is exciting for us. It was a focal point of a national conference that was held by the building materials reuse association and subject of much discussion around the country. There is an intimate relationship between the construction community and meaningful work [indiscernible] access to such opportunities, including people of color, women, veterans, criminal justice-involved individuals and we're looking forward to offer more opportunities to individuals such as this in the fall, and when into the future. At the rebuilding center, we believe that true sustainability refers not only to the environmental impact but also to the impact of economic development. Truly sustainable development must offer economic opportunity to everyone. So we view the deconstruction ordinance tremendously. If I can go off-script for a moment and address some of the issues that arose earlier. I was on the phone, this morning, with a contractor who has served in the group for the last year and a half and he said to me, you know, it was some -- with some reluctance in trepidation that he participated in this entire process, but that he, in the end, went along and supported this because he felt that the process was fair. That there was lots of give and take and we reached a reasonable accommodation for everyone involved. So, I just wanted to offer that to you. And thanks, a lot.

Hales: Thank you well Stephen you and your business has a lot of credibility. That wrist brace takes it to a whole new level.

Reichard: Street tracks last week. [laughter]

Hales: I think that's it the invited testimony. I know there are some folks here to speak. You can go ahead.

Shedrick Wilkins: Were you first here? I just want to say briefly that when I think of deconstruction, I think about the tragic death on Steve McQueen. He was a great actor, a Hollywood actor. In World War II he worked around asbestos and got mesothelioma. He wasn't aware of all he was dealing with, with asbestos material, which is used in houses in the 1940s. When you smash up a house and there's little kids walking by and the wind, we need to take into consideration that this could harm them and honor Steve McQueen to say we're aware of this now and honors his death. It was very tragic. I liked the actor, he was pretty good. Maybe someday, if this is the first city, maybe Los Angeles, California or Hollywood will adopt the same deconstruction process and honor Steve McQueen.

Terry Parker: Terry Parker from northeast Portland. The preservation of existing affordable single family homes needs to be one of the city's top priorities. Way too many of

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the quality homes are being demolished by using diesel, smoke belching excavators. It lands on properties. If a house is torn down, the tools must be found in the deconstruction toolbox. In the 1920s, Portland was in the midst of a new building boom. Another building boom took place after World War II. When one of these homes is slated for demolition, it is a crime not to preserve the lumber and historical artifacts such as window frames. The proposed deconstruction policy only applies to approximately 1/3 of the homes every year. In the years from 1917 to 1930, and then into full implementation. They must not be continued to be crunched up into piles of debris. Finally, instead of accepting delay and clad trap excuses from the development community, grasp the opportunities today to reduce lead paint dust. Create new jobs. And even add more vibrancy to an already-thriving marketplace. There's an unmet demand for restoration and repurposes uses. Take the field of dreams. Implement a face-paced track to a full implementation. Another thing I wanted to say, I didn't know how to write it, since I have three minutes, some of the monitoring stations have detected demolitions within the -- they are nearby. There's a spike in their bad air quality. And the lead paint, it was used through the 70s. So it is an important issue. We're not telling bullseye go ahead and do what you're doing until you install, you know, proper equipment. We're saying, hey, we've got a problem here. We've got a problem with demolitions too creating this dust. Thank you.

Hales: Thank you, Thank you very much. Barbara welcome.

Barbara Kerr: My name is Barbara Kerr I am the united neighborhoods reform representative to the deconstruction advisory group. Unr is excited that the ordinance begins requiring deconstruction for houses if they must be demolished, however the ordinance does not include commitment to move beyond houses built prior to 1917 or that are historic. Neither does it yet address multifamily housing, accessory dwelling units, accessory structures or commercial buildings. In light of our increased awareness of the toxins in our air and the dangers of lead and asbestos there is no longer acceptable and in fact highly irresponsible. Within the two years the cut off needs to be moved up to 1978 the year lead was banned in consumer products. Houses built prior to 1917 are 1/3 of our current demolitions requiring the next 1/3 by fall of 2017 would take us too 1940 from there to 1978 by fall of 2018 would reach a milestone in keeping lead out of our air along with asbestos and other toxins. Builders like glass manufacturers need to be responsible for the pollution they produce, deconstruction is and easy way for them to do it. It's the inconvenience of working deconstruction into a schedule and the possible increase cost of a small fraction of the price of the house, especially if the price is what the market will bear anyway more important than the learning disabilities that can result for one child from a tiny amount of lead. Once the deconstruction industry ramps up to meet increased demand this year they will have met the initial most difficult challenges. If later substantial problems arise the schedule can be delayed. The impact on public health and environment cannot be delayed to make the transition to deconstruction a success quality standards must be set from the beginning the training programs will be a major influence, but the code needs to set a higher standard and enforcement needs to be even stronger. The certified deconstruction contractor who is assigned to the project needs to visit the job on a daily basis if the work is being done by a crew, and not trained. The ordinance allows exemptions for buildings deemed by bps to be unsuitable for deconstruction is more than 50% by weight of usable materials are not suitable for reuse because they are damaged or hazardous are missing, to meet the goals of the ordinance, however, the only reason not to deconstruct is a danger to the deconstruction crew. The materials deemed, the materials deemed not reusable has nothing to do with their potential to pollute the neighbors if pulverized by mechanical demolition, especially if damaged or deteriorated by mold or fire. Not having enough materials has nothing to do with keeping what is there in

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the reuse stream and out of the landfill. Exemption-based on missing materials invites further incidence of the problems of houses being stripped of easily removed valuable parts before demolition permits are granted in order to avoid regulation. The fines are too low. Deconstruction doesn't always cost more but on some jobs, even \$10,000 can be less than the difference which does not deter smashing a house. The ordinance calls for inspections as necessary. There needs to be inspections as there are with electrical, plumbing, etc., with at least one before the job starts so inspectors will have knowledge of the materials and initial condition of the house. We are on our way but the stakes are too high to take our time. We are asking you to set a two-year time line to a 1978 cut-off, strengthen the enforcement code and empower Shawn and the bps to support this transition.

Hales: Thank you. Thanks for your help. Ok others that are signed up?

Moore-Love: I show two more. Paul grove and mike Mitchoff.

Hales: Come on up, please.

Paul Grove: All right. Commissioner hales and members of the council, for the record Paul grove with the Portland home builders. Thank you for the opportunity to testify today. I submitted written testimony. You can review it at your convenience. A number of the issues that we raise in our testimony were discussed in the earlier panel. We noted three considerations moving forward around the capacity that we talked about in terms of the firms and the workforce meeting that need by the October 31st deadline, and certainly appreciate the friendly amendment offered by commissioner Fish on that front. I think it makes sense to check-in in advance of that date to make sure that we are progressing accordingly. Secondly we talked about -- and that touched upon the timing considerations, as well, the effective date, if that makes sense. We also talked about the cost considerations as well in the testimony noting it could be upwards of \$8,000 to \$10,000 of project cost and is what that looks like in terms of the cost of housing, ultimately being born out in the cost a home. The last thing that we want to see is an unintended consequence to inadvertently raise housing prices if there are delays where other things, you know, that accompany this on that front. One of the things, though, that we noted, and we mentioned in February and I want to be very clear is really comment bps efforts on this front. Shawn has been very good and professional to work with. We have discussed a number of the items in terms of some of the potential considerations of refinement around the director discretion and what that looks like in terms of if there is capacity or timing issues, working with the certified firms to look at what that exemption piece looks like, and Shawn has been very -- and bps have been very good to work with and the advisory group has been very good to work with on this front. We do outline the potential consideration for a sustainable funding source around an incentive. I know that there is the grant program. At some point in time if that is exhausted what does that look like moving forward to mitigate that cost. Also think for potential consideration moving forward, let's reward the firms that are Engaging in a deconstruction and building at a higher standard, a high performance standard around energy efficiency. Is there the prospect for a rebate on that front if they exceed the code standards and to lessen our footprint, presumably built longer, better in product at the end of the day. So there is items outlined in the testimony. I really believe that there is a great opportunity as we noted in February around the workforce development piece. To partner with the trades. To help the construction industry, the trades to do this and provide a career pathway for folks that otherwise, you know, have been disenfranchised in the past. We want to be at the table as part of that conversation and look to help refine the proposal as best possible before it becomes effective. There are a lot of metaphors out there, and I think it's important to be quick but don't hurry, and the more thoughtful that we can be, the better off it will be to ensure its success. Thank you.

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Fish: Can I ask you a question?

Grove: Yes.

Fish: I appreciate your testimony. We have had two people testify before you that we should tighten this up to have some kind of certification process around hazardous materials in connection with the deconstruction. The -- as you know the Multnomah county health department has children -- I think we pay for it -- to determine whether children have elevated levels of let's say lead. I am just going off memory but in the last three years they have tested about 5,000 children. Several hundred children tested with elevated levels. They then do what they call investigations. In almost, I believe in 100% of the instances they traced it back to either lead paint or in some cases lead in the toy or lead in the toys the children were using, and a couple times lead in kitchen utensils. Notably not a single one so far was lead in water. To the extent that we have identified lead as a hazard, and we're talking about lead paint and the dust and etc., do you have a thought -- any thought about how we, as we move to a deconstruction process, we can ensure the highest level of safety with respect to lead?

Grove: I think that -- I appreciate the question, commissioner Fish, and hopefully I do it justice in my answer. Certainly an issue and an item for concern for the association industry and the members. We are very active on this front in terms of the lead-based training courses and other things to get folks up to speed so that we can do the best possible work on that front to you know, ensure safety for our residents. So I think that there is a strong role for the association to enhance that to partner with others, these firms, to make that a more robust effort.

Hales: Thank you. Other questions.

Novick: Question for you or for mike. How far in advance would a home builder typically know that they might be demolishing or deconstructing the home?

Grove: I'll defer to make on that.

Hales: Please, and go ahead and give us the rest of your thoughts, too.

Mike Mitchoff: Ok. How far in advance. I would say immediately, if you are a builder and you are in the market of building homes, I think you know pretty quickly -- I will speak for myself.

Novick: I am trying to figure out, between hiring -- if you are going to hire someone to demolish a home, is it because you decided a week ago --

Mitchoff: Oh, no: I would say months. I know months if not more in advance.

Novick: So hopefully that means that you would have much to find somebody, if you needed to do deconstruction you would have some time with just a couple of weeks.

Mitchoff: I would say most of my subcontractors know well in -- more than a month in advance that they are going to do the work, if not two or three.

Hales: Please, go ahead.

Mitchoff: First, thank you for the opportunity to say a few words about the proposed mandate. I am mike mitchoff, a fourth generation Portlander, local builder, remodel of affordable homes and active member of the residential infill project, stakeholder, advisory committee. I would like to share my experience and thoughts regarding deconstruction. To be clear I am in support of deconstruction. In general I have always -- I have always and will continue to implement the process in my everyday business practice in some form or another. That said I have always viewed deconstruction as a choice. Part of a voluntary bigger picture solution. I have always tried to be environmentally progressive and conduct myself and my business practices the right way and view deconstruction as a good fit for me. Clearly I am one of the few that have real life experience this is deconstructing houses. If you have done one single deconstruction you know how time consuming and difficult and expensive and dirty and challenging it can be. There is no doubt that the

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deconstruction in some form or another is a good idea. There are benefits. In my experience the yield and unintended consequences from full deconstruction is where I am conflicted for a few reasons. Number one in my experience I would say that around 50% or more of the actual economic value created by deconstructing can be achieved in two working days via a partial deconstruction of a house, basically harvesting the cabinets, millwork, plumbing and electrical fixtures, landscaping, hardscape, basically it can all be effectively and efficiently moved quickly. Number two the cost. As you well know the true cost is not just mechanical demolition versus labor hours to deconstruct. There is a lot of factors we need to consider. A simple \$350 to \$400,000 project that gets delayed a couple of months, you know, equals 3,000 to 4,000 per month to carry that project. I think that we all know who will ultimately bear that expense. Renters and home buyers. How about the reclaimed material itself? Am I supposed to, you know, am I supposed to give it away as a donation? Oftentimes when the inventory is swell they get considerably pickier with what we give them. I love donating material. But let's be real, we donate out of the goodness of our heart not as a business decision. Let's not think that the cost of deconstruction can be offset by a tax deduction. Number three the health concerns, on the surface it seems like mechanical demolition is dirtier and less environmentally friendly. I would encourage you to go to one of these sites. Workers routinely remove their masks and expose themselves to who knows what, so my question is, is exposing five to eight workers eight hours a day for three weeks at a time doing a house simply worth it? How about deconstructing on a rainy day? We have lots of those. You addressed this capacity concerns. Number five is the net yield. I love reclaimed old growth lumber and as a matter of fact my brother started and operates a large scale wood reclamation company here in Portland, and I install it in virtually every one of my new homes. I believe in reclaiming and reusing the old growth wood from the houses. My concerns are two fold in regard to yield. Consider the resources it takes to remove a single stud from the walls and rafters of a house, let alone all of them. What is that stud going to be used for? I can promise you from experience that it will not likely be used in the construction of a new home. Auxiliary structures like a shed or a treehouse, high end design paneling, flooring at Starbucks, or an art project maybe. A new home -- I just don't think so. One of my business mottos is to think it through. I really need -- I really think we need to look deeper beyond what sounds and feels good. I would encourage you and the other people here today to think it through, as well. I would encourage you as the leaders of our community and all of the other citizens of our wonderful city to reevaluate -- to really evaluate the entire scope of this proposal, deconstruction is no doubt a very progressive alternative to mechanical demolition, but I fear unintended consequences. Given my hands-on experience I support partial deconstruction and ideally the creation of an incentive-based full deconstruction model. The city deconstruction grant Program is a great start, but we need to do what we can to incentivize this process so more people want to participate rather than creating another costly barrier to entry that ultimately gets passed on to renters and homeowners.

Hales: I will need you to wrap up.

Mitchoff: Along the lines of the sdc waiver program and your tax abatement program and something along those lines. I just think that we need to set this up for success. Thank you.

Hales: Thank you. Thank you both and appreciate you being constructive critics and participants in this process. Thank you. Ok. Anyone else want to speak on this item? Further questions from council? This is not an emergency ordinance. We'll come back, just have some comments that I want to make and maybe there is some other questions. This really illustrates a couple things. One that there is a division of opinion about how fast we should move on this and again I think this process has been very good in terms of airing

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those concerns and also trying to calibrate our approach. Secondly, you know, frankly this is classic Susan Anderson in that this woman has an ability to find the sweet spot where we move thoughtful progress at just the right pace. We have got the housing industry concerned about this, but I would characterize their position as not up in arms but skeptical. We have neighborhood activists wanting us to go faster and we figured out ways to do this that are as practical as possible. Back to mike's comments, you know, frankly I want it to be time consuming, difficult and expensive when we throw away 100 years of history, so that's ok with me. Yet we have also tried to mitigate this effect. Susan, another talent of hers has shown up in this issue in that she selects great staff and I think that Shawn has done stellar work on this, and the third is that she's finding money for things from other sources, including from deq in this case to help advance the grants so they have done a great job of leveraging the dollars the council gave for what was a prototyping level work here and now will be policy so I want to appreciate the good work you have done and that we have a great process of involvement from the community including the building community and getting us to this point. So again as I said at the outset, I would be inclined to go farther, faster if I was left to my own devices but I've been persuaded that I think that the counselor should return to this question soon but not necessarily start at a point where it would be questionable as to whether we would exceed. Steve?

Novick: I want to thank, and by the way, I think classic Susan Anderson will be one of the highest upgrades in the City.

Hales: Should be.

Novick: I want to thank Susan and Shawn for their work in this thoughtful proposal and I want to thank commissioner Fish for his suggestion because I want to see the deconstructions happen because largely because of the climate benefits and I think that reducing carbon emissions are prime directive. But I wanted to work as a deconstruction program so I think that we need to be sensitive about the concerns that there won't be enough to pass anything in terms of contractors and workforce to get this done. And I think that given the home builders are going to know sometime in advance what the homes they are going to deconstruct, then they will know a couple of weeks in advance of the start date whether they really are running into problems so commissioner Fish's suggestion that we get a report a couple of weeks before this goes live, I think, is a great way of addressing that concern so thank you, commissioner Fish.

Hales: Other comments or questions? Great hearing had will come back next week and we are going to take a ten-minute recess because our next item is a 4:00 time certain so we will see you in ten minutes. [gavel pounded]

At 3:49 p.m. council recessed

At 4:00 p.m. council reconvened

Hales: Good afternoon, let's take 773, please.

Item 773.

Hales: Miss henry, come on up. This is good work and I am glad we are here.

Mary Beth Henry, Office of Management and Finance: Good afternoon mayor hales and council. I am Mary Beth henry with the office for community technology. I am pleased to be here today to ask you to support a franchise amendment for google fiber. The original franchise was negotiated and approved two years ago, and since that time our community came together to develop a digital equity action plan to address the needs of those who aren't online because they can't afford it, don't have a device, and-or don't know how to use the internet. I want to thank you, members of the council, for funding the digital equity position, which sent a strong signal to the community and the internet service providers that Portland takes digital equity seriously and that we expect them to, as well. Google fiber continues to work proactively with city staff on the possibility of bringing its

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service to Portland and has made progress over the next year in securing the necessary rights to deploy its network. In anticipation of these efforts coming to fruition google fiber and city staff have developed franchise language to better reflect the newly adopted goals of the digital equity action plan. Both parties agreed that making modifications would be mutually beneficial in light of the city's new plan. Google fiber also learned more about impactful ways of addressing the digital equity and is focused on working with affordable housing providers like home forward and working with libraries and nonprofits to expand capacity to address Affordability, devices, and digital literacy training. As is usually the case we arrived at this point today thanks to a team effort, and I would like to thank ben Walters of the city attorney's office and Rebecca gibbons and Kim Whalen of my office, as well as Brendon fin with commissioner Saltzman and josh Alpert of the mayor's office. I would also like to give a shout out to the google fiber team, and I am pleased to say that every one of your portfolios has been involved in this project. Alex and David and Ryan and bob of pbot. Sylvia Kate and Andy Gulizia and Douglas Hardy and Andy Peterson of development services. Eli, Jocelyn of the bureau of environmental services, tom and ben of water. Kevin martin of planning and sustainability. Pauline, David, and Beth fox with omf. Frank James of parks. And of course, my staff, Kim Whalen, Rebecca gibbons, Julie, Jennifer, Melvin and josh. As I said, there are a lot of people involved. The amendment focuses on the public benefits as well as franchise terms. The remainder of the original franchise is not modified. As you all know so well, Portland's authority to franchise stems from our oversight of the community's right-of-way. The amendment provides for google fiber to offer products that seek to narrow the digital divide including service Offerings that will expand the residential access in areas of low broadband adoption. Google fiber will work with affordable and public housing providers to identify dwelling units where it may offer internet at no cost to residents. Google fiber will also support local organizations to teach digital literacy to residents, demonstrate the importance of broadband in communities with limited broadband access, and help unconnected residents subscribe to broadband. As part the process google is funding two digital fellows, one at free geek and one with Multnomah county libraries. The amendment provides for a support fee of 3% to be used for implementation of the digital equity action plan and the broadband strategic plan. It will be overseen by the office of community technology. Oct staff believe that a new entrance in the marketplace may result in an uptick in the subscribership overall although some cannibalization may occur as subscribers choose to switch in a competitive marketplace. The amendment provides the opportunity for the city and google fiber to mutually agree to joint fiber construction. This has potential for the city to expand the government-only network to meet the growing broadband needs over the coming years thereby saving the city money. The franchise term is being extended by two years to 2026 to provide ten years in which google fiber will hopefully provide competitive gigabyte Services in Portland. The extension will also assure that the revised public benefits obtained in the amendment will be provided for two years. Important to remember that these public benefits are in addition to the 5% fee already included in the google fiber franchise. It represents an opportunity for our community, and I would like to thank google fiber for its willingness to negotiate new public benefits in light of the city's digital equity action plan and evolving best practices in addressing the digital inclusion. Oct staff expect an increase in the economic activity and the other benefits as a result of a widespread residential fiber deployment. While metrics specific to Portland are not available, the broadband strategic plan and my office's white paper called the case for fiber in Portland that benefits the gigabyte networking offers the community, identified that fiber to the home has significant economic very many impacts that stimulate the local economy. New jobs held by people who pay taxes as well as positive impacts in education, healthcare,

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transportation, and sustainability. A competitive broadband marketplace will benefit consumers who will have a choice of providers, and I am happy to answer questions.

Fish: Mary Beth, the flip side of closing the digital divide is that we are potentially putting more people in harm's way. Let me give you a few examples. The city of Portland has some of the most sophisticated filters on their computer and on their internet systems. I daily get fraudulent solicitations, fraudulent credit card solicitations, spam phishing, viruses attached to documents. I get solicitations from banks asking me to confirm my social security number and other information, which even someone as unsophisticated as me knows how to filter those out because it's not a bank with which I have a relationship. And I can go on and on and on. Recently at home we hit a new low when I got a phone call on my phone, a message that said that the gentleman in the Multnomah county sheriff's office had the legal papers. Would I please call to arrange the service, when I called the number it did not work. When I called the gentleman through the directory he said that his name had been appropriated in a scam so people were getting calls in his name around legal documents. The bad guys are getting very sophisticated. One of the flip sides of closing the divide and allowing low income families and older adults and others to access the internet is that people who prey on those kinds of people have a new avenue. What commitment do we have from google that they are taking adequate steps to protect people who are connected to the internet?

Henry: Well, I actually think that the responsibility really more lies with the organizations that are doing digital literacy training, and we found in our outreach with the very populations that you are talking about that they have real concerns about privacy and the issues that you have outlined and asked if as part of our plan we could provide for the kind of training that would help them -- help protect them from those who prey on, you know, people using the internet. So I don't know that there is a perfect solution. Google fiber representatives are here. I am sure that they would be happy to address this issue. But, I think the community and our responsibility to provide the digital literacy training to equip people so that they can navigate the internet safely.

Fish: I am going to respectfully disagree with that because I don't think it's a question of literacy. I think that the bad guys are one step ahead of us. They are so sophisticated in sending fake and fraudulent solicitations. Plus the way that google search works I have noticed I am now inundated with stuff that I don't want or don't need but it's all pegged to my age and my circumstances. They are, they are tracking my viewing habits and my commercial transactions and other things, and I have now squarely, I guess, reached senior citizen status because on a daily basis I am offered prosthetics, miracle health drugs, and all kinds of things about extending my life and blah, blah, blah, burial insurance. These are not things in the ordinary course that I have sought. I think the bad guys are one step ahead of us. If you are going to put an older -- and I consider myself a reasonably sophisticated person and I am no match for the people who are out there. If you put someone who is 70, 80, 90 who wants to do their banking online and they are getting bombarded with fraudulent solicitations, all the education in the world isn't going to prevent that person from inadvertently clicking onto an email having a virus kick in, I would like us to think about ways that we can be more aggressive and in protecting people, and again, I think that it's the flip side of what we're doing in terms of closing the digital divide. We're opening up a broader market for people that are unscrupulous. And there are a lot of in-- unscrupulous people using the internet. I think google could be a problem solver.

Hales: Other comments?

Henry: There is an incognito search. This came up at the digital inclusion network last week. Go incognito.

Hales: Commission Fish might need to use that. I am not getting all of that stuff so I don't

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know.

Novick: I don't get those ads. [laughter]

Hales: Communicating with the wrong guy.

Fritz: I have a more serious question -- well, the Question was serious, since evolved. You mentioned the library and free geek were chosen to be the fellows was there a competitive process for that?

Henry: Yes, so the process was run by a national organization that's headquartered here in Portland called en-ten, the nonprofit policy organization, and they solicited organizations, nonprofits from throughout Portland to compete to be -- to host a digital fellow. And free geek and the libraries won.

Fritz: Google and we have learned a lot from the other cities with high fiber networks prior to this one. Is that correct?

Henry: We have been talking with our colleagues in the other cities to learn what works and how to move forward. The message from the communities was that it's a partnership and we address issues together.

Fritz: That's what this ordinance reflects is amending ours to learn from others' experiences good and bad?

Henry: And it really reflects the last two years of our community putting together the digital equity plan. We did not have that. We had our broadband plan, which called on us to develop a digital equity plan, but -- so this reflects that work from the community, and I think that some of the members who helped to put that plan together are here to testify today.

Fritz: It's rare and delightful that we go from planning to implementation so quickly, and I appreciate your work.

Henry: It's so much fun.

Hales: Thank you. Other questions or comments? Thank you very much. And we have some invited testimony or some folks just signed up to speak?

Henry: On the google fiber representatives, they are here and I believe that there were citizens who signed up, as well.

Hales: Ok. Come on up, please, and let's have google fiber first and then anyone else who would like to speak.

Fish: Mayor, if google fiber wants to make any other announcement today should we give them another couple minutes?

Hales: Maybe a drumroll.

Hales: Good afternoon.

Bryan Bell: Good afternoon. Thank you mayor and commissioners for having us today. I am Bryan bell, and I oversee expansion work for google fiber in the western United States joined by my colleague Chris Taylor who oversees business operations here for the fiber team in Portland. So we're thrilled to be here today to talk to you about this amendment. A google fiber was created with the goal of making broadband better and more accessible to more people. One thing that we're proud of is that we partnered with the cities on the important issue of closing the digital divide, and so as you heard from Mary Beth one of the, one thing that we're thrilled about is that this alliance our franchise requirements with the great work that the city of Portland is doing. So Portland is a leader on digital equity issues. We congratulate the city on the progress that's made with the digital equity action plan, and really look forward to continuing our work together on this important issue. Google fiber is a technology at heart. We're always seeking to innovate and to change and to be nimble so that we're taking account of the latest technologies and the latest thinking on complex issues. So since we launched our first network back in 2011 in Kansas City, we have learned a lot. And as you heard from Mary Beth, some of the commitments and

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ideas contained in the franchise just from two years ago no longer reflects the latest and greatest way to approach some of these tough issues so I want to highlight a few of the things that we have changed in our most recent approaches to digital equity issues. So the first as Mary Beth mentioned, because we are partnering with the federal housing -- department of housing and urban development to offer free gigabyte service to public housing facilities. We will work to identify properties that make sense to deploy free service to those residents with no additional fees. The second is that we developed targeted products and services to make available to the most digitally divided parts of the community, so those are lower Cost options to help people who haven't been online in the first time potentially to take that first step and get online. Third we invest in local partnerships and really know that there is a lot of great work going on in the community. If we can partner with those organizations making a difference, we can really team up to have an even bigger impact. We're thrilled with the partnerships that are off and running here in Portland. So Portland's home to the digital inclusion fellowship program, which is a partnership between google fiber and Portland's own nonprofit technology enterprise network, which recruits and trains leaders on digital equity engagement. And this year we announced that two Portland area organizations have been selected as hosts for our digital inclusion fellowship. The Multnomah county library and free geek serve as national exemplars of inclusion work and we're thrilled to partner with them. We know this has been a long exploration process for google fiber in the city over the last couple of years, but we continue to make great progress and overcome some significant issues through our great work with our city and county and the partners that we have in the surrounding communities. So this franchise amendment is another important step along our journey as we explore bringing fiber here. We hope to bring super-fast Internet to Portland and look forward to continuing the partnership. I want to conclude by extending a thank you to ben Walters from the city attorney's office and the other staff members who have worked on this, including especially Mary Beth henry, who has been a tireless advocate for digital inclusion and equity issues and has been an amazing partner as we worked through the complicated issues that necessarily arise when seeking to deploy a network in a new city. So thank you, Mary Beth. Thank you for having us here today, and we are happy to answer any questions.

Hales: Thank you very much. Chris, welcome.

Chris Taylor: Thank you. I am really just here to answer your questions. I think Bryan covered it.

Hales: Questions for google fiber?

Fish: This has been a long courtship. What are the remaining barriers to bringing google here?

Bell: A great question. The network is complex, there are a lot of moving pieces. Some of them require actions from the city and some don't. There is a lot of internal work that happens along the network design, business modeling, construction costs, and I can't point to any one thing or one or two things that are left to go but we are excited about the progress and hope to keep pushing forward and getting closer to having clarity on that.

Fish: Are there any Additional regulatory hurdles in Portland?

Bell: I think that Chris may be able to speak as one of our local team members but I know that we recently received approval for certain network real estate approvals, and there will be others down the road. If things are moving forward -- there is still pieces but in terms of the outstanding obstacles, hurdles to clear at this time -- I can't think of any in the future.

Taylor: We have more work to do but so far all of the actual pending actions before the city we have been very pleased with the outcomes. This being one of them. I don't want to make any assumptions until you have the second reading. No, we don't have any major

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pending proposals that haven't been.

Bell: I think that speaks to the great work of staff and the city, the leadership the city has had on the supporting of this project. It is complex. Lots of issues come up and it has been a great partnership with the city.

Hales: That's good to hear. That's great. Thank you. Thank you both very much.

Bell: Thank you.

Taylor: Thank you.

Hales: Are there others here to speak on this item?

Moore-Love: The signup sheet show nine people signed up. The first three please come on up. Go ahead.

Shedrick Wilkins: I am shedrick Wilkins, and I echo commissioner Fish's concerns about unscrupulous people using high-speed cable for internet. I worry, too, that -- I read a story about the computers being used for example in England if you go to a doctor and they give you a chest x-ray. The doctor in England is required to look at it first and not just send it high speed to some a.i. Machine that looks at it and sees if you have a tumor. In this country sometimes the doctor will just fax the x-ray, high speed, and then get flagged later on. In England it's required a doctor look at the x-ray first and not get lazy, right, and let some computer do it, right. Then say oh, and there have been situations where the computer doesn't see something and the doctor should have looked at it.

Colleen Dixon: Good afternoon. I am colleen Dixon, the head of public development of free geek. The last time I was in this chair we were talking about passing the digital equity action plan, and thank you for that work. I want to say that the resources that it takes to make that work in actual reality make a plan in action as a big thing that we need sass both nonprofit organization and is movement for digital equity within the community. And we're happy to be a part of that work and we are thrilled to have the support of the fee through google to support the plan and then also be a recipient of the digital inclusion fellowship and to do more digital literacy and education work in the community and build out our programs, which hopefully will help to support some of these questions and concerns through community-based organizing.

Hales: Thank you. Thank you very much. Welcome.

Samuel Pastrick: Good afternoon. I am Sam Pastrick and I am here today with cub of Oregon. I was also here in April to encourage adoption of the resolution 37199 which, of course, directs the city office for community of technology to implement the digital equity action plan, the deep. So I am here today to encourage adoption of the proposed amendments to the 2014 ordinance granting franchise to the google fiber to construct and operate a network here in Portland. Deep, as you know, captures really the hard work of the digital inclusion network. Many folks are here today since 2014, and outlines the specific operational and policy proposals for public and private agencies along with nonprofits like cub and to advance the caused me to be in bed many days during the month of May, and even when I was not, I was weak and not able to work my business like I so want to. Of the digital equity in the city of Portland and also Multnomah county at large. So a clear theme throughout the deep is a need for partner organizations to have access to sustainable funding mechanisms to implement those goals. So in short, really to execute the plan, the way intended and to the fullest potential is really you know that reliable funding is paramount. So the proposed digital equity support fee, which would amount to 3% of the gross revenues from fiber sales and operations, is in cub's opinion a long-term funding solution, and one that's really consistent with language not only outlined in the deep itself but also endorsed by the city council. So with this in mind we really strongly encourage the adoption of the proposed amendments to the original franchise agreement, and these include but are not limited to the digital equity support fee. So in the

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same spirit, cub looks forward to continuing to work in strong collaboration with the office for community technology to ensure that these funds are carefully allocated and that they are consistent with both the deep and broadband strategic planned goals so thanks for your time.

Hales: Thanks very much. The next group

Hales: Come on up. Mr. Johnson, I think you are first.

Dwayne Johnson: It looks that way. Commissioner Mayor, thank you for allowing us to speak before you today. As a long-time innovator, entrepreneur and supporter of the internet access for all I am the deputy director of innovate Oregon and co-founder of scale of partners which works with the communities across the country connecting and giving access to the opportunities of the 21st century for under-represented communities. At the end of the day broadband access and internet access is a Fundamental, economic opportunity for underrepresented communities. The idea that we can make those connections available and not only available but do it at an inexpensive price is key but even more important to that I am going to speak to what commissioner Fish said a little earlier. We have to actually have a strategy on how we deal with the predators and the people really looking for access to people's accounts and information. This would happen whether there is broadband access and support or not. The opportunity here is to take an organization like google that is proactive in addressing these issues, as opposed to just basically putting a pipe to somebody's health and giving somebody else the responsibility for that support. I think that the opportunity here is a great one, in that we're creating a funding source to support some of the literacy, as well as being proactive and working with the communities themselves to be able to understand better with the input in front of them. But lastly, there is the opportunity to really be pioneers in solving the problems. One of the advantages that you have when you are working with the providers from this perspective is that we can actually work with them to solve the problems. What you get to see through the broadband is what types of phishing is happening, and you won't see that if you are just Getting one pipe to one individual but if commissioner you are getting the same phishing expeditions that commissioner novick is, an organization like google sets up the centers where they are seeing these things happening and they may be able to reduce the opportunities of these people trying to hack people. So when we can set up a system that's proactive, we can have a quick response of operation that can work alongside this. We can reduce the risk for everybody, so I think that this opportunity here is to reduce the challenges as well as get the providers themselves to work together with us and have a collaborative approach to this so that the communities get access, but they can get access in a way that's not going to be threatening. Thank you.

Hales: Thank you. Thanks very much. Welcome.

Jon Worona: Good afternoon mayor hales and commissioners. I am john Worona the director of digital strategies at the Multnomah county library, and I would like to say a few words today in support of the amendment to the google fiber franchise agreement. First we would like to thank the city of Portland especially Mary Beth henry and the office for community technology who has worked closely with the library and Multnomah County's department of county assets and i.t. To work with the digital inclusion network and the ground-breaking digital equity action plan. That set a course for addressing the real issues around digital equity access and opportunity in our community. I am new to the library and the county organization but I learned how deliberate and thoughtful the stakeholders have been about engaging google early in the discussion about the future of connectivity in this region. Google deserves recognition for being so receptive to the inclusion discussion from the very early exploratory stages here in this region. The library supports the amendment because the agreement offers more options and access for all residents to fully participate

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in the digital world. As the largest provider of free high-speed internet access and free computing devices in the state the library knows the community' needs. The library connected people in the community with nearly 2 million Wi-Fi and public computer sessions, and tomorrow marks the end of the fiscal year and we're projecting a rise of over 20% in just the Wi-Fi number alone. So this trend of increased demand shows no signs of slowing down. The library provides access to devices, training, and multiple -- in multiple languages and broadband for the activities of modern life. In addition folks also need is a way to afford access where they live and in the evenings when homework happens. Increased access to the next level broadband means more People can get connected but the divide may grow wider still for those on the other side. The library will build upon the early success says of working with the partners mentioned and who you have heard from and will hear from to provide access to the training, devices, internet service, and to increase the adoption rates and prepare those who need it for low-cost and high-speed access where they live. As I said, in public housing developments, at a lower income individuals and families. We're already putting the action in the action plan. It's appropriate and we support google and their counselor parts in making an inclusion a priority and putting resources behind it. Multnomah county library takes our role seriously in bridging gaps to access an opportunity wherever we can, and this year we will have a digital inclusion fellow to help us thanks to the google fiber and en-ten. We thank the department of assets and i.t. For their support and the city of Portland for your efforts, and we thank all of our inclusion network partners who you are hearing from before and after us and we want to express the library support for the amendment. Thank you.

Hales: Thank you.

Hales: Good afternoon.

Greg martin: Good afternoon. I am Greg martin. I am the chief information officer at kinder care education. Thank you, mayor hales and commissioners for having me here today. I also do volunteer work with the various organizations including the universe of Portland, technology association of Oregon, and charter schools, and our urban team, and a few others, and through that work, I have come to -- I've been doing this work my whole life, and I care deeply about education, and I care about the inclusion. And I care deeply about science, technology, engineering and math education especially for youth. So I came to be aware of this effort and came to support it because I think that it's important and I think it's a great result and I am glad that it's happening and I am glad that fiber is coming to the beautiful city of Portland that I have fallen in love with in my 2.5 years here, and I am glad the city included a diversity and inclusion component. I have reviewed the deep plan, and I think it's on point. I am glad to see that there is an awareness of the need for an educational component and also here to advocate for some of the community-based organizations being important components of the education as opposed to having you know, some external entity come in and train everybody. I think you really want to train the community to train itself. So that's my recommendation, and thank you for listening.

Hales: Thank you very much.

Hales: Thank you both, ok, let's take the next folks, please.

Hales: Welcome.

Lindsey kaplan: Thank you. My name is Lindsey Kaplan. I am the director of community Engagement the Portland community media. I am here to voice my support for the amendment that we've been speaking about today. Pcm -- I am a little short. Pcm has and continues to invest the significant resources to ensure that we help lead the field of digital equity and inclusion empowering and equipping underserved community members to thrive in a connected world, and that includes the internet access. By amending the google fiber agreement, the change would allow the implementation of the digital equity action

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plan, which we've been speaking about, as well, and a plan in which pcm is deeply invested. A plan that will, in turn, provide the affordable internet access we've been talking about to the residents in Portland benefiting the specific cultural and creative economy. That's, in particular, is the part that I am invested in. While taking a huge leap forward and cleaving digital inclusion in Portland. Which is something that's very important to pcm. Thank you.

Hales: Thanks very much. Welcome.

Marita Ingalsbe: Hello, I am Marita Ingalsbe. I am with Portland public schools in the office of information technology, and my position is i.t. Client services director. Our cio josh Klein is out of town and unable to be here. He testified in support of the digital equity action plan in April, and we are also in Support of this amendment. It is a very significant opportunity. We are very well placed for success, and to do this right I think that with the enactment of the digital equity action plan and so many partners in place and having google fiber join this partnership and bring this funding source is going to put us for success in the future, many years ahead, and we're very excited about this opportunity for our community and for our students, especially. Thank you to the office of community technology and especially Mary Beth henry for all of her work.

Hales: Thanks for your partnership. Welcome.

Sam Burnett: Good afternoon, mayor and commissioners. My name is Sam burnet, the last time that I testified before council I was in eighth grade, urging council to make the push to bring google fiber to Portland initially.

Fritz: Good for you.

Burnett: Today we are here to usher in a new era of he can. Well, this measure will in no way nullify completely the stark economic educational social and, of course, technological divides that have manifested themselves after sentries of racist practices. It is a strong and important boost that will, no doubt, positively impact thousands in the Portland area. In today's digitalized world internet is everything. As the physical world quickly sees the financial, social and informational power to Cyberspace, we must ensure that we do all in our power to prevent this transition from becoming another gaping chasm between rich and poor, categories that are still too often defined by race. If managed correctly, the online world has unprecedented potential to bring diverse groups together and facilitate the connections that would otherwise not be possible. If on the other hand we allow the digital divide to fester uncombated we will only be exasperating issues of equity that crucially need to be addressed. I assure you that I am an optimist but a far too often have seen the idealism of pessimists come to fruition. Let this be a step on the jury to amend equity but not an excuse to rest on laurels. Thousands at the least will benefit from this but why settle for thousands when we have the potential to assist millions. A friend of mine recently said something that captured my attention. He said that the future doesn't exist. Now I want to assure you that this was not doomsday rhetoric. He was merely pointing out the fact that anything that we wish to see in the future, we must ourselves make happen. Let us together make this equitable vision of the future a reality. Let us continue to aid those in need and let us never forget that to get to where we are now, standing, sitting today, we once needed a helping hand ourselves no matter how large or small. Thank you.

Hales: Thank you very much. Appreciate you. And without getting too personal I hope that we get this done before you reach some other big life milestone.

Fritz: Which school were you in?

Burnett: I was mount tabor and then went on to graduate from franklin high school. So yeah I will try to make it not another six years again.

Fritz: To your credit to the Portland public schools and thank you that was a beautiful speech.

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Hales: Well done. Ok anyone else? Signed up?

Moore-Love: That's all I show.

Hales: Anybody else want to speak on this item? I want to thank you for an excellent hearing and Mary Beth for the great work. This comes back for a second reading and final action next week. Any other comments from the council? Good work. We hope to hear more from you very soon. Thank you. [Gavel pounded] ok. Let's move onto the rest of the calendar with item 774.

Item 774.

Hales: Ok we could probably do 775, as well.

Item 775.

Hales: As soon as we get the technology to help, Lisa. Who is going to kick off here? Karla, you need to help them with the power point.

Fish: Grab the woman from free geek. [laughter]

Hales: There reminds me of the Painting on the Sistine chapel. It takes divine intervention to get this thing to work.

Hales: All right. Thanks. With more prayers we'll connect it up and make it work here.

Novick: Who wants to start?

Dave Benson, Portland Bureau of Transportation: Good morning, or good afternoon council, I am sorry I am losing track of time, I am Dave Benson your parking services group manager. We're here today to amend the intergovernmental agreement with the Portland development commission related to the tenth and Yamhill smart park garage renovation project and the city's solar power loan guarantee. You may recall in 2011 the solar power secured from the department of energy for 20 million, of which the city and guaranteed pdot 5 million of that, this project background is the garage at the facility at 10th and Yamhill, and it was built in the late 1970's, had five floors, and we added two more floors in 1984. For a total of seven floors and just under 800 parking stalls. It has almost 28,000 square feet of retail space. It serves as the western anchor for the downtown retail corps and primarily short-term visits, four hours or less for retail and office visitors. As you know it is the transportation hub for light rail, streetcar and parking and we would like to add bicycle parking as a commodity of the future. The net revenue for the facility is 1.2 million annually, but we take a loss on the retail spaces Of 80 to \$100,000 a year. It serves approximately 41,000 vehicle parking trips per month. And the average weekday peak time occupancy is 85%.

Fritz: How could we make a loss on the retail?

Benson: We've been pricing the retail far below mark because of the disrepair to the facility. So we've been taking that.

Fritz: So the amount of repairs that we have to make doesn't cover the rent.

Benson: Right.

Fritz: Got it, thank you.

Benson: You probably also know that for a decade or maybe a little more we've been talking about the redevelopment of this facility including demolishing it and rebuilding it to where we are today, a lot of the deferred major maintenance projects have been delayed. The project goals is to preserve the building while bringing it into full compliance. We want to make sure that it supports the downtown retail presence with multi-modal goals. We want to improve the environment at the ground level retail and stairways, and we want to pursue the parks certification, which is formally called the green garage certification. The project's scope is take care of the general and deferred maintenance. Take care of any seismic remediation and on this point I will say since in 2008 we had an engineering firm take a look at it and last year we had two separate engineering firms look at this facility for life safety issues. And they all recommended the same thing. There was fatigue in the

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holes for the sky bridge bolts across the target. There is wear on what are called the beam ends and concrete cracks and there is rust stains on the steel deck diaphragm of the multi-connections all of which in our plan will be remediated. I will say that Naito Company actually owns the sky bridge and they are working with their own contractor to handle that. We're going to do the ada upgrades to the stairways and the elevators. We're going to replace the lighting and steel cables and other improvements. Obviously we want to improve the storefront improvements and replace the windows and doors and canopies and make interior improvements, new flooring and ceiling and stairs, bathrooms, the new hvac system, plumbing, electrical and lighting so pretty comprehensive look. The budget is \$25 million. The sources, pdc is bringing \$5 million to us to help us work through this project. We appropriated in fiscal year 2015-2016, 3.7 million. And added an additional 3.5 million. And then the net smart park revenues are going to support \$3.8 million of that. And we're going to borrow \$9 million, and the debt servicing on that will be repaid with revenues from the smart park. The hard costs, construction, and tenant improvements and public art like that are \$17.4 million. Permit fees and sdc fees testing are about \$3 million of that. There is indirect costs, project management outreach and construction management about three quarters of a million dollars. The iga amendment, pdc contributes 5 million to the project, and it is identified in the original intergovernmental agreement, first brought to council in 2011. This satisfies the pdc's iga commitment. In the coming day's pbob and pdc will develop a management agreement where pdc manages the retail spaces after renovation. The project schedule, generally, is -- we have done tenant outreach and this year, pdc in May of this year approved this iga amendment. We're here to you today so you can approve or consider the iga and owner's rep contract, which we're discussing, and we'll be back to you on next month or early august for you to consider the contract management general contractor design contract. It will take us about a year to do the design and to get to the guaranteed maximum price. We suspect that will be in about this time next year. In summer of next year the tenants have to vacate the way that we're doing the renovation. We have to have all the tenants leave. We cannot leave anybody in there. In July of next year council will approve that guaranteed maximum price and the construction contract and then it will take about a year to build out and our goal is to minimize the impact to the parking. We intended to keep it open to park cars but we don't know exactly that impact, if it's going to be a floor at a time or two floors at a time. That's yet to be determined. So I would like to introduce Lisa Abuaf from pdc who is going to talk about the ground floor retail.

Lisa Abuaf: Sure. Good afternoon mayor haless and commissioners. I am Lisa Abuaf, the central city manager with the Portland development commission and pdc has partnered with various city bureaus on this project for many years. I think that I would date myself if I told you the year that I started working on this project. So we're very enthusiastic to bring this amendment before you today and to see renovation of the garage moving forward. Our interest in the garage has consistently been to make improvements to the garage that supported the downtown retail. As Dave mentioned this started with the downtown retail strategy. We have seen a lot of improvements and invested heavily in the area surrounding the garage, and so pdc as well as the Portland business alliance who has been our partner with the downtown retail strategy have longstanding relationships both with the garage retailers some of who participated in our joint pop-up program as well as the retailers who are adjacent to it. Over the past year or two, as we jointly decided with pbob to Proceed with the scope of work that Dave shared we have maintained ongoing communication with those retailers knowing that the improvements may have an impact on their operations. What you will see in the slide that's shown here is the scope does include anticipated changes to the retail space as we currently know it and as it is tenanted. That's

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in part to the significant grade changes that makes it challenging in terms of ada accessibility into the retail spaces. Current garage tenants have been on a month-to-month lease. That is held by the office of management and finance. Based on projected redevelopment of the site, and this has been true for multiple years running at this point. Many of the leases are below market rate which is one of the driving factors behind it not being a revenue positive. Knowing that the tenants will need to move out of the building during construction, we did go to the tenants early and holding ongoing conversations with them both as we've been looking at the scope of work but also as we are starting to land on the schedule to make sure that they had a long lead time in terms of looking for new locations and thinking about their business operations and etc., so I would kind of recall that in fact, their need to vacate will not be for a year. We have also pba in partnership with pdc, we keep an active list of vacant retail locations in the downtown core as well as good lease information about When vacancies will be coming available, and we have shared it with the tenants and we will continue to as they consider their next steps over the next year, and should they wish to relocate. In addition to seeing the retail space improved, pdc also is interested via this amendment, and in a master lease to create the new opportunities for us to implement some of our work that we mapped out for you in our strategic plan. We started discussions with some of our network providers that we work with in the neighborhood scale development but not necessarily in central cities. Providers such as the Hispanic chamber of commerce, to identify how a pdc managed downtown retail space could further their opportunities for wealth creation within the businesses that they provide technical assistance to and making sure we don't overbuild the space. We anticipate conducting ongoing outreach in coordination with the partners, we convene a group of network providers who do small business technical assistance. Over the next six months as we work with pbob in terms of the master lease around retail start to think about the space that works for their partners and helps us to implement our strategic plan. And having identified and prioritized those opportunities, we anticipate pursuing a competitive marketing and leasing approach to make sure that we get the good retail mix that supports the retailers who are going back into the garage and being successful. With that I think that we have one.

Benson: A little final slide. The council action today is, we asked that you approve the amended intergovernmental agreement of Portland development commission and the 10th and Yamhill garage renovation project, and mayor, I believe you added the next agenda item which is the owner's agent, which in short is a project manager we don't have the bandwidth at pbob to manage the projects along with the other projects currently we are managing. We have done this before, and it's to hire this consultant to look out for the city's interests and manage the project going forward.

Fritz: I have two questions, the earthquake safety was going to be just life safety level, we are paying \$25 million and we don't know if this will be up after the big one.

Benson: It depends on what we define as the big one. There are different gradations on that. We are interested in the design that promotes the life safety, and if there is anything where the engineers get into the garage, that would tell us that there is a greater risk for things that we would reconsider and look at upgrades, but I mean, the problem with all hazards or things that will stand up no matter what, it's a pretty high engineering standard. And we're really interested in protecting the life.

Fritz: I understand that but we're paying \$25 million. How much would it cost to --

Benson: I have no idea.

Fritz: And the solar power.

Benson: Along with the department of energy, solar power was going to locate in the zone in Portland and as the name implies develop the solar panels. Borrowed \$20 million. The

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city was required as part of that arrangement that pdc helped to broker the 5 million of that loan. As part of that arrangement pdc agreed to contribute a like amount in the river district of which the parking [inaudible]. Essentially to support our back-stopping that loan.

Fritz: I don't get the connection with this project.

Benson: The short of it is, the bureau of transportation and city of Portland has an obligation if they default on the loan of \$5 million.

Fritz: I am sorry, it has been a long day. I am not following as to why that's connected with this particular project.

Abuaf: So the state provided a loan to solar power and the city backed, through pbot, a portion of that loan, and it hasn't been called on so they are performing on their lens, so it's a back-stop. Right now it is not being called on and they are actively paying their solar power is paying their state loan. The agreement then back-stopped, pbot, was this intergovernmental agreement that you are considering an amendment that this should that back-stop be called upon, pdc would provide \$5 million in the river district Urban renewal area to a project with the 10th and Yamhill garage identified as the most logical project for it to be placed in.

Fritz: So the solar power is paying its way.

Abuaf: That's correct.

Fritz: So the \$5 million we don't -- we are saying we don't need it and it can go into this project?

Benson: Well no -- yes and no. The \$5 million that pdc is contributing holds us harmless if for whatever reason the solar power defaults. It's a net zero. If they go ahead and perform on their loan and pdc gives us the money to do this redevelopment, pdc has met their commitment under this governmental agreement.

Fritz: And then we would give them the \$5 million back?

Abuaf: No. As long as we enter into a master lease agreement the \$5 million would be an investment similar to pbot.

Novick: So as I understand it we have gone from pbot maybe being on the hook for the solar power loan to pdc made sure that at a minimum we'll be held harmless and actually we might be better off?

Benson: Correct.

Novick: If you see they are in the shoes of solar power.

Fritz: That's helpful. Thank you.

Fish: On that point because I am confused so we back-stopped the loan because solar power put the equipment on top of the building?

Benson: No am it is the arrangement to build, in this district, had nothing to do with it but the department of energy required us in 2011 to guarantee at least \$5 million of that before they would loan the 20.

Fish: There is no solar related --

Benson: There is no solar related component to this at all.

Fritz: Commissioner novick -- did you have something on that?

Novick: No, I was going to say that I was informed that Chris armes might have a more detailed answer to your question about the seismic issues.

Fritz: I was going to ask you are the champion for making sure that things are earthquake safe so I want your opinion as well as somebody else's about why we were only playing it so the people can get out of it.

Chris Armes, Portland Bureau of Transportation: I am with the bureau of transportation. The previous studies done on the building indicate that the stairs are the major hazardous piece in a seismic event and they will be replaced and relocated as part of the project.

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Fritz: You are telling me that the structure will stay up in a major event?

Armes: As Dave indicated it's hard to get a structural engineering -- engineer to say a building is going to maintain in a major seismic event but based on the three engineering firms who looked at the building we believe that the deficiencies in the seismic will be addressed for this project.

Novick: Generally speaking you can retrofit a building to life safety standards or to be operational after the earthquake Standards. In the unreinforced building project we identified here's some buildings, like the hospitals, that they are immediately functional. It does cost a lot more to ensure that, and I have to say even as the commissioner, although I wish that we did have a precise answer to the question of what would the cost be of making this a functional parking garage after the biggest earthquake? I think that parking garages would -- are not so essential that they would require the highest level of retrofit when you have limited resources.

Fritz: That's true although there might be emergency shelter locations and also as I said if we are going to invest \$25 million it would be nice to know that it's going to be out for the next 50 years or so.

Fish: What I am hearing you say Steve is that the marginal cost to bring it up in a case like this is not worth it so the \$25 million is to the current specifications. If we wanted to elevate it to some higher level of protection I assume that would cost more money?

Benson: Yes.

Fritz: And you had a slide that showed the artist's rendering of the new building. Could you put that up again, please?

Benson: Is that what you were looking at commissioner?

Fritz: Yes. It looks like the stairs are just on the outside. Is that correct?

Armes: Yes, currently there is Stairs in each one of the four corners, and they will be concentrated to two of the corners, and then they will meet the current ada.

Hales: They will be out in the open?

Benson: Yes.

Fritz: I am worried about that. It looks like its inviting accidents or suicides.

Armes: Well currently the stairs are kind of hidden so the goal is to have more eyes on the stairs so that people feel safer in the stairwells as they use them.

Benson: I believe their glass enclosed if I'm not mistaken.

Armes: There's a certain ada requirement with the railing height and the material is.

Fritz: I think that would be helpful. Thank you.

Hales: Other questions for the team. Covered everything you need too? Ok anyone else want to speak on this item?

Moore-Love: We have two people who want to speak.

David Gwyther: I'm glad commissioner fritz and novick are talking about seismic upgrades I came in late march and wasn't -- was aware of how things had progressed in terms of seismic evaluation. We decided that after I looked at the building that we needed some more eyes on it. So we hired a structural engineer with a seismic background. Who teaches -- he's the head of the department of Portland state. Licensed engineer. Very respected. Is professional designations looked like the alphabet.

Hales: Put your name in the record.

Gwyther: I'm sorry. David Gwyther. Anyway, you'll see that Mr. Peterson financed a study. One of the things that is really apparent they put the pillars up. Then they hung the beams across it. They are reinforced concrete beams, page ten shows what the point that I'm trying to make. The corbels in question they balance the beams but they didn't attach the beams to the columns. So, that if the pillars move north-south in this case, let's say six inches. Which has you go up in height, if the bottom moves a little bit the top moves

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farther. The pillar falls down, it slides right off. If it moves east-west a foot or maybe 18 inches, same thing happens. Now, our structural engineer pointed out that that could be fixed. Sort of. You can attach that with epoxy dowels. He also gives us a cost estimate to retrofit it \$5-9 million how far you want to go. We haven't had a major seismic event in a long time. You can interpret that two ways. Either it's not going to happen any time soon or we're due. The more pessimistic view is we're due for one someday soon. Now, as you have to identify the needs between needs and wants. Everybody wants something. But we need certain things. I think this particular structure needs to have a serious seismic upgrade, a robust one and parking structures because of their nature, because everything is in the open, you don't have to go through sheetrock to get to the structure are one of the most easiest to retrofit. Also be a good example. Asking the contractors and construction companies to upgrade other buildings, why not do it the right way with this project. It represents about 1% of the total budget for the city, although this particular costs are spread in a number of different areas. Anyway, that's what I have to say about that. And Mr. Peterson could discuss his issues more detail.

Doug Peterson: Thank you for allowing me to appear before the council. My name is Douglas Peterson, I own Peterson's store. That's our flagship store. It's in the parking garage. We've been over 31 years we've been serving hundreds of customers every day coming to the store. We want to be there after the remodel. I understand the remodel, I have to problem with that, that's wonderful. All the tenants have been told have to vacate next summer and find other locations. And for most tenants that are there if they leave for a year they want to be in a new location and establish location. In this case, my whole business is focused on the max transit line, the red and blue lines and also street car lines that are out there. And my traffic patterns and everything to focus on that I put -- when the store was first opened, the construction, the light rail was underway. Jack hammers and dirt everywhere. The street was closed. Anyway, we want to be able to come back and we were told that there's no guarantees you could come back so we want to be able to come back, 31 years of serving the public and we've been successful I have 25 employees, they work between all the stores. Fulltime people get medical benefits and vacation time. We pay our people well. I just want to be able to come back. I asked the lottery commission, how much have we sold in lottery tickets in retail at the store they, only go back 13 years but in that 13 years they 2,447,000 in lottery sales. All three stores, 6,676,000. And good portion of the lottery pros go back to local communities. I just want to mention that. The other thing, I was with Fred Meyers for 24 years, I did remodeling, setting up new stores and remodeling old stores. I never remember closing a store for a year, we always -- one store, walnut park store we moved the variety department into the lower level parking structure so that they continue to operate after we tore down the old variety store put in the new. I just question whether all businesses have to be closed for a year. Can't it be done in cycles? We want to come back. I think 31.5 years of successful business should get a chance to come back. **Hales:** Thank you thank you both very much. Anyone else?

Shedrick Wilkins: I'm Shedrick Wilkins I'm intrigued about Commissioner Fritz' interest why solar power is going to a building without solar panels. Like a solar cup is lending money. I don't know of a German company that does that sort of stuff. And solar power are made out of plastic I asked for a tour of the plant see how they do this stuff is it more advanced. I was not returned anything. I was not allowed a tour of the place. So, it kind of makes me feel funny about that sort of thing. About this international company called solar -- versus innovative plastic stuff.

Hales: Thank you. These two items continue to next week. Any questions or answers?

Fish: One question for commissioner novick. Under the agreement of the retail space, is that correct? And pdc would there for determine the plan for how to activate that retail

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space?

Novick: Right. Exactly.

Fish: Thank you.

Hales: the concerns have been heard, are going to do a plan to take these concerns --

Hales: Okay. These two items pass 774, 775 to next week. Take 776 please.

Item 776.

Hales: Second meeting, roll call.

Fish: Aye **Novick:** Aye **Fritz:** Aye **Hales:** Aye

Hales: And 777?

Item 777.

Hales: Follow up item to our previous action on these five properties. Here is very briefly explain why we have an ordinance.

Sarah Landis, Auditors Office: Thank you, good evening, mayor and commissioner.

Sarah, city auditor's office this is a follow up to our report entitled foreclosure list 2015-16 which you voted to approve on June 15. As we're working through first exercising of the foreclosure code in the number of years we learned that council required to pass this list by ordinance and not by accepting of the report which is what we did. This is to tie up that. There have been no changes to the list since it was voted on, on the 15th.

Hales: Thank you.

Fritz: Have you heard from any of the property owners?

Landis: Few of the listed property owners have been in touch with us there have been no changes in the recorded property owner name. There is still ample time before it's initiated for property owners to rectify that recording disconnect between the original owner that's on our list and who may be in ownership of the property at this point.

Fritz: What is the lifetime for that?

Landis: Before the foreclosure sale?

Fritz: Yes.

Landis: We'd have to ask the treasurer but yet to get the rules established they have posting for 60 days I believe of those rules and so we're months out.

Fritz: I do want to be clear if some folks have come forward that you would continue to work with them.

Landis: Yes, we are continuing to work with them. They have until the foreclosure sale to pay off the liens and remove from the list.

Hales: And remediate the problem.

Fritz: Right. In other words, we're saying yes, we really mean it this time.

Hales: Appreciate it.

Hales: Maybe not? Marco Maciel manages this process for us. We're in good shape. This is emergency ordinance. I don't see anyone here to testify other than you two we'll take a vote please.

Fish: Aye.

Novick: Aye.

Fritz: We have had robust process and a couple of hearings to talk about this and every effort has been made to notify property owners and now we really mean it and you still have an opportunity to get your property of the lien. My understanding is if we were to sell these property's for just the lien price it would be 378,000 and the properties are worth more than that and so it really behooves the property owners to pay the delinquent fees and get back their property or else under the mayors leadership and the city auditors with your wonderful work then they are appropriately disposed of. Thank you Aye.

Hales: Thank you very much. Progress. Aye. 778 second reading.

Item 778.

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Hales: Roll call.

Fish: Aye. **Novick:** Aye. **Fritz:** Aye.

Hales: Aye. We are done at last. Until tomorrow.

At 5:13 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 and should not be considered a verbatim transcript.

Key: ***** means unidentified speaker.

JUNE 30, 2016 2PM

Hales: Welcome to the June 30th Portland city council would you please call the roll?
[roll call]

Hales: We have a single item this afternoon, obviously many of you want to testify on that. I think there -- there will not be so many people we can't let people to have the usual three minutes to testify, as usual the rules of decorum apply here, so please no interruptions or applause unless there's a visiting dignitary or student here, we always break our own rules and applaud for students and visiting dignitaries. If you're one or more of those things you might get applause, otherwise if you want to show your support for somebody's position on the discussion, feel free to give them a thumbs up or a wave of the hand, and if you feel compelled to share your disagreement a hand gesture is okay, but no demonstrations. If you're representing an organization, make sure to let us know that, because it's required under law, and it helps us know what's going on. So with that, please read the item and we'll turn to my colleague commissioner Saltzman.

Item 779.

Hales: Commissioner Saltzman.

Saltzman: People who have grown up in Portland and want to raise their families here are not able to because of escalating rents and low vacancies. Seniors who have lived here and contributed their entire lives are no able to find safe affordable housing here. Workers who contribute day in and day out to do our -- to our city's economic vibrancy cannot afford to live in the city in which they work. As I said before, the lack of Affordable housing is the greatest crisis now facing our city. It's a crisis with a very human toll. And it will take all of us working together to make a real dent in solving this crisis. The council over the last year, city council first looked to our existing resources and as mayor Hales has said, we dug deep. We increased the urban renewal funds dedicated to affordable housing by 50%, we dedicated short-term rental tax revenues to the effort, and we committed \$10 million next year, which starts tomorrow, to help more folks move from homelessness into housing. Next, we looked at a means to ensure that the new growth would pay for its effect on the need for affordable housing. And yesterday I'm proud to say this council unanimously established a commercial excise tax on new development, and dedicated 100% of that excise tax to creating more affordable housing. So we dug deep in the city's budget, we've asked development to pay for its impact on the need for affordable housing, and now we're asking Portland voters to step up to the plate by supporting a bond for affordable housing. This bond is specifically targeted toward achieving deeply affordable housing for households making less than 30% of median family income. Those are seniors on fixed incomes, families with a disabled parent, and workers who earn minimum wage. The bond, if improved, if Approved, will house almost 3,000 people each year. Asking Portland residents to step up and contribute is not a step we take lightly. But it is a necessary step if we are to put a dent in solving this crisis. And I'm going to call up our housing bureau director, Kurt Creager but before I do that, I want to -- who will give us an overview of the bond, I'd like to make a motion to substitute exhibits a, b, and c, and I'll explain what those are. The changes in exhibit a and b add an administrative cap not to

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exceed 7% of the bond proceeds, which I believe is an important covenant to make to taxpayers of Portland. These resources will be administered with proper fiscal stewardship. And we also have an updated median family income for a family of four in Portland. So those are the changes to exhibits a and b. And the changes -- and I think that's it. These changes were distributed to council, there's copies on the table, and they're also on my website, so I would ask approval of the substitute.

Fish: I'll second.

Hales: Saltzman moves, Fish seconds. Any discussion in let's take action before we start the hearing, then.

Fish: Aye. **Saltzman:** Aye. **Novick:** Aye.

Fritz: This is to put them on the table for discussion. Aye.

Hales: Aye. [gavel pounded] that's what's before us.

Saltzman: I'd like to have director creager come up and he'll provide an overview. And we have two invited panels.

Hales: Great.

Kurt Creager, Director, Portland Housing Bureau: Good afternoon. With me is matt Tschabald, who is going to be running the power point so I don't get distracted from my verbal remarks. This is the last major fiscal building block in the city of Portland's response to the state of emergency for homelessness and housing. You previously took steps to increase the general fund allocation including money for home forward for vouch -- for the full funding of the joint office of homeless services, you previously took action to allocate and appropriate additional monies for the tax increment financing lift, which will have profound effects throughout the city and the open urban renewal areas. You previously took action to allocate transient lodging tax funding that we collect from airbnb and vrbo and empowered us to secure ties that revenue for housing. And as mentioned yesterday, you took action to put into place construction excise taxes for residential, commercial, and industrial properties. And it is important to stress voters are being asked last, and to fill the remaining gap in our fiscal toolbox. With your action, and the filing of this title with the secretary of state, the phb staff will of course not be working on the campaign. But we have lots of other work to be done. We will be working over the summer to put into place a mandatory inclusionary zoning program that we'll come back to you in the fall with the complete construct for. We will be retooling our homeownership program citywide. We'll be working to expand tenant protections. We'll be implementing projects within the urban renewal areas as directed. And I might say continuing the conversation in those urban renewal areas with community stakeholders as to how the tiff lift funds should be used. And last, but certainly not least, we'll be working diligently with the office of the chair of county commissions to implement the joint office of homeless services, this being the last day that our office is responsible July 1st of course the staff will migrate to the county chair's office. So we'll be very busy over the summer. When I tell my colleagues across the country what's going on in Portland, I say Portland is in the middle of a housing renaissance. You as elected officials have shown great drive and great determination to deal with the challenges that we face as one of America's most costly cities with respect to housing and homeownership. You've been deliberate but focused, you've given us the tools we need to succeed. And I'd like 2016 to be known as a summer of hope as we deal with the problems that we have throughout the city to work with renters who are in desperate need of assistance, and to try to backfill voids in our housing delivery system with permanently affordable housing. What you do today will have lasting benefits for the next 60, 80, and 100 years. So with respect to the slides, the bond measure would essentially consist of 42.0 -- 42 -- cents per thousand dollars of assessed valuation, put into context, 4.2 cents per hundred, or .40 of a cent per dollar. I think that's important to

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always keep in perspective. Of those funds, some estimated \$75 per average assessed valuation home. I've seen a lot in the press about somebody can find a house for that, but this is assessed valuation. That is a statistically valid number. It's not what people think their house is worth today, but their tax assessed value. The funds would essentially be spent over -- they would be all allocated within five years, and being tax exempt funds they have to be spent within three years of the date of being allocated. So we would divide this up into a series of buckets, and the repayment terms would be over 20 years. With these funds, we feel confident in saying that we can produce and preserve 1,300 units. We very much want to under promise and over deliver. We've stress tested these numbers with others in the community, including home forward, and in the final construct, 600 of these units would be for households between zero and 30% of the median family income. That is a profound change from business as usual. We're not getting much more than about 15% between zero and 30% with our normal delivery mechanism, and I know you as a council have challenged us to do better. We can do better and we will do better with this particular bond issue. In addition, we challenged our thinking about how best to do that, and home forward stepped up and has identified some 400 project-based vouchers, which will help ensure these properties will be affordable to those households during their tenancy. 50% of the units would be family sized units. Again, a break with business as usual producing two and three-bedroom units which are rarely available in the private market. The way we think this will be sequenced, we would do acquisition with rehab first, immediately deploying monies while we're simultaneously deploying a pipeline of new construction projects which would kick in 18 to 36 months after initiation. So we think that sequence will work well. We do think that the majority of the zero to 30% units will be newly constructed units, because as we buy properties that are market affordable in the private sector, those folks are paying market rents. And they're not likely to be zero to 30% households. And we do not want to cause displacement by dislodging them immediately after acquiring the units. So the majority of the zero to 30% ami units will be new construction, and therefore a good portion of those will be family sized units. I think that's a win-win for the community. We estimate that some 2,900 Portlanders a year would be residing in these units, and we looked at turnover rates within our current portfolio and can reliably predict someplace between 50 and 58,000 Portlanders would be housed over a 60-year period of time. This is a significant investment. I do think that the outcomes are worth mentioning. So at present, the current portfolios of the Portland housing bureau, with our many legacy partners and some private developers, is 11,634 units, we have a production pipeline of 1,500 units, and this bond would produce an additional 1300 units, increasing the overall portfolio by some 11%. But increasing the zero to 30% median family income by 25%. So we're really moving the needle with respect to housing affordability for extremely low-income people. I think it's worth mentioning the reason we can do that with bond revenue is the Oregon constitution really compels us to buy the units in their entirety and build the units in their entirety, because we're prevented from doing business With artificial corporations or entities, we cannot use the normal tax credit leverage model we would normally do in the tax increment areas. So there will be no -- we have operating costs, we have depreciation, we have expenses to covered, that allows us to serve a lower income population. So it's a happy outcome that the -- the result is for extremely low-income people, where the majority of the need exists. The next chart is the best way we as staff could help you sort of understand your complete level of effort. Because this has to fit together and nest with all the other programs that are going on. On the far left, the shelter budget, you see serving some 5,000 people, about \$15 million a year with homeless prevention keeping people in their homes through short-term rental assistance and other interventions serving about 5,800 people. Housing placement and retention, some \$15

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million of general fund and federal funds serving some 4,300 people, supportive housing and services at 2:00 to 3:00 on the dial is serving some 3,000 household was about \$9 million of general fund and federal funds. And then we have the capital costs, if you will, of regulated affordable rental housing, showing the interplay of the excise tax monies you approved yesterday, the bond that you have before you today, and of course the baseline of tax increment. So these things work together. I think in complement to each other. They do not duplicate nor are they redundant but they're all essential pieces of an essential delivery system. So as I started my remarks, this is the last of the fiscal building blocks. We will now be working on things like regulatory environment to beef up tenant protection and make sure you have a complete toolbox moving forward. That really concludes my prepared remarks. I would like to recognize that over the last few weeks staff have been working very diligently. Shannon Callahan in commissioner Saltzman's office, the city attorney's office, matt Tschabold and several staff people within the bureau, and we came up with a series of financial scenarios and constantly tested them against our baseline assumptions. And home forward was essential in that process, because we validated our understanding of the financial model with third parties to make sure that we were not in our vacuum, that we were really sharing accurate market information. So before you I think you have a package that will withstand a great deal of community discussions.

Saltzman: Thank you.

Fritz: What do you envision being the largest single project? In terms of the number of people who would be in a single dwelling?

Creager: Well, by bedroom size --

Fritz: I mean in terms of the structure. A few large communities, like the old projects, or it is going to be smaller -- what's the current portfolio?

Creager: We have -- I think Portland is a city of neighborhoods, and we need to recognize that we work in a market. And because we have tax increment in the urban renewal areas, we largely see this as a tool to work outside of urban renewal areas. Because we have tax increment within those areas. So commissioner Saltzman is actually on record as saying that we are quite interested in purchasing as much of the weston rental housing portfolio as possible, Mr. Joe weston owns 7,000 units and is migrating those to a foundation in an orderly disposition of his assets. Those are scattered around neighborhoods. And they tend to be small-scale.

Fritz: They'll be -- you're not envisioning two or three --

Creager: I do not envision three large-scale projects that would produce all these units all at once. I think they need to be integrated and in the best practices they are mixed income, and small enough that people are not isolated in pockets of poverty.

Fritz: That's what I wanted to hear. Thank you. Secondly you mentioned buying land within the city. Is it possible to buy land outside of the city and build there where it's maybe less expensive for the land? Could we build --

Creager: I don't think it's possible under the current title, because we didn't provide for it. I'm not sure that we would want to. Because these are Portland taxpayers that are paying essentially the underlying interest on the debt. There are parts of Portland as you know that are in Washington County, not much --

Fritz: I'm not following you. I was thinking of buying land in Gresham or other places, Clackamas County, for example, where the land itself wouldn't be as expensive as the land in the city.

Creager: Well, I'd love to hear the rest of the council's take on that. My take is if the citizens are paying the interest on these bonds, they should be spent in the city of Portland. And there's not a valid public purpose served in exporting or serving our needs in another jurisdiction.

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Fritz: In London where the land in the central boroughs is so expensive, the housing authorities there would buy land and build affordable housing in outlying jurisdictions, and some of them might be the places where the jobs are too. If -- I'd like to you look into that possibility. My final question is, do we have a partnership agreement with the county so that there will be some help in operating these units and providing services especially in the zero to 30 range?

Creager: Not per se, we do not, though we have good protocols in place with the county. Indeed, as you may know, the city -- the state of Oregon has some bond revenue for people with disabilities. There may be a way to actually layer these funds with those funds to serve people more fully in the city of Portland. The county has been very responsive to mental health treatment and other services available. We do have a written agreement per se -- we don't have a written agreement per se. I must say this concept started in the county chair's office and we had probably eight meetings in discussing how the program would work if they were the fiscal agent. And we were the delivery system. And when they decided not to go forward, we scrambled, frankly, to make sure we filed the title in a manner that would allow an appeal. So we compressed the time necessary. We'll have time now that this is behind us to circle back and talk a little bit about how we would structure those.

Fritz: What is the estimated operating expenses of the 1300 units?

Creager: Well, operating expenses tends to run, depending on whether or not the people are disabled or not, tends to run around \$4,000 per unit. The way in which we tend to operate this is sense the total maximum income is 60% of median family income, and some 48% or below 30, the net cash flow produced from those between 30 and 60 will be used to underwrite the cost of the overall portfolio. We modeled that quite a bit to make sure there was some resilience in that model. So it will be a self-funding model, because again, as I mentioned earlier, we're not paying any underlying debt, there's not a mortgage to pay, and they're not direct -- because taxpayers are paying the debt.

Fritz: You're not expecting a general fund ask for operation, or administrative expenses exceed --

Creager: No, this is fully self-supporting initiative.

Fritz: And you concur with that, commissioner Saltzman?

Saltzman: Yes.

Fritz: Thank you.

Fish: I've had the benefit of a couple briefings, I want to do a quick lightning round because we have a lot of people who want to testify. One of the charts you showed us has a figure of 50 to 58,000 people being served over 60 years. We think of 60 years as a significant duration, because that's the duration of our regulatory agreements on some of the properties we have. I want to be clear, because the city will be owning these properties, we expect that they're going to be well built and built for the long term, and we hope they last well beyond 60 years. Correct?

Creager: That is correct. Though I must say we've -- some of the acquisition rehab properties may have 30 or 40-year economic life. They may be in transit corridors that suggest they would be Redeveloped sometime in the next 30 years or so. But the new construction units we're going to build for hundred-year --

Fish: We think in terms of 10 years for tax abatements, 60 for regulatory agreements, in some instances we'll be owning properties for longer than 60 years.

Creager: We anticipate all of the new construction properties will be in excess of 60 years. The bond covenants will require that they be held for at least 20 years, as long as the outstanding bonds are indebtedness is present. So we'll be looking at the economic life of each of these acquisition rehab targets. It is important to mention that some of them don't

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meet ada requirements, for example, they have laundry rooms in the basement which are not handicapped accessible. So we know we'll need to put money into these, even if they look from the exterior to be perfectly acceptable, they don't necessarily meet what we would consider to be the minimum ada access.

Fish: With the structure that is before us today, you have the full range of flexibility you need to do land banking?

Creager: I believe that we do, yes.

Fish: With -- you said the first bucket would probably be sent on preservation, we might shift. Is it structured in such a way that you have the maximum flexibility to make that call? There are obviously some preservation plays where it's more cost effective, there's existing housing, versus new construction, does it give you and us a great deal of flexibility to make that decision between preservation and new construction?

Creager: I believe it does, yes.

Fish: You made a point about under promising and over delivering. That was part of Dan's message to me, and I deeply appreciate that. That's exactly right. The one area that we can't control is interest rates. And I just want to have you say on the record, and confirm, that this bond measure has some very conservative estimates about interest rates. So if in fact interest rates come up, we can still hit the target that we're promising. Correct?

Creager: Absolutely. This was modeled at 6% interest rates, and we're about 2.5%. And because of brexit, we're actually declining slightly. We think that's a temporary anomaly. So we're fully confident that we can deliver. We have modeled and as you may know, the bureau of development services has modeled a slight plateau around 2018. If there is a plateau in construction, construction labor and materials may fall during the bond.

Novick: So if we can arrange for more nations to lead the picture could get brighter --

Fritz: For the record, none of my family or friends voted -- [laughter]

Fish: Two other things, we're going to hear from some people down the road that we should Chase the cheapest housing. And there are ways we can get to cheap housing. We can build it in undesirable areas, we can buy up substandard housing, we can find some loophole on prevailing wage, and we can walk away from our green building strategy. I would say not as long as Dan and I are on this council, but that is -- that could be a pitch. So my question to you is, do you have the flexibility in this bond measure to ensure that we invest in high opportunity areas, even if that means the cost is higher?

Creager: I think we do. Just for the record, we modeled the acquisition rehab targets at 165,000 dollars a unit. Assuming of that about 40,000 would actually be renovations and about 125 would be acquisition. That is -- that works all over east Portland. That works in a lot of our modest priced neighborhoods. If we were to work into parts of northwest, that number is actually a little light. So we are assuming the acquisition of market affordable units would be in our working class neighborhoods where those units are at greatest risk. The new construction average was predicated on \$188,000 a unit. Because we're working in scale, we think we can get good pricing. So --

Fish: that allows you to continue to invest in places that have high performing schools and built-in infrastructure of high opportunity?

Creager: Absolutely.

Fish: Final question is a technical question, when you acquire buildings, they'll sometimes be occupied. How do we balance the acquisition of a building that's occupied with our goals in terms of who we're serving, and how does -- how do you sort that out using these dollars?

Creager: Well, you're absolutely correct. I have acquired buildings in my prior jobs and converted them into tax credit buildings where 100% of the units had to be affordable for people at 60% or less. And I had to evict market rate tenants that were of higher incomes.

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In this particular instance, we do not want to aggravate a housing emergency by creating a lot of turnover. We think we can manage with turnover to actually achieve our numbers. But they will be annual recertification's of income to make sure that as people succeed in their careers as they work through the economic ladder, that if they are no longer needing the housing we'll have that conversation with them. We've also talked to the city attorney about relocation to the extent that it is needed, it could be an eligible project cost. So we don't expect wholesale relocation or dislocation. But we think we can feather in the requirements over time so we achieve compliance. We've been doing a similar structuring of the so-called headwaters apartments, which I think is worth mentioning, because it was conceived as a bond project by pdc before pdc's portfolio was migrated to the housing bureau. And neither commissioner Saltzman or I or actually in support of the current rent structure, so we're refinancing the headwaters with a hud-insured mortgage product, 35-year mortgage product, using our accumulated equity as the necessary stake. And at the end of the day, the headwaters would be 40% of the units would be affordable under 60 of median income. And hud has given us 18 months to make that number. So through attrition we would essentially achieve that goal. And I think that's the sort of approach that you need to make sure that you're not causing any short-term disruptions.

Saltzman: If there's no further questions we'll call up our first panel.

Hales: Please.

Saltzman: First panel, Multnomah county chair Deborah Kafoury, Jeff Riddle, Michael Buonocore, the executive director of Home Forward, and Richard Edwards. Welcome. Have a seat. We need one more chair.

Deborah Kafoury: Thank you so much for having me here. I'm Deborah Kafoury, Multnomah county chair. I will be brief, because I know there are a lot of people to hear from. I just want to say after listening to Kurt talk about all that you've done this year, I want to say thank you. You have been asked to do a lot, and you have done a lot, but we're not done yet. We still have thousands of people in our community who don't earn enough to pay the exorbitant amounts of -- that new apartments cost. Since our existing stock is full and rents are rising in double digits, that means if we want to help people move off the streets into housing, if we want to help seniors who are living on fixed incomes, and we want to help families who are working but still struggling, we need this bond because we need to build more affordable housing. I feel I come here about once a week to applaud you on once again in your efforts, your leadership and everything you've done, and I want to thank you again for taking this critical step forward. We are in a crisis. And we need to act now. The hundreds of deeply affordable units this bond will pay for, private developers will not build. It is up to us. And we can do it. Thank you.

Hales: Thank you. Welcome.

Richard Edwards: My name is Richard Edwards. Let me tell you about my story, my family. My son Kevin and that's my daughter Tatiana. We're a -- a few years back we were homeless. And we ended up nowhere to go. We slept in the car, my wife Linda, she's not here right now, she's -- she is in a wheelchair, and basically she has to have a wheelchair to be -- to get around. We had to park her wheelchair somewhere and then we slept in the car. Then I met Colleen Join, which helped us get out of our state. A reason why we were homeless is because basically our landlord had failed to tell us his house was foreclosed on, and it was a big shock. I was working at OHSU, at the hospital, I was basically making real good money, paying rent and everything, and this happened. So I had to stay with my wife, care for her and everything, so Join made it possible to go to Steven's Creek Crossing, which is a Home Forward property, and that was a blessing. My kids are safe now. They're really content, they go to a real good schools and their grades went up. I'm so happy about that. I have a job, I take care of my wife, I'm a caregiver, and as well I have -- I'm in a

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position at home forward at the Stevens creek crossing, I am called the resident community builder. I work in the gardens, I love that. I constructed and did a lot of things for the garden using my landscaping abilities that I was taught by the program join had. I'm just so happy that my kids are safe right now, really. And I'm on the goals program, and I have a lot of goals yet. To me, I want to go back to school and become a landscape architect. That's my primary -- that's what I really want to do. I have a five-year lease with home forward, and after that I pretty much want to get a house for my family and everything like that. But I just want to thank everyone for doing their part. There's still a lot of families out there, and they need help. It was very scary for my family. I just want to thank you. Thank you.

Hales: Thank you for being here.

Fritz: Thank you so much. When you get your landscape architecture degree I hope you'll come and work for Portland parks and recreation.

Edwards: I sure will.

Hales: We could use a few more good landscape architects. Good luck to you. Michael, welcome.

Michael Buonocore: Mayor Hales, commissioners, I'm Michael Buonocore the executive director of Home Forward. We administer the housing choice voucher program and a portfolio of public and affordable housing throughout Multnomah County. The majority of our funding comes from HUD. Let's talk about HUD for a moment. Up until the early -- I'm sorry, until the late '70s, early '80s, HUD's annual budget authority was the equivalent of over \$80 billion. In the early '80s, its budget was slashed by tens of billions of dollars and cuts were sustained for the next decade. Today their budget remains under \$50 billion, while subsidies for homeowners like us are over \$100 billion per year. And a crazy thing happened along the way. As HUD's budget declined, mass homelessness emerged in this country. It hadn't existed before as we know it today. Abundant affordable housing was the prevention for homelessness, and affordable housing remains the solution. Shelter gets people inside and we need to get people inside and it is not the answer to their homelessness, housing is. In the past year and a half or so I've heard each of you acknowledge the federal government needs to play their part in ending homelessness, and you're right, and we proved you're right when we worked together to house homeless veterans. We coordinated our efforts, we contributed local resources, and the federal government contributed additional special resources and funding, and we got it done. The country prevent mass homelessness in the '70s and prior. We just demonstrated with vets we can do it again, homelessness is solvable. Now, we're obviously not here celebrating the appropriation of millions of dollars of new federal funding, we need to continue to fight for those resources. What you are demonstrating again is that we cannot sit back and wait. We must do everything we can at the local level, like buying new shelters, like appropriating more money for services, like the construction excise tax and inclusionary zoning, and like the historic referral of this bond measure to voters. Home Forward is as always your partner in these efforts. We'll support Kurt and his team to make sure the commitments being made are kept to the voters. We all know the greatest housing need in our community is for folks who have the lowest incomes at 30% of median income and below, our community and you all have been clear, that's the priority, and the rest of the apartments created through this bond should serve folks at 60% of area median income and below. We also know owning and maintaining housing for folks who are paying very little in rent is expensive and it's tough to keep the properties viable over the long term. So I'm pleased to affirm as Kurt told you that our board of commissioners has agreed to commit 400 project-based vouchers to ensure we can hit our goals related to serving people at 30% of area median income and below, and sustain those commitments for the

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long term. The value of that contribution is over \$3 million per year, and over the 20-year life of the bond over \$60 million. Together we will deliver what's being promised to the voters, and we'll take another critical step in doing everything in our power to address this crisis. We must, because affordable housing is the solution to homelessness, and homelessness is a choice that this country does not have to continue to make. Thank you all.

Hales: Thank you.

Fish: Can I just respond with one comment? Recently someone said to me in lieu of the bond, why aren't we just asking for more federal funds? And we're going to hear arguments like that in the next few months. Isn't there money at the state level, or the federal level, or isn't there a buried treasure over here or something over here? And I think what you just said about the federal government is vitally important for people to hear. And I'm going to make it a little sharper.

Bounocore: Please.

Fish: There are five people on this dais whose housing is subsidized bite taxpayers of America. Each of us are homeowners, they get a deduction for our mortgage, and for our property taxes. Last year, collectively in America, people like us cost the treasury \$200 billion. The largest housing subsidy in America. The total budget of housing and urban development, which is designed to help everyone the market doesn't serve, in a country with 50 million people in poverty, is \$40 billion. And in this election season, every major candidate of one party has said this they would eliminate the department of housing and urban development, because it is not an appropriate role of the federal government. So that is a stark, stark situation. We cannot hope and pray that the federal government solves our problem. We wish the state had resources, additional resources, though they're doing a lot. It is time for us to take the reins and to solve our own problem, because there is no solution outside of our borders, which is going to help us today. And I'm glad you made that point.

Hales: Good afternoon.

Jeff Riddle: Good afternoon. Thank you for allowing me to be here.

Fish: We had a big technology upgrade, nothing works anymore. Slide the whole thing down.

Hales: It takes a village to operate our p.a. System. There we go.

Riddle: My names Jeff Riddle thank you for allowing us to be here today. You guys. I am a housing case manager for a local nonprofit. The purpose for me being here is to give you a back story as well. I too just as this gentleman shared, had an experience of homelessness. About five years ago. I've worked through a lot of the struggles, a lot of the homeless folks here continue to see every day. I am on the front lines to walk them through hopefully to get them to safety once again as they once were. It took a lot of dedication, a lot of hope, a lot of drive, and people, a lot of support helped me to get me through to where I am today. I continue to look for those people to support me as well. I'm not afraid to ask for assistance any longer, where before pride got in the way. It's been difficult, but I know that we as a city, I've made Portland my home. I love Portland. I'm originally from Battle Creek, Michigan, and when I came here I didn't like the rain so much, but everything was much, much greener, which is always nice. And one thing I started to notice when I came here was that there was an epidemic of homelessness. Before I'd even been here for a year yet, I've seen it, people sleeping under bridges, and I remember riding the max train and I said that's never going to be me. And as I said, about five years ago it happened. It was a hard pill to swallow. Never say never, because it can happen to any of us. I put my name on numerous housing wait lists. I just stopped checking on those wait lists last year. Just last year. I've left my home where there's six children because that

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was too toxic. When I did that, I reached out to the same agency that I worked for, and it's been a miraculous journey. I was always raised to help the man that has fallen, and never look down on anyone unless you're there to help him up. And I believe that's what I do today. That's why I'm here today. Because I know it takes a whole village to help. I also sit and look at the gentleman from across my desk and I tell them only thing I can do for you for the most part is to ensure I'm putting you on every wait list I can possibly put you on in hopes that six months from now you may have a chance to get into some place. That's just for single adults. That doesn't count for families. I had a no-cause eviction back in October, and I thought my homelessness was over. And it continued to work with those individuals and tell them that everything is going to be okay when the same thought, you're suffering or bound to suffer and get through that same thing. I luckily was able to find a landlord that looked beyond some of my faults. I now am rent burdened, but I'd rather be rent burdened than homeless. We pay \$2700 a month for a three-bedroom home where there's eight people in it. It's a tight fit, but we're happy, because I know there's worse situations. And I told them before I even -- all of this, I said if this is what's making this whole issue difficult with me, I will go back to homelessness before I allow my family. Luckily that didn't happen. I continue to go in to work with a smile, and I love what I do. But I know that affordable housing is a huge need. I house veterans and civilians, but again, as I said before, it's all single adults. And it's a real struggle to see guys that have children, women who have children who can't meet their basic needs every day. I couldn't imagine what it's like to be out in the street with my kids. And I take my hat off to the people that do it every day. To try to reach out. They're not some of those people aren't here to voice that, and I feel I am that voice. A proud father. I'm a very new social worker, but very determined to end homelessness one step at a time, whatever that looks like. I really appreciate you guys letting me talk. Yeah. That's all I've got. Thank you.

Hales: Thank you.

Fritz: I have a question for the chair if I may. I was just thinking while you were all speaking so eloquently, just last week we approved the office -- the joint office on homelessness, and since you've been chair there's definitely been time after time we've been collaborative, I think of schools uniting neighborhoods, a long time ago, and last week the joint office I hear what commissioner Saltzman says about the more -- the 30 to 60 rents are going to help subsidize the zero to 30, there isn't -- I can't think of a single infrastructure bureau at the city where we can break even. So it would be great if we could, but last week we had a back stop on the office of homelesses that we promised, the council promised we would put at least 15 million plus accelerators into that joint office. Would you be willing to work with us over the next several months so that there's some guarantee that in the future if this -- these properties need some subsidy from the general fund that the county would be willing to help operate them? So if the bond had been a county bond, that would have been entirely your consideration, now with it being the city's, I would like it to be a joint venture rather than just us taking -- hoping we're able to operate without general fund subsidy.

Kafoury: Thank you for that question. I do believe that this is, while this will be voted on today by your council, it will hopefully be passed by all of the city of Portland, which those are our constituents and our residents as well. So this is a joint effort I think while it is coming from the city for numerous reasons, it is definitely a joint effort. I do believe that many of the families and individuals that are in that zero to 30% income range, especially will be relying on county services, and that's going to be our number one focus. But, yes, we are in this together. I think that's was the foundation for building the joint office, and it's going to be the foundation for every step that our two bodies take together.

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Fritz: Thank you. And you mentioned the services of course, and that was my earlier question. It would be I think helpful to me and the rest of the council, but it would also help the voters to know and to see not obviously not as part of this bond measure question, but for them to know we're -- we have intergovernmental agreements in place that cement that long after you and I are gone.

Kafoury: Yes.

Fritz: Thank you.

Hales: Thank you. Thanks very much.

Saltzman: Thanks Kevin and Tatiana for being here as well.

Hales: -- [applause] we always clap for students.

Saltzman: Our last panel consists of Maggie Tallmadge of the communities of color coalition, Wendy, Israel bear, and we have pat Wallace but he's running late so we'll invite him to testify when he gets here.

Hales: Good afternoon. Welcome.

Maggie Tallmadge: Thank you for having us. My name is Maggie Tallmadge, I'm with the coalition of communities of color. We really urge you today to support the affordable housing general obligation bond that will be sent to voters in November. We also thank the leadership of the city, the county, welcome home coalition and their supporters for really prioritizing solutions to address our housing crisis. We also commend the city on their ongoing efforts around inclusionary housing implementation and the construction excise tax. However, we all know not one of these solutions will be enough on their own, and we need to continue working diligently to find solutions so that we can really create a truly equitable inclusive, affordable and livable city here. The city leads the country on sustainability and planning, we can to lead the city on affordable housing. A fundamental right. So again, the coalition where an alliance of 19 culturally specific community-based organizations, from six communities of color, African, african-american, Latino, Native American, and Slavic. And we've also been a really strong and early partner to welcome home coalition, our director Julia Myers serves on the steering committee in numerous tcc leaders have been integral to launching the campaign. You'll hear more statistics, but I'm sure you're already aware that Portland has a shortage of 24,000 affordable homes and apartments to families and seniors who make under \$37,000 a year. And unfortunately our communities and families face a disproportionate housing cost burden, often spending 30 or 50% of their income on housing. Our communities are steadily pushed to the fringes of the cities, increasingly segregated away from communities, away from jobs, and services and existing widespread disparities are exacerbated. Increasingly, households, african-american and Native American households are leaving the city entirely. Is this really what we want to see for the city? And the recent state of housing report reiterates this. While communities of color represent 30% of the population in Multnomah County, on average only white households with median incomes high enough can withstand the rising housing costs in the city. In 2015, average african-american households could afford to rent a one-bedroom studio and only -- I'm sorry, just a studio, and only one neighborhood in the city, likewise for Native Americans, I got that wrong. Seven of Portland's neighborhoods without becoming cost burdened. And our Native Americans average households can only afford to rent a studio in one. And again, there's not a single neighborhood in the city that is affordable for a one-bedroom or more to the average african-american or Native American household. And again, our families disproportionately bear the burden of homelessness. While we saw pretty much a steady homeless population from the -- from 2013 to 2015, it increased for communities of color. There's a greater percentage and number of people of color on the streets. Or couch surfing or living in vehicles, or doubled up. So we know that helping homelessness is a difficult challenge. As we've heard, the private -- the failure of

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the private market to develop affordable housing is deplorable. And the failure of all levels of government to provide public housing also serves to fail our low-income residents and households. One cannot even get onto a waiting list for public housing today. Our organizations talk about the hundreds of people receiving 100 voice mails in one morning for a hopeful waiting list. That they -- they regularly have to turn away constituents and community members. And for people not plugged into the social service system, informal networks will not provide this information at all. I just have to reiterate, for our communities, for all communities, the impacts of housing crisis and disparities for our communities go far beyond -- homeownership and housing stability also affect education attainment, community and public health, access to jobs and transit business, and overall quality of life. Portlanders are actually already paying for the housing crisis right now. We're seeing it in cost for policing, and cost for health care and direct service costs. Lost economic development and worker productivity. So no matter your passion, environment, public parks, business, economic development, public health, it's all connected to this fundamental issue of providing affordable housing. So today we have the opportunity to approve a historic investment in affordable housing for the November ballot. We ask for your support. The bond could help fill Portland's 24,000 unit gap with at least 1300 high-quality affordable housing units. Which would help house 2,900 Portlanders. City council referring this affordable housing bond measure to the voters is a critical Step. And our community work begins. Door knocking, asking voices of those most impacted to really ask for -- ask Portland voters to approve this. I appreciate your time, your leadership, and we look forward to working with the city to really create a more equitable and affordable city for all. Thank you.

Hales: Thank you.

Israel Bayer: Thank you. My name is Israel Bayer with street roots. I'll be brief because I know a lot of people want to speak. This bond is about community. This bond is about courage. This bond is a symbol of us standing up and working to save our city. It's the community -- every single person in this room, along with thousands of others have put their blood, sweat, and tears into getting us to a place to build a foundation that we can go out and do this as a community. It's about the courage of all of our elected leaders and standing up and partnering with us to do this historic measure, and ultimately it's about the people in our community that we're working to serve and to save. It's about the disabled elder, it's about the young mother with child sleeping under the food carts, it's about our families and our shelters, and ultimately this is a historic day. I'm so glad to be here in front of you. And I'm so glad to be partnering with you to be able to do this. And I just want to thank each and every one of you for all of your commitments. Not just with this bond measure, but also in prioritizing housing in a way that helps us set the values in our community in a way that we know housing is something that should be valued as a public infrastructure, much like we do the police, the fire, our parks, our highways, that in order to have a healthy society, we have to have adequate housing, we have to be able to provide for those who don't have what we have the resources to be able to have a great life and a great city, and I just want to thank you very much, and I'm ready to go in a housing bond for the city of Portland.

Fish: I don't want to bring a negative note to this, but I just checked, St. Louis is 11 games out of first place. [laughter] between now and November, would you be willing to wear a cubs hat?

Hales: Oh

Novick: I have to note St. Louis has a much better runs scored runs allowed ratio. I think that will turn around.

Hales: Okay. We want him to help us, nick. Go ahead, please.

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Saltzman: Could you press the button on the face of the microphone? There you go.

Wendy: Translator: Good afternoon, Mr. Mayor and members of the council. My name is Wendy, and I live in a private market apartment. That's on Killingsworth Street in the Cully neighborhood. I'm here as a representative of a group called Chat. Chat stands for the Cully Housing Action team. Chat is a grass-roots advocacy committee with more than 50 active members. Primarily made up of low-income people. And we are fighting together to have more opportunity for affordable housing in our neighborhood of Cully. Chat is a member of the Welcome Home Coalition. And I'm here today to ask for your support. Your support for building more affordable homes throughout the city of Portland. My husband and I have four children between the ages of 1-12. And we live in a two-bedroom apartment. Because that's the only place that we can afford. And for the last three years, I've been on an apartment waiting list for the Hacienda Apartments. My family is looking for this opportunity to live in a Hacienda apartment, because my children need a place that is safe, healthy, and stable to grow up. Where we live now there's not enough space for my family. There are no laundry facilities, the owner doesn't make repairs, and we live with the constant fear that our rent will be increased beyond our means and we'll have to move far away. Far away from our community, from my children's school, and from public transportation. And that we'll be far away from the clinic. But with an affordable housing -- an affordable home, we would be able to have stability that comes with set rent. We would have a stable community and the chance to build a better life for ourselves. And that's why I became involved in the group Chat. To fight alongside my neighbors to build a better future with hope and opportunity. And that's why I'm here today, to ask that you give us the opportunity to vote yes in November. To vote yes for more affordable homes, which we really need. Thank you.

Hales: Thank you all. Is that it for panel? [applause]

Hales: Let's move to the sign-up sheet, please. And take folks who have signed up to testify.

Moore-Love: I have a total of 21.

Terry Parker: I'm Terry Parker, northeast Portland, fourth generation Portlander. I have a different view on this. Your increases in sewer and water rates, increasing electric rates, garbage service rates and especially property taxes all have an impact on increasing the costs of housing. Although finding more money to help pay for more affordable housing is a laudable goal, your Robin Hood approach to increasing taxes on existing households is going in the wrong direction. Robin Hood of Sherwood Forest stole from the rich to give to the overtaxed poor. Your Robin Hood scheme should it pass, is an increase in the cost of housing citywide. It not only takes from the wealthy, but it also takes from the senior citizens on fixed incomes. Single parents with kids, and anybody else just getting by living paycheck-to-paycheck. While the property tax and rates in Portland have soared to the extreme over the past few years, for seniors, there has been little to no increases in social security benefits to offset those taxes. In addition to this Robin Hood scheme, there's the probability of another costly school board member on the November ballot, if just one or the other were to pass, they could be the property tax straw that breaks the camel's back, forcing more seniors out of their homes. Often times a lifetime investment they have lived in for years. Losing that home because the taxes are no longer affordable will only create a high level of trauma for those displaced. Most seniors have more than likely paid their dues to society and shouldn't be asked for more. Moreover, if property taxes are increased, landlords will raise rents, passing through the higher cost to tenants, affecting renters of all income levels. The city's appetite for more money has grown out of proportion. Instead of placing this bond measure on the ballot, that if passed will increase excessive property

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taxes, find the money elsewhere. Maybe by cancelling some of the overreaching monarch like social engineering that takes place in Portland. Thank you.

Hales: Thank you. Welcome.

Jes Larson: Mayor, commissioners, my name is Jes Larson, thank you, this is a great moment of accomplishment and gratitude to sit here before you. You know how hard we've been working for the past two years and really for the last decades to make this major step forward in housing justice. So thank you for your part, your leadership, for listening, stepping it up to make things right here in Portland to make us a better city. I don't need to sit here and echo the stories of need or pain and suffering, fear, and frustration. You hear this every day you go to work. We feel it every day we live in this city. I don't need to tell you affordable housing works. You know that too. It changes lives, it builds back our community, health, hope, affordable housing is making us all better. We know, that we just need more. So what I'd like to do is use my two minutes left and attempt to answer two questions that I think you'll be hearing and maybe ones you're wondering yourself.

Questions I know together we're all going to be answering in this great historic campaign that's going to kick off tonight at the Buckman coffee factory. So question number one -- why Portland? What about Gresham, Multnomah county, what about Beaverton, and what about metro? The need extends well beyond the boundaries of Portland, well, yes, indeed it does, people across the country are suffering under 40 years of divestment at the federal level and it's only worsening. Yes, we need solutions at every level of government and every local city across the region in Salem and back to D.C. We're not the only city chasing this dream of affordable home. Our neighbors to the north in Vancouver are also -- the county of Alameda where Oakland is will be voting on a 500 million bond in November along with us. And 10 other cities up and down the west coast on November eighth. In fact, I spoke with lead nurse Corvallis who tell me that they are setting the construction excise tax you passed yesterday because they want to figure out how they can start to address affordable housing in their community. So why Portland? Because we are Portland.

Because we are leaders, because we are proud of the city we're building because we stand up for the people because we believe in our public space and we like to show off that we know what makes the city great. And we know that what we need to make the city great to build enough affordable homes for those who need them most. Question number two -- but it's not enough. I assure you for the 3,000 Portlanders who are going to live in these homes, for the families who will grow up, get off to school, learn to play an instrument, celebrate their birthdays, make it through their first heartbreaks, set off for college, for these kids, for these families, these homes are everything. And that's just the beginning. Because over the life of these buildings, tens of thousands of Portlanders will have their lives changed by calling them home. About 4,400 Portlanders are homeless today. They're waiting in our -- they're waiting for housing in our shelters, in our transitional programs, they sleep outside, and unsafe. When we create new and deeply affordable homes for 3,000 Portlanders, this ballot measure with this ballot measure we will hear and we will feel a resounding sigh of relief in this most urgent need. Yes, we need to do more. We cannot stop here, we need other tools, other partners, other strategies to wholly solve this problem, and make sure no Portland family is burdened unduly by these rising rents. And we must first start here. This major step forward is where it counts most for the Portland families who need it most. So thank you, and I urge you to take this major step forward with us. To help us to start make Portland work a city that works for everyone, a place where everyone can afford a place to go home.

Hales: Thank you for all your leadership.

Fritz: Can you put into the record what organization you're representing?

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Larson: I'm with the welcome home coalition, an organization that represents over 140 other organizations.

Fritz: Thank you.

Shannon Singleton: Hello commissioners and mayor. I'm Shannon singleton, the executive director at join, and cochair for the home for everyone coordinating board and a steering committee member for the welcome home coalition. I wanted to thank you for your leadership in addressing housing and homelessness in our community. Not only what I hope is unanimous approval of today's resolution, but also the recent passage of the cet and dedicating those funds to affordable housing. The work to craft an inclusionary zoning policy for our community, and the financial investments the city has made in the home for everyone effort and our work to end people's homelessness. Without affordable homes, homelessness will only grow. At join we walk with people in their path back into housing. We meet people like Joan an 84-year-old woman living in her car, after losing her apartment due to a rent increase that she could not afford on her social security income. We meet families like the smiths, sleeping in a tent in the woods because the single father's minimum wage job doesn't provide enough income to afford an apartment. We meet people like Lenny, who struggled with a mental illness and now sleeps in our parking lot after losing his apartment of two years due to a no-cause eviction and he can't find another apartment that he can afford. The common thread through all of these stories is people who are exposed to the trauma of homelessness because we as a community lack enough affordable housing to support all of those who need them. Our neighbors, sisters, brothers, mothers, fathers, children, and grandparents are sleeping on the streets of Portland because they are too poor to afford rent. This is unacceptable. By referring to bond you can make a statement that housing is a basic human right and that our community believes people deserve to have a safe and stable place to call home. You affirm the smiths deserve a place where their dad can cook dinner and where the children can do their homework. You ensure that more seniors like Joan have access to housing, that they can afford so they're not sleeping on our streets. You make it possible for people like Lenny to move into apartments they can afford on their fixed disability income. I'm here today not only for myself and my family, but for my neighbors, my friends, and my community. I'm here on behalf of the join community and the people we serve, and I'm here to ask you all to vote yes. Thank you.

Hales: Thank you all very much. Next three, please. [applause]

Fritz: I'd like to remind you to do the hand gestures rather than the applause, so we can keep it going.

Hales: Thank you. Welcome.

Maggie Dietz: Hi. Do I begin?

Hales: Yes, please.

Dietz: Thank you. I spent nearly a year on a waiting list for an apartment at Rosemont court apartments. During that time I stayed with both of my daughters by turns. If not for the graciousness of my children, I'm not at all sure what would I have done. I know the specter of the streets loom large in my mind. One of my kids' lives in Seattle and she put up with me for a few months, or put me up, whichever way you want to look at that. The rest of the time I spent here in Portland with my other darling daughter and her husband and my two amazing grandsons. That was a little bit of a change of pace of their lives. At any rate, it did seem like an awfully long wait but it was totally worth it in the end. I have pretty easy access to my family now and the sense of community at Rosemont court apartments is a gem. It's fostered some really good friendships for me, and made a big difference in my life. The best part of living here is that it allows me to have a decent home of my own, and since the rent is approximately one-third of my total income I have some

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financial room for fun. Not for a good wardrobe, but for fun. Not to mention the fact it's close enough to my grandsons that I can go to watch them play basketball or go to their band concerts. You probably know that in general, grandmothers have a fairly small window of time before becoming just grandma. During the boys' younger years, I was grandma! And the open arms in the running. You know, they turn into teenagers, and that kind of tames down, and I -- I'm celebrated a little more quietly now. But the fact remains that since I have an affordable place to live, I can spend time with them, we are close, we might not have been had I ended up living under a bridge. Who's to say? I can't tell you how passionately I wish that housing that makes sense for low-income people, individuals and families, were more readily available. It can and it does change lives. Thank you for listening.

Fritz: Would you give me your name again please?

Dietz: Maggie Dietz.

Fritz: Once they're back to 20 something they're back to saying grandma and wanting to show you how to work a computer.

Dietz: Good, Good to look forward to. Thank you.

Hales: Good afternoon.

Kasey Jama: Good afternoon Mr. Mayor and commissioners. My name is Kasey Jama, I am the director of United Oregon, formerly known as Oregon Action. Home should be our safest place, a place that can serve us, a Foundation of our health and where our families can thrive. Increasingly the quality and stability of our housing is not only by our economic circumstance, but by our race, ethnicities, immigration status. It impacts all. But due to the barriers, some communities have impacted more than others. For immigrants and refugees and people of color, additional challenges include discriminatory rent practices, high mobility, low level of trust and poor housing conditions. Homelessness looks like different for many of our communities. Our cultures will not allow families to be without homes. And this reality has forced people to overcrowded apartments, poor living conditions. We want to also include that if this passes, housing -- apartments should be put close to public transportation. Because we believe they are all connected. Solutions must be interconnected and cross cultural. It includes multigenerational or large family options, have sufficient supplies of decent, safe, and affordable units to protect against overcrowding, and inadequate living conditions. Community apartment -- affordable housing to be improved, subsidized, transportation solutions, and -- programs should be anchored on this proposal. Finally, we need this initiative to be moved forward. This is the right direction for you and right direction for Portland. Everyone should have the right to have a place to call home. We appreciate your leadership and in conclusion I want to share with you this conversation I had with my 6-year-old son. One day we were driving and he saw homeless tenants, folks who were under the bridge. He asked me as I was driving, why, daddy, what are they doing there? I explained to him what's going on, and I told him they're homeless. His response was very simple as a child. Every person should have a home. If that's from a 6-year-old child understands that we should all of us adults be able to understand. Thank you very much.

Hales: Thank you. Welcome.

Celine Mazoyer: Hi. My name is Celine Mazoyer, I'm a house specialist at Northwest Pilot Project. And we work specifically with homeless and at-risk low-income seniors. And Pat Wallace, who is having transportation issues, and he's my client so I'm going to briefly tell his story. Pat came to me about a year ago as a result of being homeless, he's blind and very vulnerable, because of that. So we helped him get into a motel and proceeded to work on trying to find him housing. It took about five months before we could find him some place that he could afford and get into an available unit. Pat is now living in a SRO at Alder

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house, and his apartment, Or his unit is actually about 10 feet by 10 feet, so it's tiny, and his rent is about \$578. Pat's income is I think just under \$940 a month. So it's pretty expensive for him for the size of the unit he's paying for. And the reality is, with the rent increases that are occurring in Portland, and at the alder house, Patrick's housing will very soon become unaffordable for him. Rent increases are the very reason Patrick became homeless to begin with. Unfortunately, much of my job is telling our lowest income members of our community like Patrick that they'll have to wait anywhere from two to six years to get housing that will be permanently affordable for them because of our housing shortage. All the while, rents are increasing everywhere so they have nowhere else to go. As a result, you might have noticed we have about 4,000 people sleeping in places that are not meant for habitation in Portland. There are many other people who are on the cusp of losing their housing. And I talk to them every single day. Homeless housing agencies can't keep up with the demand because the problem isn't a lack of services, it's a lack of affordable housing, plain and simple. Portland is lacking about 24,000 affordable homes and the problem is only getting worse. It's time to be proactive, because our city is only going to keep growing if we want to keep the Portland we all love, we have to make sure that all the people who have made our community unique, like Patrick, who has lived here almost his entire life, have room to continue to live here too. I want to live and work in a Portland that is diverse and affordable for everyone. Please refer this bond to on the ballot in November. Thank you.

Hales: Thank you. Thank you all very much.

Steve Rudman: Good afternoon. Mayor, it's great to be here on this momentous occasion. I've been pretty involved in affordable housing in Portland for the past 30 years. In the '90s I served as director of the brief housing community development, and early 2000s moved over to home forward, then housing authority of Portland, and served as a.d. There for 13 years. As mayor Hales might remember, when I go back to the early '90s the three had three housing challenges. We had 3,000 vacant abandoned buildings in inner city neighborhoods that we were concerned about blight and disinvestment. Second we were trying to capture 20% of the growth in the area, to make sure that Portland became a growing and thriving city as new people came in. And third, was the issue of affordability. We were concerned about homelessness and the increasing number of low-income households who could not find affordable housing. That at that point, concerted efforts were made and continue to be made particular it will last couple years of a variety of local, financial, and regulatory tools the council has put in place, whether it be funding, increase in tiff, or forgone revenue, in those days it was actually tax foreclosed properties in the county, and tax abatements, which are still a very important tool today. And at the end of the date first two priorities that have been city revitalization, the goal was to stimulate private investment. You could say we succeeded more than we wanted. The power of private investment, indeed, the inner cities were stabilized, were revitalized, and now indeed are gentrified. And we have captured density, density is not a problem in Portland. We have been discovered by national indeed, international capital sources. We have become the "It" city. We have graduated to the big league, west coast cities of the, which means highly desirable and highly unaffordable. We have the highest percentage of rent and homeownership increases in the nation in the last several times, there's a -- chronic lack of affordable housing. For the first time, affordable housing and homelessness are top tier issues with the electorate. One thing I think we've all realized is the power of the marketplace. And private capital actually makes public capital pale in comparison. And basically the public sector can work in the margins of those marketplace. This is particularly true for the third leg of the stool, which is affordability. There's not a profit incentive to make here, there's absolutely no substitute for public resources to house those

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at the lowest income. We've made great strides as a community in recent years, we have many tools in the toolbox that we didn't have before. Now we want to have our needs continue to increase, we need every tool, including this tool of going to the voters and asking our voters to weigh in and support our neighbors need. Everybody needs to be part of the solution. Affordable housing indeed local public housing is important to be a permanent piece of our community infrastructure. I believe that now is the time we can ask Portlanders a defining question about the community we want to be, most people I believe the city will be richest, if we allow Portlanders of all backgrounds and incomes to call this place home, a good place to live, work, and raise families. Thank you.

Donna Cohen: Hi I'm Donna Cohen, Nick thank you for bringing up the biggest housing subsidy that the feds give the mortgage and real estate interest deduction 2 billion dollars the vast bulk of it goes to the upper half of the income distribution, so I just want to thank you for that. So I grew up in apartments I lived in apartments my whole life up until about 13 years ago I've gotten three degrees in my life that means that for most of my adult life I've been paying I was paying back student debt. I was working in the public sector since I switched careers it didn't help my retirement fund. I'm basically a lower income person the only reason 13 years ago I was able to finally buy a house was because of host community Development Corporation. They gave me just that edge that allowed me to purchase the house. I have been there 13 years. I cannot begin to tell you the impact of that house on my life. It's absolutely enormous. And it also gives me a lot more financial stability. If I think about had I not been able to get in that house and what my situation would be now, I mean, it would be ugly. I don't even let myself go there very much because of how bad it would be. So as I mentioned I am a senior citizen. I didn't get a social security raise, it's true, but if you want to ask me for \$75 a year or \$150 a year, I would give anything I could for this to go through. I want other people to get the benefit of what I got and what meant so much to me. This is absolutely critical. I fully support it and I expect to be out on the street canvassing in the fall for this measure.

Hales: When I hear your story I think I'll have a hard time voting no. [laughter] thank you. Welcome.

Lightning: My name is lightning. I represent lightning watchdog pdx. I do support this measure, but I do have some concerns. One of the concerns I have is that homer Williams is trying to develop that homeless campus. If some of the funding from this could be utilized to purchase the land and also some of the cost and what I'm talking about is the \$50 million level and have a commitment from the private developers to come up with the additional 50 to 75 million for operating and finalizing construction again we'd be talking about a 400 person capacity very beneficial to the city at this time cause these projects are also going to be pushed out over many years. Again, then if you're talking 1300 proximate units to be added by this bond also in that range we're kicking that capacity up even more and also providing that will technically push this over \$300 million if you do your calculations. The dhm just came out with a report stating the public is looking at more campus type facilities. If you don't take that report seriously I think this bond will fail. Understand when the public is making suggestions on where they might want to see things happen, to have that homeless campus amendment in this bond could possibly pass this. If not I think it will fail. The public has spoken on this dhm data. Now, pertaining to Joe westin and buying used apartments with this money, I absolutely disagree with you. Knowing Joe westin, I know his rents will be market rate rents and what you're going to ends up doing is removing a tremendous amount of people out of those units and you're going put a lot of stress on them by doing that. I think you need to focus on developing new, making more inventory out of the marketplace. Stop competing with the private sector and driving up the rents. Stop doing that. We need more inventory and if you focus on that

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homeless campus and the additional units you can build new, I think you're going to be in great position pertaining to the homelessness situation. Otherwise, if you compete against the private sector you're going to drive up rent and I can assure you that's not a good direction to go. Thank you.

Hales: Thank you all.

Moore-Love: The next three.

Hales: Good afternoon.

Zephyr Moore: Good afternoon, mayor, councilors. I'm Zephyr more, I'm a synthetic oil dealer. Presently this tax you're going to be extracting money from people who own houses to pay for the tax. Many of the people who own property also use a car. Do you folks own property, use a car?

Hales: Occasionally.

Moore: Okay. You operate, maintain that car and pay money to do that. To my business. I can supply all the things that you use to operate your car and out of that your cost of paying for that I can donate the profit to this cause or any other nonprofit cause of the buyer's choice. So how much would you say you spends in a year on your care, mayor?

Hales: I don't know. Let's keep going.

Moore: Let's say its \$400. If it is it would probably be 100 bucks a year donated. You can squeeze cash out of your car rather than your property. The cost of maintaining your car, not the cost of maintaining it. That's my gift to you. I'm zephyr more in Beaverton, Oregon. If you want to see my offer it's on my business card.

Hales: Thank you very much.

Michael Withey: Mike withey, community concepts.

Hales: Get a little closer to the mike. There you go.

Withey: Micro community concept. Our organization is 100% behind this. This is a great prevention effort. This is obviously not an end to homelessness, but like you said before, Commissioner Fritz, we're going to need a host of different answers and options. As we go through this I don't want to forget about the 100,000 backyards we could build adus in. I know the county and state doubled and tripled in taxes and killed the tiny house movement in Portland but we're still a national leader. We also are moving forward with micro communities. The 156 square foot studios that we can rent for \$250 through the private sector. So there are lots of options, maybe 100 million campus in the site up for sale on front avenue may not be the best way to be spend 100 million but other businesses in northwest Portland like sniff dog hotel, they got together with the architects in northwest Portland, came up with a relief effort that was going on that property for a short amount of time, six months, to operate a relief effort like a mesh. It's what we do after natural disasters. I have spoken about this before. In fact I have been speaking with you for four years about. Now businesses in Portland want to do it. They went out on their own, got the plans together, presented them to your office. We are still waiting to hear back but the piece of land I understand Mr. Fish you put it on the market. I understand that but we could still do a relief effort on that spot in the interim. I hope you receive the email next week that describes what we're doing that you at least give it a thought.

Hales: Thank you very much. Thank you both. Others?

Fritz: I think people have left.

Moore-Love: Come on up or come on down.

David Delk: Good afternoon. I'm David delk, president for the alliance for democracy, also heading up a new effort in Portland to create a municipal public bank. The alliance for democracy appreciates the efforts that Portland city council is considering to fund the building and maintenance of affordable housing including the new excise tax on development, expected to raise \$8 million annually and this proposed general obligation

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bond for over \$250 million. We support this bond and hope that you will move it to the ballot in November. Up to 7% is earmarked for issuance over the administration of the bond. Fees and interest will be paid in addition meaning Portland taxpayers will pay as much as 30 to 40% more than 250 million. Portlanders should expect -- should be able to expect that the money generated by this tax will be added for the purpose of -- excuse me. Will be used for the purpose for which it's raised instead of paying interest and fees to Wall Street?

Fish: I have been trying to listen to the testimony. You just lost me.

Delk: Okay.

Fish: The premium above the bond. I don't know what you're talking about. Could you state it again?

Delk: \$250 million bond, the city will pay someone interest. You're selling the bonds to somebody. Is that---

Fish: Now I got you.

Delk: Good. Good. So instead of paying that money to Wall Street, we should be able to retain that money ourselves. There's a way to reduce fees and interest, reducing amount of taxes to be paid. That is by forming a municipal public bank for Portland using the financial resources we already have for public purpose. Cities across the nation are looking at the opportunity municipal banking can offer to end city debt, finance worthy public projects such as affordable housing, building and maintaining infrastructure or creating job opportunities for city residents. Cities currently investigating public housing opportunities include Santa Fe, Washington d.c., Boston, Philadelphia, Seattle, King county, San Francisco and others. The city of Santa Fe is further along having commissioned a feasibility study. That study shows Santa Fe can in the first five years of operation gain almost \$5 million either in saved fees or in profit paid back to the city. I have copies of that feasibility study with me and I'll leave them here. While I understand we cannot form a municipal bank in time to affect this particular bond, I hope that the city will consider the possibilities that a municipal bank might offer it.

Hales: Thank you. Welcome.

Rena Satre Meloy: Thank you. My name is Rena and I work for Community Warehouse. We are a local bank here in Portland. We serve the greater Portland metro area, and we have the privilege of working with over 200 social service and safety net agencies in the Portland area helping people transition out of homelessness and we feel very lucky because we get to see people who have secured housing, these agencies have helped provide them housing and we get to help them furnish their homes and every single time that a family comes in and we get to witness that relief and joy and peace that they have just knowing that they will have a roof over their heads that evening is huge. We're here today to just thank all of the agencies working so hard on the front lines to secure housing for all of the people in our community and thank you for hearing us today and for your interest in the ballot measure. Thank you.

Hales: Thanks very much.

Fish: How about a shout out to Community Warehouse? All of our partners are able to move a family indoors, you're the folks who make sure they have a dining room table, a couch, chair and a bed and the basics of furnishing that home. Thank you for your good work.

Fritz: If somebody does happen to have a couch or table to give to you how would they get hold of Community Warehouse?

Meloy: Communitywarehouse.org is our site. You can drop off other we'll pick up. Martin Luther King and Shaver.

Hales: Thanks. We give nonprofits free commercials here.

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Meloy: Excellent. Much appreciated.

Hales: Welcome.

Margot Black: Thank you for having me. I'm Margot Black, an organizer with Portland tenants united here to voice support for referring the affordable housing general obligation bond measure to the November ballot. I'm not here to join in the back patting. This bond is a much needed step in the right direction, about a generation too late. It's the absolute least we can do and requires very little beyond have vote from city councilors. It's the voters and welcome home coalition that will have to do the extremely hard work of getting it passed. We have already seen action landlords passing their taxes on to their renters. They convince their scared renters to vote no only regulations on rent increases addresses this fear mongering. Where is city council's courage in declaring an emergency in instituting a rent freeze? Where is your leadership on have overturning the ban on rent control? Every day I hear about another family or senior citizen being displaced into homelessness due to rent increases or no cause eviction and they have nowhere we know that a huge proportion of our homeless population our recently homeless many of them have jobs and had housing until they were forced out of it. 1300 units will create a preserve over 20 year's means nothing to them right now as they are homeless. Especially if they happen to earn 61% or more of median income. Why are we rejoicing over 1300 future affordable units when there are over 1300 full-time full places on Airbnb? I spoke with a tenant who lives in a fourplex where three units have been converted to full-time Airbnb's. Where is the city's leadership? How many houses have you fined why aren't you collecting the fine money and using it to assist displaced renters. You need to make sure the developers are not weakening our already weakened ability to enact inclusionary zoning. You have to stand up to nimbies. Show courage and leadership you should institute real, robust tenant protections that actually prevent displacement rather than just postpone it for an additional month. 90 days' notice is not a protection, it's a snooze button. We need just cause eviction. We need a lawyer for every tenant facing displacement, a way to hold them accountable and enforce protections that doesn't require a courtroom. We need fines for abusive landlords increased and security deposits application fees and screening barriers decreased. We need to build for those without homes but we need to also keep people in their homes at all cost we need a rent freeze and a moratorium until the city can right this ship. We need it now more than ever. Yes to more affordable housing, yes to this being counted as a victory but don't think for a moment anyone paying rent in Portland will sleep any easier after today's vote.

Hales: Thank you all.

Hales: I think we may have heard from everyone. Anyone else want to speak? All right. Additional comments before we take action? Let's vote, please.

Fish: I want to begin this afternoon by thanking commissioner Saltzman, our housing commissioner, who has been our tireless leader for bringing this matter forward. I want to thank Kurt Creager for the remarkable impact these had at the helm of the housing bureau over a relatively short duration. I want to thank Shannon Callahan who for those of you who don't know runs Dan's office, but she's been doing great work in building the base of support and educating Dan's colleagues about this bond measure. There's so much to like about the referral in front of us. 600 homes for struggling low income families. 3,000 people whose lives will be immeasurably improved. Partnerships with home forward, the county, and mission driven nonprofits. As I was listening to Steve Rudman reminded that today's action is in part a tribute to the power of community coalitions to drive change. I'm old enough to remember 30% set-aside did not originate in this building. It was Sam Chase and a group of advocates who pounded on doors and demanded that the cities set aside 30% of urban renewal money for housing. The tif to 50 campaign did not originate in this

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building. It was faith and community groups that raised their voices and said in a crisis more urban renewal money needs to be set aside and we listened. When we debated south waterfront and acknowledged some of our missteps, it was Gretchen Kafoury and Susan Emmons and a whole group of people whom came in and raised hell and demanded we keep faith with the promises we had made. Today again, a well-organized and passionate and loud coalition welcome home coalition, 140 members strong, has come here demanding we refer this to the voters and give them a chance to act. We are poised to act. We are also taking a big step today in redefining what housing means to our community. In other countries around the world they use the term social housing. Its basic common sense in countries throughout Europe that government provides housing to people that the market doesn't serve. We're conflicted as a nation about this. So we use vouchers, subsidies. We tinker with the market. We put our little foot in the water but withdraw when it's uncomfortable. Today we're actually making a statement about social housing. We are saying to the city of Portland is going to build or preserve a substantial number of homes, will own them for the long term and will preserve the affordability of those homes. Sort of like the way we think about libraries and parks and schools. These are community assets for community members. It's in a dramatic way a sea change in thinking about how we approach the housing market and I would say it's long overdue. I intends to spend the summer and the fall working with Dan to help raise the money to pass this bond measure and to speak out in support of this bond measure. I think it's the most important issue facing our community. Finally, one of the things I like about the way this has been structured is that we have not over promised, but we're poised to over deliver. I think that's the right measurement with the public that's increasingly skeptical of their government. And let's also be clear. When we are successful in passing this bond measure, we will not end homelessness. We are not going to solve the housing crisis. And our work is not finished. But thousands and thousands of people in our community are going to live better lives, more safe, more secure, children are going to do better in school, and once again Portland is going to lead when others won't. For that I'm extremely proud. Aye.

Saltzman: Well, we as Portlanders take a lot of pride in our city and we do a lot of things right, but one thing that's clearly gotten out of whack is our ability to house our residents. This bond measure is about setting off continuing the track record this council has established over the last year in solid progress and increasing the funding for affordable housing and this is the step as I mentioned in my opening remarks we have dug deep in our own pockets with city resources. We have just enacted a fee yesterday on developments so growth pays for growth. Now we're asking our voters to step up to the plate and contribute to help us establish 1300 units of affordable housing, over 600 of those affordable to very low income residents of our city. I think that it's certainly a challenge. It's always a challenge to ask taxpayers to pay more taxes, and it's never easy, and but I think with groups like the welcome home coalition, raring to go, not like they are just starting, they have been at it a couple of years here, but we're ready to unleash the full power of the 140 organizations knocking on doorsteps, doing coffees, parties, doing funds raising calls. All the things necessary to be mount a winning campaign. I'm confident that we can do it. It's just going to take a lot of work and can't take anything for granted. But getting to the goal we're shooting for makes it well worth the effort. I just want to thank again echo commissioner Fish's thanks of Shannon Callahan, our housing bureau folks, Matthew Tschabold, Kurt Creager, also welcome home coalition for what you've done to date to get us to this point and what you'll do in the future to get us over the finish line on November 8th. Pleased to vote eye.

Novick: I also want to thank everybody in the welcome home coalition. This is part of the

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answer to the big question of what kind of city do we want this to be. Given what's happening in the real estate market, it's beginning to look like it's possible within not too many years Portland will be a city where only wealthy people can afford to live. I think that we can take some steps through the zoning code to make it more feasible for this to be a place where middle income people can afford to live, we're taking steps in that direction with the comprehensive plan, but no matter what we do with the zoning code it's unlikely without publicly supported housing that people who make lower than 60% of median income will be able to continue to live here. Commissioner Fritz asked could we use some of this money to buy housing outside of the boundaries of the city and I can understand that question but, I don't want to decide that Portland can only be a city where -- I don't want to decide that Portland can't be a city where african-american and native Americans and people of low incomes generally cannot live. I think it's appropriate we spend all the money in Portland whether we're legally required to do that or not. I do wish that there were other solutions. I was pleased that Michael Buonocore pointed out that the federal government used to seriously invest in affordable housing, then under Ronald Reagan they stopped and they haven't started again. I wish that wasn't the case. Terry parker said can't we cut some other bureau in the city, can't we cut back on overreaching monarch like social engineering programs. If the city had a bureau of overreaching monarch social engineering with a \$50 million a year budget I would be all for cutting that and spending that money on housing. In fact the general fund money goes overwhelmingly to police, fire, parks and housing. People don't come to ask us to cut any of those things. I wish there were some other kinds of tax mechanisms available to us. Seattle I believe king county has a real estate transfer tax. A real estate transfer tax that just applies to houses that sold for over \$500,000 could raise millions a year for affordable housing. They voted for a ballot measure in Oregon a few years back that outlaws real estate transfer taxes in the state of Oregon. I'm told state law prohibits that too. So I think that it might seem to a lot of people when is the Portland city council going to stop raising taxes? They ask people to raise their gas taxes, an excise tax, when is it going to stop? I'm a tax and spend liberal and I'm tired of raising taxes but we have a crisis in terms of affordability and this is a tool available to address it. We have a strong coalition of Portlanders prepared to support this at the ballot, and this is a thoughtful and caring and generous city where we can expect I think that Portlanders despite the fact that they are dealing with their own financial problems, despite the fact they have seen other tax increases, I think we can expect them to step up and spend the \$75 a year. So this is not an action that we take lightly. This is raising property taxes is not our first resort, not our second resort. But it's something we feel morally we have to do in order for us to be the city we want to be. So I'm proud to support this measure. Thanks to everybody who worked for it. Thanks for everybody who is going to work fort bond measure. I'm pleased to vote aye.

Fritz: I'm pleased to refer this bond measure to the voters. The voters of Portland when given accurate information make really good choices and we care about each other. I particularly thank Mr. Edwards and Miss Dietz and Miss Collins for telling your stories about why it's important to you. That's what is driving us all. This is our neighbors. This is not some people being bussed from California. This is our neighbors. This is our children, our grandmothers who can't afford to live in the city that we love and that they love. I really like this chart which I think Shannon put together for the housing bureau. It's a piece of the puzzle. The green part is what the bond measure will pay for. The rest of it is over \$40 million per year needed to provide all of the safety net services. That's a lot of money. Taxes do pay for services. Just as much as commissioner novick wishes there was a department of social impact, whatever it was, department of waste and squandering. There isn't a department of waste and squandering. If our city budget process which we only just

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got finished and will start again in September we invite our community to scrub every line of our budget and tell us where are we wasting money? What are we not doing right with your money? We do it really well. As the mayor said we have an outside accountant that found no problems. With this bond measure there will be annual audits, a citizen oversight committee, a lot of eyes making sure this money goes where it is supposed if the voters choose to do so. I also believe it's time to start having public housing that the city runs in the city of Portland. As many of you know I'm from England, I'm very sorry about the Brexit vote, and there are 60 million people that live in the United Kingdom and fewer people live outside the United Kingdom than there are in the city of Portland. They have a lot of public housing and work hard to put people near their jobs and make it cost effective. To me we shouldn't be locating all the housing that will be purchased with this bond measure should the voters choose to subsidize it, those should not be going in the already low income areas of our city. We should not be putting all the affordable housing in areas that already have affordable housing. We need to put people near their jobs. People who live in Gresham and work in Hillsboro it takes a long time for them to get to and from their business and place of work. If the jobs are somewhere else we should be looking at is it legal for to us provide housing there to people who have been Portland residents for a long time. Also we should be making sure as commission novick said that our city remains one where teachers and nurses and others and students can afford to live. That to me is what this is all about. As commissioner Fish said it's a bond measure brought to us by the welcome home coalition, by Multnomah County, by all of you, most of you saying that we should do this. Again, it's your city government being responsive to what you want us to do and I'm very proud to support it. Aye.

Hales: Before voters approve this measure they would have three categories of questions about this housing issue. Those of us in this room are immersed in this but not everyone is. They would want to know or first of all, you say there's a housing crisis. Who should act? What about those other governments? The truth is that the federal government is locked in partisan paralysis. We hope and pray it eases sometime but no sign of that happening enough or soon enough to make a difference in this issue. In fact if you look at the big issues facing cities even the globe like climate action or gang and gun violence or housing, most of the initiatives, most of the leadership, most of the innovation is happening in city governments. Not at those other levels. I think the answer is if you look around at the big issues and what's getting done if you want something done on housing we're going to do it ourselves, us, this city. I think that's a reasonable question and I think that's the right answer. Any realistic look at that is going to say we, this community, the city, Portland, needs to deal with our own issues there. Secondly how should we act? This council eight months ago declared a state of emergency. That wasn't just rhetorical. I have said since we took that action that there are really three pieces of that state of emergency. Rapid action, deliberate experimentation, and real money. All three are important. In eight months we have done a lot as Dan iterated. We have taken our commitments of tax increment funds to a level I don't believe any other city in the United States has ever committed to. We put real money in the general fund. We opened new shelter beds. We have gotten private sector and nonprofits to open shelter beds. I was very pleased on behalf of the city of Portland and Blanchet house to accept a \$300,000 gift from wells Fargo foundation this weekend for them to build tiny houses with formerly homeless people in Portland. There's a nice piece of deliberate experimentation if there ever was one. The other how question comes to when. So when should we do this? Again, I what unto go back to something you said at the outset, Dan, before asking our voters for money we turned over every rock and emptied every shoe box, closed down every department of waste, fraud and abuse we could find, found every dollar we could find in our own budget,

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and spent it and committed it to housing. Then we also raised this commitment of tax increment funds for the next ten years to housing. Then we went to up in construction and said you need to pay your share. Only after doing all that are we asking ourselves as voters and taxpayers to shoulder a small part of this burden that way. I think people have a right to expect that we would be that responsible even if it's a crisis, and it is, even if our neighbors are suffering, and they are, they would still want us to be responsible here in Portland and we are. That's why we're doing this. So thank you all for your leadership and commitment to this work. Now let's go pass this thing. Aye. We're adjourned. Thank you very much. [applause]

At 4:07 p.m. council adjourned.