



CITY OF
PORTLAND, OREGON

**OFFICIAL
MINUTES**

A REGULAR MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS **11TH DAY OF OCTOBER, 2017** AT 9:30 A.M.

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

Commissioner Saltzman arrived at 9:32 a.m.

OFFICERS IN ATTENDANCE: Karla Moore-Love, Clerk of the Council; Ben Walters, Chief Deputy City Attorney; and Elia Saolele and Nicholas Livingston, Sergeants at Arms.

Item Nos. 1113, 1114, 1117 were pulled for discussion and on a Y-4 roll call, the balance of the Consent Agenda was adopted.

COMMUNICATIONS		Disposition:
1105	Request of Angie Even to address Council regarding Unreinforced Masonry Retrofit Project (Communication)	PLACED ON FILE
1106	Request of Pippa Arend to address Council regarding Unreinforced Masonry mandate (Communication)	PLACED ON FILE
1107	Request of Michael Feves to address Council regarding Unreinforced Masonry Mandate (Communication)	PLACED ON FILE
1108	Request of Marc Rogers to address Council regarding Unreinforced Masonry mandate (Communication)	PLACED ON FILE
1109	Request of John Hollister to address Council regarding Unreinforced masonry Building Mandatory Seismic Upgrade Plan (Communication)	PLACED ON FILE
TIMES CERTAIN		
1110	TIME CERTAIN: 9:45 AM – Proclaim October 2017 Domestic Violence Awareness Month (Proclamation introduced by Mayor Wheeler and Commissioner Saltzman) 20 minutes requested for items 1110 and 1111	PLACED ON FILE

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<p>*1111</p>	<p>Increase a grant agreement with the YWCA of Greater Portland in the amount of \$30,000 to allow the YWCA to become a host agency for an Encore Fellow position at Gateway Center for Domestic Violence Services (Ordinance; amend Contract No. 32000375 (Ordinance) (Y-4)</p>	<p>188644</p>
<p>1112</p>	<p>TIME CERTAIN: 10:20 AM – Amend the Portland Enterprise Zone Policy and authorize the submittal of a boundary change request to the State of Oregon to amend and realign the Portland and East Portland Enterprise Zone Boundaries (Resolution introduced by Mayor Wheeler) 30 minutes requested (Y-4)</p>	<p>37321</p>
<p style="text-align: center;">CONSENT AGENDA – NO DISCUSSION Mayor Ted Wheeler</p>		
<p>1113</p>	<p>Reappoint Claire Carder and appoint Alexander Boetzel, Sarah Radelet and Martha Williamson as members to the Development Review Advisory Committee for three-year terms (Report) Motion to accept report: Moved by Fish and seconded by Fritz. (Y-4)</p>	<p>CONFIRMED</p>
<p style="text-align: center;">Bureau of Planning & Sustainability</p>		
<p>*1114</p>	<p>Accept and appropriate a grant in the amount of \$22,000 from Bullitt Foundation for the Urban Sustainability Directors Network Cascadia Regional Network to support information sharing and spur innovation in City sustainability work (Ordinance) (Y-4)</p>	<p>188642</p>
<p style="text-align: center;">Office of Management and Finance</p>		
<p>*1115</p>	<p>Pay claim of DeAun Nelson in the sum of \$16,271 involving the Water Bureau (Ordinance) (Y-4)</p>	<p>188636</p>
<p>*1116</p>	<p>Pay claim of Christina Pennie in the sum of \$85,000 involving the Bureau of Emergency Communications (Ordinance) (Y-4)</p>	<p>188637</p>
<p>*1117</p>	<p>Ratify a Letter of Agreement between the City and AFSCME Local 189 regarding work schedules for certain employees of the Water Bureau (Ordinance) Motion to amend Impact Statement to correct description of the ordinance: Moved by Fish and seconded by Fritz. (Y-4) (Y-4)</p>	<p>188643 AS AMENDED</p>
<p style="text-align: center;">Commissioner Chloe Eudaly Bureau of Development Services</p>		
<p>1118</p>	<p>Remove gender-specific language in Titles 11 Trees, 24 Building Regulations, 25 Plumbing Regulations, 26 Electrical Regulations, 27 Heating and Ventilating Regulations, and 32 Signs and Related Regulations (Ordinance; amend Code Titles 11, 24, 25, 26, 27 and 32)</p>	<p>PASSED TO SECOND READING OCTOBER 18, 2017 AT 9:30 AM</p>

Commissioner Dan Saltzman		
*1119	Authorize Intergovernmental Agreement with Multnomah County Health Department Community Capacitation Center for up to \$15,750 for training and consultation services for Portland Children's Levy grantee agency personnel (Ordinance) (Y-4)	188638
Bureau of Transportation		
*1120	Authorize the Bureau of Transportation to enter into an agreement with the Union Pacific Railroad for preliminary engineering and other related services up to the amount of \$25,000 for constructing a bicycle and pedestrian bridge crossing the railroad line in Sullivan's Gulch (Ordinance) (Y-4)	188639
*1121	Authorize Federal Aid Price Agreement as required with a total of seven service firms, five for Right-of-Way Appraisal services and two for Acquisition and Relocation services (Ordinance) (Y-4)	188640
1122	Authorize Intergovernmental Agreements with Portland Public Schools and David Douglas, Parkrose, Centennial and Reynolds School Districts to participate in the Portland Safe Routes to School program, 2017-2022 (Ordinance)	PASSED TO SECOND READING OCTOBER 18, 2017 AT 9:30 AM
1123	Authorize an Intergovernmental Agreement with the State of Oregon, Motor Carrier Division, to renew participation in the Continuous Operation Variance Permit program for oversize/overweight vehicles (Second Reading Agenda 1093) (Y-4)	188641
REGULAR AGENDA		
Mayor Ted Wheeler		
Office of Management and Finance		
1124	Direct the Office of Management and Finance to establish a Build Portland Advisory Committee and develop a funding plan for infrastructure maintenance (Resolution) 20 minutes requested (Y-4)	37322
*1125	Amend contract with Convergence Architecture to increase contract amount by \$7,545 to add janitor rooms to the 1900 Building Restroom Upgrade project (Ordinance; amend Contract No. 30005465) 20 minutes requested (Y-4)	188646
*1126	Authorize an Intergovernmental Agreement with Portland Community College and a Grant Agreement with the Portland Community College Foundation to provide \$559,849 to the Future Connect Scholarship program (Ordinance) 20 minutes requested (Y-4)	188645
Commissioner Dan Saltzman		
Bureau of Transportation		

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1127 Amend Vehicles and Traffic Code to authorize Portland Streetcar Supervisors and Superintendents to tow vehicles (Ordinance; amend Code Sections 16.30.100, .710 and .720)

**PASSED TO
SECOND READING
OCTOBER 18, 2017
AT 9:30 AM**

At 12:30 p.m., Council recessed.

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A RECESSED MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS **11TH DAY OF OCTOBER, 2017** AT 2:00 P.M.

THOSE PRESENT WERE: Mayor Wheeler, Presiding; Commissioners Eudaly, Fish, Fritz and Saltzman, 5.

Commissioner Saltzman arrived at 2:04 p.m.

OFFICERS IN ATTENDANCE: Karla Moore-Love, Clerk of the Council; Lauren King, Senior Deputy City Attorney; and Nicholas Livingston and Elia Saolele, Sergeants at Arms.

		Disposition:
1128	<p>TIME CERTAIN: 2:00 PM – Accept Portland’s Housing Bond Policy Framework to guide investment of bond funding based on community needs (Report introduced by Mayor Wheeler) 1 hour requested</p> <p>Motion to add language to page 9, section 6 of the report, Priority Communities/Families, including/Intergenerational households, add “including those supporting youth in foster care”; and under Households experiencing homelessness or at imminent risk of becoming homeless, add bullet “Youth up to 24 from foster care system”: Moved by Saltzman and seconded by Fritz. (Y-5)</p> <p>Motion to accept the report: Moved by Fish and seconded by Eudaly. (Y-5)</p>	<p>ACCEPTED AS AMENDED</p>

At 4:25 p.m., Council recessed.

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A RECESSED MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS **12th DAY OF OCTOBER, 2017** AT 2:00 P.M.

THOSE PRESENT WERE: Mayor Wheeler, Presiding; Commissioners Eudaly, Fish, Fritz and Saltzman, 5.

OFFICERS IN ATTENDANCE: Karla Moore-Love, Clerk of the Council; Lauren King, Seniro Deputy City Attorney and Nicholas Livingston and John Paolazzi, Sergeants at Arms.

<p>1129 TIME CERTAIN: 2:00 PM – Appeal of Northwest District Association against Design Commission’s decision of approval for Design Review with Modifications and Master Plan Amendment for a new multi-story, residential building with ground floor retail and a public square at 1417 NW 20th Ave in the Con-way Master Plan area of the Northwest Plan District (Hearing introduced by Commissioner Eudaly; LU 16-100496 DZM MS) 3 hours requested</p> <p>Motion to close the record: Moved by Fish and seconded by Saltzman. (Y-5)</p> <p>Motion to tentatively deny the appeal and uphold the Design Commission’s decision of approval with conditions with the added condition that the applicant will consult with the Regional Arts and Culture Council in the development of the public art at both the private development and at the park: Moved by Saltzman and seconded by Fish. (Y-4, N-1 Fritz)</p>	<p>Disposition:</p> <p>TENTATIVELY DENY THE APPEAL AND UPHOLD DESIGN COMMISSION’S DECISION WITH CONDITIONS; PREPARE FINDINGS FOR NOVEMBER 1, 2017 AT 11:00 A.M. TIME CERTAIN</p>
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At 4:30 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.

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.**

October 11, 2017 9:30 AM

Wheeler: Alright good morning everybody this is the Wednesday morning October 11, 2017 session of the Portland city council, Karla please call the roll.

Eudaly: **Fritz:** Here **Fish:** Here **Saltzman:** **Wheeler:** Here

Wheeler: lots of people are going to testify. When they testify you may or may not agree with them. Give them respect. Let them speak. Thumbs up, down, if you are a lobbyist, let us know. First item, please.

Item 1105.

Good morning, state your name for the record, please.

Angie Even: Yes. Good morning commissioners. Mayor wheeler. My name is Angie even, and I am a native Portland resident as well as a Bennett community business leader in the Woodstock business district for over 30 years. Today I am here to represent myself and other building owners, but also the Woodstock business district. I am here to report that the Woodstock business association voted last month to unanimously against the mandate for the buildings in our district. The reason for that is because when we did the math on the full retrofits we would be looking at over \$10 million. We see that as a devastation to our business district as well as the displacement of our businesses and also jobs that would be lost. I believe that this represents most business districts because when, especially the small districts, it takes a lot of years to build the right mix of businesses and buildings and any big disruption in that would disrupt the eco-system. On a city level there is over 1400 of the 1640 buildings that are commercial. 93% of those are one to three stories. Also there is 270 residential buildings with 7,000 units and 18,000 of those are low income city financed units. So most of the buildings that we're talking about are small buildings. They are family owned buildings. They are worth far less than what the retrofits would cost. I've been tracking this and attending meetings for over a year, and at every meeting I've been asking the same question, what happens if building owners can't afford this and the answer has been consistent, and that has been you will have to sell or demolish. That was alarming. So building owners started a grassroots movement, and what we did was we pulled our money and send out two postcards that cost us a little over a thousand dollars, the purpose was we wanted to inform other building owners that this was coming, that this was happening, and to give them the information of what might happen within their lives. The responses that I received first of all was that most building owners didn't know what a urm was and the rest of them, they wanted to know how they got on the list. I am going to run out of time. Anyway what I want you to know is that building owners are your neighbors, and we're also, and we're also mostly retired or at a retirement age, no one knows where they are going to come up with the money for these retrofits. We believe in the 2485 of the code, and believe if you corrected that code that that would take care of most of these buildings over time. Thank you.

Wheeler: Great, thank you, and I neglected to mention, and I should have said this up front, we are not going to bring that code back until December, and it's my understanding that there is some conversations taking place particularly with the small building owners. It seems like we ironed out the category 1 and 2 buildings, and the contention point now is

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really this push, pull between our desire to protect the public and people who are in unreinforced masonry buildings, and the reality that there is expenses associated with the retro fits, so we are still very much having those conversations.

Even: And I believe we all agree that the schools and the critical buildings are priority in this project.

Wheeler: Absolutely and it seems like everybody is in agreement on that, which is good. So we're two-thirds of the way there.

Even: We are.

Wheeler: Good. Thank you for coming in. Thank you. Next item, please.

Item 1106.

Wheeler: Good morning.

Pippa Arend: Good morning friends. Hi. So thank you for your clarification, and I want to speak to that point and keep going with this idea. There are real social implications to the passing of any mandate beyond parapet cornices and chimneys. I am in a unique crossroads of this mandate in a number of ways, for one I run pear, nonprofit for homeless kids. We're in a masonry building, which may or may not be on the list. There is conflicting reports. Our landlord has been very clear, however, and she wrote a letter to you mayor wheeler to this affect that she rents to us cheaply on purpose because she believes in our mission but if there is a mandate that passes that would require her to spend several thousands, hundreds of thousands she would not do it. Pear would lose its home. Also my job is to place homeless young people in affordable homes, and as you may know I have kids with vouchers, and we cannot find affordable homes for them to go into. There is a state of housing emergency. If a mandate passes that would require anything beyond parapets cornices and chimneys, any invasive action or retrofit, there is 7,000 units at stake. That means 7,000 people could lose their homes in these retrofits that, means 7,000 more competitors with my kids for 7,000 fewer units. There is real social implications here. Also I am an owner, in the 1990s after my father died I took that money and invested in northwest 23rd. I own a beautiful building up there. I live there. I have long-term tenants, they are my friends and my neighbors. This is my home that we're talking about, as well. And lastly I am an artist. I spent my 20s as an artist renting from ken Uncless. He's an incredible person who owns a lot of our town's creative spaces and I asked him a couple of weeks ago how this mandate would affect him. He said three of my buildings would be subject to this mandate. I would keep the north seed building because that is my legacy. It does not make economic sense but it's my gift to the city but to do so I would have to get rid of the other two buildings. What we understand, once something has been erased we can get it back and we have to think in terms of neighborhoods. Multnomah village, Woodstock, Hawthorne, northwest 23, northwest 21. These neighborhoods are at risk. They could be gone and turned demolished and turned into box stores. I don't want California developers swooping in, I know my building has been, people are circling and asking to buy it cheap because they know that this mandate is looming. What's important to understand, the community will tell you otherwise, is that any invasive mandate with timelines causes demolitions, period. Walter McMonies, who is on this committee, has done some retrofitting but he's been able to do it slowly over years during the individual vacancies of the units. He did not need to evict everyone because he had the luxury to plan and do things in a logical, sequential fashion, so I am out of time, but I have more thoughts and look forward to talking with you further.

Wheeler: Next individual, please.

Item 1107.

Michael Feves: And members of the council I am michael feves, and you did a great job on my name, thank you. I am uniquely qualified to talk to you about seismic resilience. I

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have a ph.d. From mit in geo physics and a third generation housing provider in the city of Portland. We have buildings that have been in the family for over 50 years. We have tenants that have been with us for 40 years. First I would like to describe to you a bit about what really is the problem here and then we'll talk a bit about the solutions. The major cause of death and destruction in earthquakes are tsunamis and fires. Contrary to what you might see on the news with collapsing buildings, that's the major cause of death and destruction, of the collapsing buildings, urms do cause death and destruction, however it's important to note that in the last 200 years there have been fewer than 350 deaths associated with urm buildings, and of that approximately 70% of those deaths are the result of falling bricks and other debris from chimneys and parapets. The city recognizes 20 years ago when you passed title 2485, which required bracing of these parapets and chimneys whenever you did a reroof or a major renovation to a building. The problem with that is that the city has failed to implement it and enforce it. As a building owner I have done many reroofs in the last ten or 20 years, and all under permit and inspection, and not once did the city mention oh, by the way, you need to brace the parapets. They said fine, go ahead and reroof the building. That's the problem. The city has not enforced their own code. It's widely recognized that you get the biggest bang for the buck by reinforcing the chimneys and the parapets. Let's talk about the cost. The costs to reinforce a parapet is about \$350 per lineal foot. For a one-story building it will be the same cost as for a five-story building, so a one-story building can't afford as much as a five story building. Any policy you pass must be flexible enough to allow for the different size of buildings, the uses and so forth and so on, I propose that you make 2485 mandatory with the set date that has to be completed by, and that's the stick. The carrot is if you provide financial incentives for people that do it before the mandate deadline, I think a lot of those people in those one and two-story buildings that can't afford a full retrofit can do the job and will do the job with the proper carrot. Please provide a funding mechanism that provides carrots and sticks to people. The stick could be fines, if they don't do it after a certain date, but it's important that there is significant funding. Senate bill 311 will not provide that significant funding. It will only provide partial property tax exemption. We need a program similar to what was done for the energy trust program where you get tax credits or you maybe get rebates, and in that case of the energy tax credits it was from the power companies, but I think that we need to divide a sustainability, viable funding mechanism, in order to encourage property owners the ability to do the retrofits without demolishing or selling the buildings. Thank you very much.

Wheeler: Excellent testimony, thank you. Appreciate it. Next individual, please.

Item 1108.

Wheeler: Good morning.

Marc Rogers: Good morning mayor wheeler and the members of the council. My name is marc rogers and my wife Cathy and I own a 34-unit apartment building called the morally court at 1831 southeast Hawthorne. We engaged mark temple of temple engineering to do a seismic evaluation or start that process back in February of 2017. After spending \$8,000, Mr. Temple came up with some recommendations. I am going to break this down into three steps. Step one is the complete evaluation. Step two is bracing cornices, parapets and chimneys, and step 3 is wall to floor diaphragm bracing at each level. Step one and two would cost approximately \$190,000. Step 3, which is the wall to floor bracing on each level is \$660,000 for a total of \$850,000. If I was able to get a 25-year loan it would take 70% of my annual income to fund loan payments for that work. What are my options? I have 45 tenants in that building that would have to be displaced if I am to do this work. Once that goes away that affordability, these units are affordable, it's never going to come back. The tenants won't come back. The u.s., excuse me, the urm policy committee has

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argued that I don't necessarily need to displace tenants to do this work. I believe a lot of my engineering, that's unrealistic with scaffolding, deconstructing walls, the potential for lead based paint and asbestos mitigation in that needs to go on in the building. I just don't see that happening. So what does this mean? It means to me that even although it is major construction to do the parapets, cornices and chimneys, that can be done without displacing tenants. We have spent the time and the money to accurately come up with a picture of what it would cost for our individual building to do this work. There is approximately 7,000 similar units in the city of Portland. 1800 of which are part of the city of Portland's publicly financed affordable housing. Javier Mena the assistant director of the Portland housing bureau stated in last week's October 4th policy meeting that any mandate beyond parapets, cornices and chimneys he could not support. He stated we are looking at 15 to 17 buildings, and many millions needed to do the work. So what does this mean? We really can't do this without the city of Portland's -- we cannot make Portland more seismically resilient without your help for funding. In the spring of 2015, the city of Portland formed an incentive committee that was an advisory board for the policy committee. The incentive committee had private and public individuals with expertise in funding and financing to make recommendations to the policy committee. At this point I don't know whatever came of that, but my recommendation would be that we reconstitute this particular policy committee with those experts. We have got the -- this part done, so what we really need to do is to figure out how to make this funding available at either the state and the city level, and maybe the federal level of grants to support this. Thank you very much for your time.

Wheeler: Thank you for Your time. Appreciate it. Thanks.

Item 1109.

Wheeler: Good morning.

John Hollister: Good morning. My name is John Hollister and there seems to be a theme in the presentations so far and I am going to be right in that same theme. I kind of, as I was sitting there, I kind of changed what I was going to say because what I am really feeling right now is just tremendous sadness, and everyone that you have heard, and they have been stoic in their presentations, but underneath every one of them there is tremendous fear, and this is their livelihood. This is what -- they don't have 401-ks. The 401-ks are their buildings, and what is being presented to them is things that are going to basically wipe them out. It's kind of like the catastrophic illness that comes that changes the whole ball game on your life. So, with that, the problem that I believe this committee was started with was that there was a code adopted in 1994, and in 2017 only 15 to 20% of the buildings that upgraded to the code, that's the problem. The solution that was voted on, on October 4 was just to summarize that let's make this more stringent with higher levels of upgrades and create penalties for noncompliance and it passed. Then it did not pass because the committee members admitted they did not understand what they were voting for, and so the bigger problem is these people have been meeting on this for years, and if they don't understand it how will we understand it and how will we be able to implement it. This is a complex problem, and we need innovative solutions. I didn't make that up, by the way. It's the successful solution cannot be more complex than the problem. My hypothesis is that maybe the 1994 code is just fine. Maybe the implementation was flawed. I am in sales, and a lot of people in my office will come in and crack champagne when they sign a partnership agreement. Partnership agreements are not worth the paper that they are signed on because 95% of partnerships don't work. They don't work because there is two different bodies that are trying to combine their interests, and they don't trust each other, and it never gets off the ground. So once one is signed, that's when the work begins. So we have got a good code, let's go with the code, let's get it implemented. So I had some

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awareness questions. I went out to the public with and asked hundreds of people what is a urm building. Less than 2% knew what it was, and then I asked them just kind of like the control question, who knows what a brick building is. 100% of people knew what that was and then I asked them what was the difference between a brick building and a urm building and nobody knew and so the solution can be, I have great hope, and we kid about this book mayor Wheeler, but this book is really good. This can be done. I have hope with innovative solutions, and it's a combination of awareness, adequate funding sources, carrots versus stick and implementation. Thanks.

Wheeler: Great, and thanks for everybody who came in to testify today, and just a reminder for people who did not hear, this will be brought back in December so there is still plenty of runway here, and we do appreciate your input today. That was very good information provided. Karla, how many, could you tell me which items if any have been withdrawn from the agenda?

Moore-Love: Yes. 1113, 1114, and 1117.

Wheeler: Please call the roll on the remainder of the consent agenda.

Fritz: Aye. **Fish:** Aye. **Saltzman:** Aye.

Wheeler: Aye. The consent agenda is adopted. Please call 113. I am sorry, 1113.

Item 1113.

I understand mark Feters is here. Come on up, sir, and just give us one minute. Good morning.

Mark Feters, Bureau of Development Services: My name is mark Feters, I'm a senior management analyst with the bureau of development services and I provide staff support to the development review advisory committee. The 17-member positions on the drac are laid out in city code and represent different stakeholders to the development review process, and so this motion before you today is to reappoint one of the members, Clare carter, to a second three-year term, and then to appoint three new members representing land use planning professionals, environmental conservation and green building and public works permit customers. These are currently vacant positions, and so these three individuals that have been mentioned have been nominated for those positions.

Wheeler: Very good, and I don't know who pulled this.

Moore-Love: Joe Walsh.

Wheeler: Mr. Walsh if you want to come up and a reminder to everybody, let people testify, be respectful of their testimony, please don't interrupt, interruptions are not allowed of either people testify or council deliberations. If you do interrupt you will be asked to leave, and if you don't leave, when asked to do so you are subject to arrest for trespassing. We don't want that to happen so let's be respectful. Good morning Mr. Walsh.

Joe Walsh: Good morning. My name is joe Walsh, I represent individuals for justice. As a general rule we do object to the consent agenda appointees. We don't like them. We think the public has a right to know who is going on the committees because this council takes their committees very Seriously. We take them seriously. We made the recommendation. You guys normally do the pirate aye, aye, aye, so we object. We want it out front. We want it under regular business. We want them here. We want to hear from them. We want to see them. We want to ask them some questions. We will take two out of three because we are not going to get the third one, but we should get the first two. So that's our objection. We're going on the record, we know you are going to vote on these people going through and that's part of the problem, mayor. That's why your approval rating is at 15%. It was 18%. It's down to 15%. So you are going in the wrong direction. Bring your appointees to the council. Let us see them. Ask them some questions. Lets find out who these people are and it's not up to the citizen to do the research on your candidates. It's up to you to tell us how good they are and how wonderful they are and it's also up to the advocates, and

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activists to tell you maybe not so much and you decide. On the consent agenda is you do it under the table there, mayor, and you slip it through. It's like town hall. That's what it reminds me of and I am not that old. I am aware of Tammany hall in new York. That's what you are running. You are running Tammany hall, so stop it, bring it in here. Where are they? They are not here. You like them, who care what is you like. We, the citizens should like or dislike them. Thank you.

Wheeler: Thank you and just for a clarification these are not my appointees. I just want to be clear, we have a commission form of government. These are not my appointees and not my decision. Please call the roll.

Moore-Love: Motion to accept the report.

Fish: So moved.

Fritz: Second.

Wheeler: Thank you. Please call the roll.

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

Wheeler: Aye. The appointments are approved. Call 1114 please.

Item 1114.

Amanda Romero, Bureau of Planning and Sustainability: I am Amanda Romero from the bureau of planning and sustainability and here to ask you to accept a grant from the Bullitt foundation. This grant would support work of the urban sustainability directors network, Cascadia regional network. The network is a group of sustainability leaders that foster sustainability focused technical exchange between cities in the pacific northwest and British Columbia. The funding will be used to support the following three activities.

*******:** Could you speak up?

Romero: Yep. The funding will be used to support the following three activities. Number one regional information sharing among Cascadia sustainability staff. Number two an annual cascade network meeting, and three regular coordination and quarterly calls between the network members.

Wheeler: Very good, and what sort of benefits do you anticipate could come out of this?

Romero: Working together with Cascadia network cities, we are able to further the goals that are established and we are under direction to achieve under our climate action plan.

Wheeler: Very good. Thank you. I am not sure who --

Moore-Love: Lightning pulled this.

Wheeler: Come on up. Thanks.

Lighting: Good morning my name is lightning I represent lightning super watchdog x. One of the reasons I pulled this item is that the Bullitt foundation, I really find them to be a very impressive foundation. What I like about what they do -- well, one of the top leaders is Dennis Hayes, the founder of earth day and they have a lot of people on the board that I am very impressed with, and in fact, one of the developers, mark edlen is on the board. We have high level people, environmental attorneys. People working at pge. It's a very impressive group that they are looking at sustainable ways of building buildings, and what they do is they are almost off the grid on a lot of their projects, and what I mean is that when they do solar energy there is no other forms of electricity. When they do water, they are using the rain water itself, and everything when they put into these buildings, they have a very -- a test that they look at any chemicals used, anything in these types of products. They even look at the type of furniture, the type of folders you have. They analyze it, and they decide if it's going to go into this property, which is their headquarters. They are an impressive group that does deserve the recognition. One of the things that I was doing at the beginning here is on the grant application, they are very clear on where they want their funding to go. When I was reviewing this, it's my understanding the city is receiving this grant, and then also giving money back to these various groups. That's my understanding

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and they will be participating in this funding process, which I think is good. That's my understanding on what the city of Portland will be doing. Again like I have stated from my position is that it's my belief and their belief, also, is to really preserve and protect nature around them on how they build their buildings. How they look at -- how they want to place certain structures outside and it's a very important concept in the direction they are going is to balance your buildings with nature. They are very well thought out, and it's a very impressive group, and I hope that everybody takes the time to pull up the Bullitt foundation, understand the direction that they are going, and understand that they are doing some really good things. Thank you.

Wheeler: Thank you. Please call the roll.

Fritz: Aye. **Fish:** Aye. **Saltzman:** Aye.

Wheeler: Aye. The ordinance is adopted. Thank you. Please call 1117.

Item 1117.

Wheeler: I understand Patrick Ward is here, is that correct? Right in front of me. Good morning sir.

Patrick Ward, Bureau of Human Resources: Good morning Mr. mayor. Patrick ward, bureau of human resources. The ordinance was pulled from the agenda in order to correct the purpose of the proposed legislation section of the impact statement. It's just to better reflect the legislation of this letter of agreement.

Fish: Do you want me to move this amendment?

Fritz: Second.

Wheeler: We have a motion from commissioner Fish and a second from commissioner Fritz. Any further discussion on the amendment? Please call the roll.

Fish: So this correction the name of the union, aye.

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

Wheeler: Aye. The amendment is adopted. Any further discussion on the main motion? Please call the roll.

Fritz: Aye. **Fish:** Aye. **Saltzman:** Aye.

Wheeler: Aye. The ordinance is adopted as amended. Thank you for coming in. I believe that is the end of the consent agenda, is that correct?

Moore-Love: Correct.

Wheeler: All right. First time certain item please, 1110.

Item 1110.

Wheeler: Commissioner Saltzman.

Saltzman: Are we going to read the second item?

Wheeler: Yes, and 1111.

Item 1111.

Wheeler: Commissioner Saltzman.

Saltzman: Thank you. October is domestic violence awareness month. This is a time for us to bring awareness to the countless people, victims and survivors, children and families, friends and communities that are impacted by domestic violence. Domestic violence is the ongoing pattern of abusive, manipulative or controlling behavior where one partner maintains power and control over another partner. This typically happens in the form of physical, sexual, and emotional abuse. In the city of Portland, domestic violence accounts for a significant portion of all assaults. It is estimated that nearly one in four women and one in seven men will be affected by domestic or sexual violence in their life. Nearly three women are killed every day by their intimate partners. In the past four weeks alone we have lost two young women due to domestic violence. Shea Martinez, age 29 and Lila Streeter age 26. Shea was assaulted by her boyfriend and died two days later from traumatic injuries. Lila was assault by her husband and later died from blunt force trauma

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to her head and abdomen. Our thoughts and prayers are with the families of these two young women. The city of Portland and Multnomah county have a long standing commitment to prevent and address and help -- to prevent domestic violence and help families heal from it and it's impacts on the communities. We have invested in specialized police units, provided funding for community-based advocates, and we have partnered together to bring a variety of services and resources for families experiencing domestic violence under one roof at the gateway center. Through our joint support of the gateway center, we strive to prevent and reduce the impact of violence and its subsequent trauma by providing comprehensive advocacy and services and a welcoming and culturally sensitive environment. The gateway center was the first place other than the downtown courthouse where people who go to obtain a temporary restraining order. Today our satellite courtroom at the gateway center files over 50% of all restraining orders in Multnomah county. We will soon expand to offer elders and people with disabilities protections against their abusers. The gateway center prioritizes safety, promotes survivor's rights, and supports survivor's desire to be free from violence and abuse. I am immensely proud of the work done every day at the gateway center. It is not easy work and it takes dedicated individuals to make a difference in our community. We have some of those dedicated individuals with us today. To talk more about the work going on in our community to prevent, address, and help families heal for domestic violence. We will start off with the director, Martha Strawn Morris and Abby Gasama Naya, ok got that right. Tiffany Eggleton, a survivor, and dedicated advocate, and I think we also have chuck sparks with the district attorney's office.

Martha Strawn Morris: I am sorry commissioner he had to leave. I apologize.

Saltzman: Ok. I will turn it over to Martha.

Strawn Morris: Thank you very much. I am Martha Strawn Morris the director of the gateway center for domestic violence services, and mayor wheeler, commissioners, I really appreciate you taking the time to make this proclamation and acknowledge this month. I was desperately trying to get a web-based version of the presentation up so that you could see a video. I am not sure if I did or not and my charts might be a little bit funny but you will forgive me the video I feel like is more important. In the eight years that I've been working exclusively in the domestic violence field, I have come to really appreciate the nuances and the complexities that define the work. The gateway center is a powerful collective of providers working together, and we have become a hub for some important collaborations that reach beyond the center's walls, two of which I am looking forward to having highlighted here today. All of our best efforts will not solve domestic violence, and while I am deeply proud of the work that I will share about today, I humbly say that we cannot fix this alone. For this presentation I am going to spend a few minutes highlighting the work at the gateway center because it's important in terms of the investment the city makes in this area. I am going to turn to my partners to share about two community-wide collaborations that are reaching survivors across agencies and entities and are both important examples of the power that we have when we work together. You will hear from hopefully two survivors today. One in person and I hope that their words will inspire your ongoing commitment to survivors of domestic violence and sexual violence and their children, and I am going to give you a peek into a new project that I hope will be the beginning of the next community-wide success. I should also say that sergeant Martin Padilla is scheduled to join us today, he's caught on 84. He's in touch with me on my phone which is why it is sitting near me. I am hopeful that he will make it. I can change the order a bit to give him a bit more time, if not I will pitch-hit for him in his absence. Excuse me if I seem absolutely distracted if I look around for him. Let's talk about the gateway center. I know that you are aware of the variety of services we provide but I would like to

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highlight them and thank my partners. Most people come to the gateway center for what we think of as safety services, so they come from restraining orders, they come for safety planning and advocacy services. Those services are done by an amazing team of advocates that come from Naya family center, Bradley angle healing roots center, the immigrant refugee organization, and self enhancement inc, El programa hispano and the ywca of greater Portland, and I thank them for helping ensure some of the best advocates come to the gateway center. We are proud to house a variety of stability services. Similar including therapeutic services for children and adults, and three types of legal services, access to criminal justice services and housing placement and subsidies, economic empowerment and access to ohp and food assistance, and the gateway center would not be the gateway center without impact northwest, lifeworks northwest, the Oregon department of human services, legal aid services of Oregon, the Oregon crime victims law center, catholic charities, immigration legal services, Multnomah district attorney's office, the disability awareness resource team, Portland police, volunteers of America home free, and it's a village. We are a village. It takes that, I thank, all those partners for the energy and spirit that they bring to the work. To make the services easier to access we are located on public transportation, and we also have a drop-in childcare, and I want to say thanks. Voa relief nursery for the childcare we rely on as well as ride connection and lyft for transportation support, and the food bank and Starbucks for helping to keep our participant kitchen full. People learn about the gateway center in a variety of ways. The biggest is a broad category called service provider. I think what this indicates is that there is a high level of conscious of domestic violence in our community but people lack the time or the expertise to know how to help so they send them to the gateway center, and we really are happy to get the referrals. The second biggest category comes from community members. So family and friends trust the gateway center to help their loved ones when dealing with domestic violence, and since we have opened between 20 and 25% of the referrals come from law enforcement interaction. We are able to enhance the public safety intervention. The Oregonian reported earlier this month that between January 1 and august 30 they received 3,000 domestic violence calls, and in that same period of time, 494 individuals came into the gateway center saying that they learned about the services from police. So it's a good partnership and it's working. Just a few minutes on demographics. I am not going to read the numbers about 17% of the folks who came last year were african-american, 13% were Latina, and another 11% identified as multi-racial. I should say here about 10% of our visits to the center require services in a language other than English, and in this 12-month period we provided services in more than 30 languages. So the age of our participants, the bulk of folks that we see are between 20 and 50 years old, but last year we saw 452 individuals who are over 50. We serve way more women identified folks than male identified folks, but we do help men when they seek our services if they are experiencing domestic violence. In terms of how busy we are, we are very busy. We count both visits to the center as well as unique visitors to the center so the visits you see there on the left and the unique visitors are on the right. How this breaks down into our day-to-day work, we average 36 adult survivors seeking services each day. That's an average. If you add the average number of children coming into the center and the people that come for support groups, it goes up to about 45. We don't count the support people that come in the doors with those folks, which we certainly let in, sisters, friends, other people, but we're very, very busy. These are the services that are first time visitors, indicate that they want in their check-in. These percentages won't add up to 100 because people can check that they want multiple things. So you can see that more than half of the people coming in the doors are interested in getting a restraining order, but a similar number, and some of the same people, say I don't know what I want to do I want to explore my options while I am

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here. That's why we have that talented expert advocacy staff as our front line staff is to really help people think about what is available. A really important learning that's happened for us over the years at the gateway center is that the folks coming in don't always know about the services that are available in the community, and don't have words to say them, and so it's really important that we have this space to talk about what the options are, what the criteria's are, and how to access those services.

Fish: Can I ask and you may have this in a future slide? What percentage of your visitors need some kind of emergency housing that you learn about through the first contact?

Romero: It's -- I know about people's housing situations for the folks that sit down with the navigators. Our best number on that is about 17% of folks are looking for a housing change. Only a portion of those would say that they were -- I know that's not the question. A portion of those identify as homeless. Others are in a version of a shelter or with a family or friend but it's not a stable situation. When you are talking about emergency and sort of for safety reason, it's difficult, and I don't have a good number for you. Abby is going to be able to share how many times our community-wide across our domestic violence continuum we use -- how many shelter beds we have used as well as how many motel vouchers we have used to get somebody safe. We do frequently put somebody in a motel that night from the gateway center because that's the only safe option that we have. I would be happy to get more specific and follow up with you after today.

Fish: Thank you.

Romero: Thanks for the question. Two more pieces of information before I turn it over to my partners. I thought it would be good to show the kind of broad investments that are made by the two arms of local government for the city's part. It's me and my team of three that are amazing by the way. Amanda Scott, if you are listening I think you are the best, and the front line advocacy staff comes out of the city investment as well as the immigration legal services and operating expenses. Multnomah county makes very significant investments to the gateway center including the use of 11,000 square foot buildings, our security officer, an adult therapist, and the victim advocate from the district attorney's office. Now these investments are supported by other contributions from partners who may be have staff in the building but we don't pay to be there. It's a great community-wide collaborative project. This may be a video we will play and might not be a video. This is a video that I had that was produced by domestic violence safe dialogue of a survivor, audra reed, who gave us permission to use it. She basically is talking about in a context away from the gateway center, something not about the gateway center at all, that the gateway center made it possible for her to change her life, and that if she had access to such resources she would have left 15 years earlier, but we have tiffany here as a real person to share her story shortly. I am sorry that did not work. These are the advisory council members, and the last specific slide to the gateway center before I turn it over, we are -- this is a group that only comes together quarterly now, but they are willing to wrestle with important struggles that we face in the domestic violence world including one that officer Padilla was going to talk about, and if he arrives he will, if not I will that we're, for many years restraining order respondents, to the people restrained under the restraining order were ordered not to possess guns so there was a court order in place that said you may not possess guns but there were no protocols or procedures to enforce that order and this advisory council took that on, and we are now one of only five counties in Oregon that has protocols in place to help, to ensure that the restraining order respondents either surrender their guns or are held accountable for surrendering their guns. I'm not have the exact numbers but it's exciting when you hear how many guns that we got. So I am going to then turn it over to Abby Gasama from the Naya family center. Abby has been part of a

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collaborative effort to improve our access to coordinated shelter and housing services across the dv continuum, and she is going to tell you more about that. Take it away Abby.

Abby Gasama: Good morning. As Martha said I am Abby Gasama, and I work at the native American youth and family center I've been there 7.5 years and I've been working in the domestic and sexual violence field for 13. Thanks again mayor wheeler and commissioners for your proclamation and recognition both of domestic and sexual violence, but also of the continuums, connectedness and expertise in this area. So in 2014 we embarked on a system-wide process to coordinate access to our shelter and our housing interventions and the gateway center provided the space to do this and the leadership in this effort. Martha was a fearless leader for us for this long and difficult process. Fortunately, we already had housing-specific resources that were within the domestic violence continuum, which was amazing because that made it possible for us to have the power to make these decisions internally about how we were going to coordinate the access. I mention this because in many jurisdictions there aren't housing resources set aside specifically for domestic violence services and in those places they are having difficulties getting to the table to talk about housing resources for domestic violence specific set-asides. So I am grateful for our leaders that came before us and resourced the system in this way, and I don't know mayor wheeler if you were a part of that previously but if you were, thank you because it really set us up to succeed. So the key question that we had to talk about when we were making this new coordinated access system was really what makes one survivor more vulnerable than another? And really all of the existing vulnerability indexes and assessments that we had available to us either didn't take domestic violence into account at all or it was just one question on an assessment that really didn't dig into what an advocate would ask when we are talking about vulnerability for survivors. What makes a single adult vulnerable in the homeless system or a family vulnerable in the homeless family system is a really different kind of vulnerability than what we're talking about when we are talking about domestic violence survivors, it looks really different. So what we landed on was that none of these assessments worked and that we had to create our own. So prior to doing this work we all competed for scarce resources. So there is 14 agencies, and we were all kind of battling amongst ourselves to get these really small resources. Oftentimes what was happening was advocates that had been around the longest and had the best resources, or best connections with folks at other agencies were getting the best resources for their participants because they had the connections with other folks of other agencies that held those housing resources. Which really played out in a difficult way, I think, especially for culturally specific organizations because we don't have shelters and we had fewer housing interventions at that time internally. So I remember when I came onboard in 2010, and I was working with participants, I really only had success getting my participants into one of our shelters. The reason being I had a connection with the folks at that shelter because we ran a support group in that shelter and prior to coordinated access I never had success getting any of my participants into either one of the other shelters because I didn't have a relationship with the folks that worked at those shelters. This was really unfair to our participants and to our staff who were burning out quickly because they did not feel like they could help people that they were working with. So I am really proud that we got to this point that we were able to create what we now called the safety and stabilization assessment. This allows us to cooperate across the agencies, to serve our most vulnerable survivors with some of our most precious resources. The most precious of those I would say are our long-term housing resources which are six months and longer housing interventions we provide. For those subsidies we all come together as a continuum, so we're no longer 14 agencies competing but we are a team together that meets bimonthly at what we call the resource

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coordination team meeting to bring folks that we're working with at the agencies and to discuss who best fits this resource that we have available, and we can make a collaborative decision together about that. So as Martha talked about earlier and as you can see on this slide we help a lot of people within our system and the people who we help truly benefit from our expertise. They benefit from our expertise in being able to contextualize the employment histories to the landlords based on domestic violence, and our expertise and the impact of trauma on the brain, and our expertise in the prevalent of victim blaming and how we can interrupt that even when the survivors that we're working with often blame themselves for what happened and having these resources allows survivors to benefit from our expertise and specialty over time. I don't know if I really need to read the numbers. They are up there but you can see that we shelter 392 individuals in this last fiscal year. That is in our domestic violence shelters specifically on top of that we, we motel voucher 931 individuals. Those are folks that may have eventually been able to find safety in another way outside of seeking shelter. We often call those diversion resources, so making plans to live with friends and family. These are folks that we may eventually have been able to help with our resources and get them into a new place, these are folks that we sometimes relocate to different communities for safety reasons. We provided 692 individuals with what we call agency-based decisions, which are rent assistance, moving assistance, six months or less and then 288 individuals receive six months or longer housing subsidies through our new continuum. So it's an honor to be a part of Portland's domestic violence continuum. I am proud to tell you that we are leading the nation when it comes to access to shelter and housing for domestic violence survivors and your investments in our services helped us to get there so thank you.

Wheeler: Thank you.

Fritz: I have a question. Actually several. On the grant agreement to the ywca as you pointed out Ms. Strawn Morris you have a lot of partners. So how was the ywca selected as the one to do this particular project?

Strawn Morris: They were, and I am going to circle back to this, also, at the ends you, but I can tell you a lot about this elder abuse expansion. They were -- they are already a host to a, to an to an encore fellow, so they know what administratively it takes, and we are willing to take the money and have that person as an employee in their agency.

Fritz: I thought you were done with your presentation so I will wait until the end.

Strawn Morris: Yes. And thank you. So I am pleased that sergeant martin Padilla with the Portland police bureau family services division is here to join us with our program. I consider the sergeant Padilla a real ally and glad he could be with us today.

Martin Padilla, Portland Police Bureau: I would like to thank Martha.

Fritz: Move the microphone closer.

Padilla: Martha and the efforts of the gateway center, who at the police bureau we found to be an invaluable resource with our domestic violence survivors that come to us to include their services for helping with obtaining restraining orders, and just providing a safe place for them to report their dv related crimes since their office is right across the parking lot from ours and just to give you a context the police bureau responds to about 11,000 domestic disturbances a year. The family services division or domestic violence reduction unit is only able to assign 8% to 10% of those cases for follow-up but, and our criteria for those assignments, the severity of the defense, the presence of children, the history of the offender and the likelihood of recidivism. For many years however we have had an absence in one type of domestic violence prevention that was not actively pursued, and that type was the dispossession of firearms from individuals prohibited from possessing them due to court order as mandated by the family abuse prevention act or fapa which was passed in the 1980s, specifically what we know to be restraining orders. In 2014 the

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violation of restraining order gun dispossession program was developed in collaboration with the police bureau, Multnomah county d.a.'s office, and the Multnomah county department of community justice, and the Multnomah county sheriff's office, and this program was conceived out of recognition of the alarming data that showed that one-third of all women in the u.s. were by current, were murdered by current or former intimate partners. Domestic violence assaults involving a firearm were 12 times more likely to result in death. 52% of the female homicides were committed with firearms, that's data published in 2014. So the program's purpose was to establish a procedure for enforcement action against those respondents who did not comply with the fapa order or restraining order with an emphasis on those who do not comply with the firearms prohibition. The program's intent is domestic violence homicide prevention. We accomplish this had by review and triage of all fapa order violations, or fapa orders served in Multnomah county in which they failed to notify the firearms surrender. Additionally, all other domestic violence incidents involving reported fapa violations in the city of Portland, as well as Multnomah county, are reviewed with, along with those referrals from some of our community partners like gateway center. Upon assignment by the domestic violence sergeant, usually me, or my partner, investigations, or investigators will follow up with the victims or survivors and suspects and identify the cases that we find sufficient probable cause to proceed with an arrest or to represent the d.a.'s office and/or coordinate with the parole and probation. In July of 2015 we implemented this -- it was a part-time assignment for the fapa order violations. We implemented it to include one sergeant with the police bureau, two police bureau officers, and one county deputy. Since then, from July of 2015 over the next 18 months until the end of 2016 the team reviewed and closed 362 dispossession firearm dispossession cases, removing 110 firearms from the individuals. The team reviewed and closed another 168 fapa order violations arresting 52 offenders, and referring another 135 cases for direct present to the d.a.'s office for prosecution consideration. Additionally many of those cases in which survivors did not want to pursue charges, the investigators worked with advocates from both the gateway center or those embedded in our division to support the survivors, both during and after the investigation. This does not include criminal investigators, we'll try and support them in whatever needs that they have. I would like to thank personally among all the community partners commissioner Saltzman for his support in getting this program started as well as the d.a. underhill.

Fritz: Can I ask a question on that.

Padilla: Yes.

Fritz: So some of the - we have to go after and physically take their firearms. How do others say I have already turned it in. Is there a place that they have to put in all their firearms and how do we know that they don't have more?

Padilla: As far as them turning it in they are required to complete an affidavit when the fapa order is completed and signed by the judge they are required to complete an affidavit, if it's been told that the court by the petitioner if they have firearms they have to say where they disposed of the firearms. It's Oregon state law when they transfer the firearms, if it's to another individual, they have that other individual has to complete a background check, and its easily followed up with osp. Otherwise they have to provide a receipt from a law enforcement agency or they submit the firearms for safekeeping.

Fritz: So we don't just trust the affidavit?

Padilla: No, and they can lie on the affidavit, but we submitted 18 cases in which we believe that they have been lying to us.

Fritz: Great. Thank you.

Wheeler: Very good, thank you.

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Strawn Morris: Our final presenter today is a very courageous, determined, tenacious woman that I admire from the top of my head to the bottom of my shoes, and I am so pleased that she would join us today. Tiffany.

Tiffany Eggleton: Thank you. I am Tiffany Eggleton, and I identify as a domestic violence and sexual violence survivor. That was a little emotional so I will try to get through this and be time conscious. So just to begin my story started where my first escape from my first husband was at 22 years old, and it was in a small -- I am 34 now. It was in a small town, a small community, and they did not have the types of resources we have here with Gateway or the education, so hindsight had I maybe got that at 22 years old maybe I would not have had to go through the next nine plus years. I am very grateful to Gateway, I went to Gateway originally in 2013, and I wanted to just list the services to give you an idea that as soon as a survivor or a victim of domestic violence, when they leave and go get a restraining order, it does not just end there. It takes a long time, a lot of community support, and a lot of services to get healthy, to break the cycle, if they get to that point, and I want to say that my case was a high fatality case and I am grateful to be alive today and to have also walked through everything that I have walked through to be sitting here today. I originally went to Gateway, and I worked with the administrative staff there, the navigators, I did restraining orders. Multiple. I used their court services, the video services there, which was amazing for me because my abuser was at the courthouse more than one time. So I would have had to be on a safe -- I probably wouldn't have made it into court. Gateway childcare, I have three children. The voa home-free, several of their services, the DHS, the d.v. unit, the Oregon crime victim law center, DVRU, the police officers that are with the domestic violence, regular police, the divert team, district attorney's office, legal aid, the d.v. Shelter, Rafael House, the RCT I was in that program. The first participant, and that's for long-term domestic violence housing, also I used the vouchers for hotels, I also did outpatient drug and alcohol treatment. That is also part of my story. I have found many others who have tried to find a coping mechanism with that. I almost have three years clean, so I am very proud of that. Counseling for my three children, individual counseling, trauma counseling, the TRIM program, EMDR, parenting counseling. d.v. support groups, d.v. spiritual support groups, parenting support groups, domestic violence awareness class and other education anything that I could get to try to help me to stop my cycle of getting into unhealthy relationships. Economic empowerment and other financial assistance with that, so I would like, you know -- this affected all of the entities of my life. Emotional, physical, financial, mental and sexual. So it's been a long journey, and I would like to say that with all of this support that I have in my life, the domestic violence part of it, my advocates were the most powerful for me to be able to live a life today, and the expertise that they have, how they walked beside me, not drug me or tried to control me or told me what to do because that's what I came out of, and so I was empowered by them. They were like my cheerleaders and really helped me. It was a beautiful relationship. It is a beautiful relationship and very unique. I feel very empowered today. I live a life of service, both in my recovery of drugs and alcohol but also in my domestic violence side, and I get to give back to other survivors, other families, and it's hard for me still to talk about myself this way but that's what I am here for today is to represent what all of these services can do and what is possible, and the reason that we do it. The main thing is that I cannot believe that I am alive today and able to sit here and do this and to be healthy and thriving and Gateway was really the start of that for me and they have wrapped their arms around me and it was a very scary process. I have so many more things to say but I want to be time conscious and respect that.

Saltzman: Thank you very much.

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Fritz: May I just ask a follow-up question? That was amazing. Thank you very much. I think its amazing you are able to give back and continue to be thinking about what happened to you and your efforts to save others. Are there any consequences to your abuser?

Eggelton: Well, I do believe that we have a lot of work to do in the court systems and more domestic violence awareness for everyone. I think you guys are doing a great job, but there is definitely room for improvement.

Fritz: You don't need to go further, that was kind of a personal question.

Eggelton: There was some prosecution for -- he did violate the restraining order and the dvru team was able to prosecute him, but he just received like four hours in jail and yeah, so it's still an ongoing process for me because I have children with both of my ex-husbands who were abusers, and so parts of it are sad stories, but I am getting through it, and I get to take the experience that I have had and the challenges that I have had to walk through and am able to have that knowledge and help others to hopefully to not go through the same thing.

Fritz: I appreciate that. As you were listing the services you received I am glad that the services were available and I am thinking what harm to you and to our community can come from one or two people who are abusive, and it says to me kind of talking back to the prosecuting when people don't turn their guns in. There needs to be more consequences because violence as was noted results in a lot of murders of people and sometimes it's dealt with by four hours in jail. So thank you for sharing that, too.

Eggelton: You are welcome. Thank you.

Strawn Morris: I really appreciate the comments. I think as a community we are trying to work on accountability all the time and it is difficult. We're still up here. There is a lot of work to do. I appreciate the nuance of the question about what if the person who turns in again has another gun. We don't know. 110 guns are not in those people's hands, and that's true. So it's celebrating and continuing to try.

Fritz: Once they are on a restraining order do they have to have another background check or can they buy another one?

Strawn Morris: They should not be able to buy a gun in Oregon if there is a restraining order in place.

Padilla: They have been convicted of a domestic violence crime or they have a restraining order on file there it's unlawful for them to purchase a firearm and that should show up in a background check.

Fritz: And I was reading, we don't have a law in Oregon that says if they don't get -- if a background, if the background checkers don't get back to them in three days they get to buy the gun anyway?

Padilla: There is no time.

Fritz: Go to the microphone.

Padilla: There is no time limit for the background check it's just whenever they complete the background check.

Fritz: So they can't get on without one.

Padilla: They cannot get one if they have any conviction of domestic violence, be it misdemeanor or felony or they have a restraining order currently on file.

Fritz: I am partway reading through Hillary Clinton's book, what happened. She talks about gun laws in some states where if they don't get back within three days they get to buy it anyway.

Padilla: We don't have that in Oregon.

Fritz: Thank you I'm glad.

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Strawn Morris: A study was just published that shows 50%, 57% of mass shootings in the united states have a domestic violence connection. Before we part today I did want to talk about this effort that you can help support me with, with this amendment to the ywca grant that we're talking about. There is several different types of restraining orders but the ones most frequently sought at the gateway center are the fapa which requires a relationship with the other person. It's a marriage, it's a child together, it's a boyfriend, girlfriend situation. There is people that suffer abuse and people in their lives that don't have that fapa relationship that might qualify for what we call an eppdapa elderly persons and persons with disability abuse prevention act. When an elderly or disabled person comes to the gateway center seeking an eppdapa and they don't have an intimate partner violation going on we do not have the space or the staff or the capacity to help them currently with that protection order. I am really concerned about this population. I am concerned about these people coming saying that I need the court's protection. I am wondering what else they would need if we were able to serve them, and I think that I figured out a way that we could do a study around these people and increase the staff capacity enough to let more, and that's through the partnership with the social venture partner encore fellows program. The encore fellows program bring on retired, high level professionals to do thousand hour long projects in communities, sort of social justice-based endeavors and I would like to bring an encore fellow into the gateway center to do eppdapa with people seeking them and study their needs so that I could go to policy-makers at the end of maybe a nine-month period of time to say Portland could really benefit, Multnomah county could really benefit from a center that surrounded people seeking eppdapa's with services similar to the robust and wholistic services we do for ipv at the gateway center. Because I am the city of Portland, I can't employ an encore fellow directly but one of my partners who is willing to act as a host for an encore fellow and without giving them any direction, so the direction to the encore fellow would be in partnership with the gateway center. The idea is that again they would do some eppdapas in the building and talk to all of the elder abuse service providers currently in the continuum, elders in action, aging and disability services, there is a ton, I don't know them like I know my folks. And through interviews with stakeholders and interviews with the actual people seeking services come up with a vision for maybe what an elder and disabled persons gateway center might look like or what the gateway center could expand into given space staff capacity. Etc. So that's what I am asking for help with today. It's very strategic and targeted because we're full to the gills at the gateway center, we regularly reach capacity, but through this way I think that I can stop sending these folks downtown.

Saltzman: Thank you. Thank you all.

Fritz: Thank you. So why was the ywca chosen out of all of the partners you have.

Strawn Morris: They are the ones that host an encore fellow so we are willing to take it on. They are close to us, Susan Stoltenburg is on the advisory council at the gateway center and is a person who is deeply interested in aging and issues for the aging population. It seemed a natural partnership.

Fritz: And I noticed that the initial relationship with ywca was in 2010 when commissioner Saltzman was setting this up.

Strawn Morris: Yes.

Fritz: and many amendments a lot of the time. Are we going to be in the place where we can say these will be the permanent partners or at some point do you have to go out for another request?

Strawn Morris: I appreciate you asking the question. The amendment to gateway center original's relationship was as a navigator agency. In between times they closed down their shelter and opened the Yolanda project which is a housing diversion project that is housed

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at the gateway center. That housing project has been an incredible asset to us, and when the housing state of emergency was declared in 2015 the ywca with no additional staff was willing to take on eviction prevention and investments that would go straight into making sure that people didn't lose their housing. They were uniquely positioned to do that as the housing provider already at the gateway center. So two of those amendments are about housing, and the others are just about increasing the terms of the navigator services, but they were a natural partner with Susan Stolenburg at the head of hosting an encore fellow to do this partnership. Your question about navigators is right. There will be a time these current ones expire in June 30, 2019, and I think that at that time I would like to go to the wider provider community again and say do we have everybody who would like to be a navigator at the gateway center with us. Currently sei is not on contract with us. They provide navigation services through a grant, so I already have a partner trying to come in. So I do think that it's time to go community-wide again the next time.

Fritz: Thank you very much.

Saltzman: I want to thank you and ask you to stay here for a minute before we go to testimony or take votes I would like to ask mayor wheeler to read the proclamation.

Wheeler: Great. It's my honor to read the proclamation on behalf of the Portland city council in support of domestic violence awareness month. Whereas domestic violence is a crime that touches the lives of Portlanders of all ages leaving a devastating impact on women, men, and children of every background and circumstance; And whereas domestic violence accounts for a significant number of assaults committed in the city of Portland, and nearly one-third of Oregon women reported experiencing domestic violence, stalking, sexual or physical assault; And whereas Portland is, has demonstrated a long standing commitment to addressing this problem in partnership with Multnomah county, the district attorney's office, and community service providers; And whereas eight years ago the city of Portland in cooperation with Multnomah county, the Multnomah county district attorney's office, the Multnomah county circuit court and community partners opened the areas first, one stop center for domestic violence victims. The gateway center for domestic violence services; And whereas the gateway center's satellite courtroom files over 50% of all restraining orders in Multnomah county and has upwards of 11,000 visits per year, 3,824 of which are unduplicated; Whereas children who are exposed to domestic violence experience higher levels of adult depression and trauma symptoms and are much more likely than children not exposed to violence to use and-or tolerate the violence in their adult relationships; And whereas the city promotes the closing of the equity gap for indigenous people through policies, practices, and investments that reflect the experiences of indigenous peoples, insuring greater access and opportunity and honoring our nations indigenous history and contributions; And whereas the city of Portland recognizes and thanks all the organizations and groups that are committed to address, prevent, and heal from domestic violence often working directly with survivors to ensure that they have access to employment opportunities, housing, legal resources, and other services. Now therefore I, ted wheeler, mayor of the city of Portland, Oregon, the city of roses do hereby proclaim October 2017 to be domestic violence awareness month in Portland and encourage all residents to observe this month by gaining awareness of this issue and supporting organizations that work to address, prevent, and help those affected heal from domestic violence. Thank you.

Saltzman: Thank you. So I just want to thank you all for the great work you do. I want to thank Martha Strawn Morris for doing an outstanding job of leading the gateway center for domestic violence. You are doing a great job and, for the great work you are doing, sergeant Padilla for all the great work you're doing, abby for your continued work at Naya,

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and tiffany thank you for sharing your story today. It really helps to have the human touch. Helps us.

Wheeler: Thank you. Public testimony on the ordinance?

Moore-Love: I have three people signed up.

Wheeler: Come on up, three minutes, name for the record please.

Star Stauffer: Good morning, star Stauffer. Quite frankly I don't think that \$30,000 is enough. I am also a survivor of domestic violence. My own father tried to kill me three times, and I survived a brutal beating and rape where I was almost murdered in my own home at 15. Unfortunately, there are a couple questions/criticisms that I have for the program. When I was young, I was also sexually assaulted by a police officer. There are many instances where there are women like me who are abused by police officers or, for one reason or another maybe their legal status or fear of being placed back with their abuser like I was with my father, where they can't go to the police. They can't file a restraining order. It's not an option. There needs to be more services in place for these women because I know from experience that when you are unwilling to file a restraining order the justice system just basically wants nothing to do with you if you are not willing to cooperate with the police. If you are an illegal immigrant, the chances that you are going to want to talk to the police or take this to court are another issue. They are very low because you are more terrified of being deported and further trauma being put against you and your children by reporting this abuse. I have known mothers who were deported after reporting their abuse to police. Their children taken away and placed in foster care. There are not enough services for women that are vulnerable to police violence or women that are vulnerable to their status being in question. As far as the legality of them being here, there needs to be more services for that. It's disappointing, and it's not a criticism against their work or what they do. There is not enough people like this program, but it's disappointing that there is only a person basically available one day a week for people with immigration status that is questionable by the government. There needs to be more. There needs to be a lot more services. There needs to be emergency housing and secret housing placement for people who are suffering or potentially suffering violence at the hands of police officers. There was a woman several years ago killed by her sheriff partner in Clackamas county in the middle of a restaurant with his police-issued weapon. So I am going to go 30 seconds over. This is a very serious issue for me. I was not able to seek justice against my rapist because two months before it happened I was sexually assaulted by a Portland police officer during a search. So that was not an option for me and unfortunately there is a lot of women that's not an option for. There needs to be services in place and money in place for women who cannot go that route to get them help, counseling services in some form of justice. Thank you.

Wheeler: Thank you.

Joe Walsh: Good morning. For the record my name is joe Walsh I represent individuals for justice. One of the things that I always find, and let me make that up front very clear. We fully support this. We think it is a good program. We think you should fund it, however we don't think the \$30,000 is enough. One of the things that I find all the time, and I've been doing this for you guys for ten years, is we fund the minimum. Why don't we fund the maximum? Not the middle. The maximum. They just asked you for more to do another program that perked up my ears because it's for the elderly. So I am interested in that. I am interested in you funding that. I am interested in you asking them, ok, what is it that you need to feel successful? Not what you need to get by. That's what we do. We think we have all these things that we have to spend money on, and we have to be careful with the money. My god, to save a life. I would defend that; Wouldn't you defend that? You would go up to 20% mayor. You would. You would zoom. If you stood there and said, I am going

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to give you not \$30,000. I am giving you \$60,000, you know when I go out on the street and street roots comes up and they say would you buy a paper? I don't give them a dollar. I give them \$5 and I say here let me have a paper and go and get a cup of coffee. You know why I do that? It makes them feel good. It makes the vendor feel like someone pays attention to them. When somebody asks you for something, double it. If you can, but if you can, they are asking for 30 grand. Give them 60. Say do that other program. That sounds pretty good. You would be heroes, and then brag about that, mayor, in an open press conference. Not a closed one and you would be heroes. We come here and we pound you all the time, but believe it or not I look for things that I can compliment you on. This is one. Go a little bit further, Amanda. Come on. You are shaking your head you would do it. Do it a little bit more. \$30,000 is nothing in this budget, save a life, save a life. I grew up in domestic violence too I reached out to family in Brooklyn New York in the 40's. A lot of Knock out drag our fights in my family give them the \$60,00 and then read the proclamation mayor with a smile. Now you can just say yea we did ok, do better.

Wheeler: Thank you sir. Good Morning.

Craig Rogers: Good morning my name is Craig Rogers I live across from Portland community center one of my favorite places and Floy light middle school and east Portland police precinct. It's also been called a gamer trail as the police have informed me and there's a deeply worded hillside there and with this hillside the homeless have gravitated to it because it's a bad actors dream. I have seen numerous examples of Domestic violence take place in the hillside, I've seen a women take an elbow to the side of the head and go flying through the air and I yelled across the field I'm calling the police and then two of them get in a vehicle the rv. I saw a woman walking past my house and there's yelling going on and I open up the door and the guy's tracked her down and he catches up to her and he's threatening to dump her shopping cart with all her belongings in it. Now I've called the city numerous times and they even ask me is this involve the homeless and I go to non-emergency and I hang for 20 minutes you know it just doesn't work. That's why my area didn't show up on that map in an article in the Oregonian and then to tell you this I am so disgusted with what has happened here because there really hasn't been the attention focused on this. So there needs to be improvement and details focused on these issues, there are people when I tell them what's happening in my bubble because we're all in a bubble we need to take a look at where it is we need to go outside of it people laugh because they think I'm making up what I have seen. So talk is cheap and I think we need to do more and I really recommend doubling this in the least because there needs to be a lot more attention and right now I'm working close with David Douglas there the ones that have made the difference because I gave up on the city and they don't cooperate, they don't communicate. It's David Douglas school district. Yes, please in the least double this and I never knew about this, the gateway center for domestic violence, this is probably very close to where I live and I never knew about it. I'm really getting my eyes open down here today. So please, there can't be enough done. Thank you.

Wheeler: Thank you. Appreciate it. So my suspicion is people have much to say about the request that was just put on the table as we're taking a vote on the current ordinance. Please call the roll.

Fritz: Thank you very much to everyone who testified particularly to the presenters. Commissioner Saltzman I don't remember off hand what the total budget of the gateway center is. I did notice that the city funds the lion's share of the operations funding for that. So this is an increase its not all we invest it's in fact an ongoing funding so we don't have to discuss it every budget it's a given that we're paying for that. I do remember I think we passed an ordinance for an additional \$40,000 to catholic charities to provide services for people who are undocumented and that there is I learned a visa that says victims of

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domestic violence are entitled to stay here by reporting the abuse. I think that is a wonderful program. I was concerned about sergeant I think he said they are unable to follow up on only 10% of the abusers and that has to be triaged by estimated dangerousness. As I was listening to the very moving list of support needed to help somebody out of this cycle of abuse it seems we do need to get upstream and hold those accountable who are causing people's lives to be wrecked and lost. I'm very glad council funds the boys strength program now in the police department now following along with girl strength and women's strength programs to help adolescent boys understand how to be a responsible person when they grow up and for women too to learn. It's not just as we heard it's abusers can be any kind of gender. So thank you very much for the work that you do. I know that you do it because every day you go to work and you can help somebody, just one person or a lot of people, with this huge trauma in their lives. So we need mourn those who are lost and very much celebrate the survivors and the services that we're able to provide. Thank you, commissioner Saltzman, for getting the sensibility in the first place for ongoing support for it. You've certainly been a champion for it and I appreciate that. Aye.

Fish: Well, I thank Martha for the presentation. It seems that every year the services become more enriched and the outcomes are impressive. I appreciate the care that you take to document those outcomes and to show the public what kind of return they are getting for this investment in such important work. I want to echo what commissioner Fritz just said. Dan has been the champion ever since I have been on council for this work. It's almost inconceivable to think where the leadership will come from in a year and a half from now. I suppose that's a conversation we have to have sooner rather than later, but Dan, thank you for your tremendous commitment to this cause. Aye.

Saltzman: I want to thank everybody who is helping survivors of domestic violence to take one step at a time to a better life. The money we're spending with the ywca to fund the encore fellow, I want to thank the ywca for stepping up to serve as the fiscal sponsor for this, but this money is \$33,000 to help us really scope out the situation, to figure out what role the gateway center can play in better serving elders and people with disabilities who need restraining orders. Once we scope it out you can bet we'll probably be back asking for increased funding. More than we're asking for today. So thank you all and appreciate your services. Aye.

Wheeler: Well, I want to thank everybody for their testimony. I want to thank the panelists. It was a very thoughtful and thorough and ultimately excellent presentation. It shows that on this very weighty issue progress does get made and that there are good partnerships that exist in this community to make progress against what is a very pervasive issue in our society. I find myself compelled with those who testified who said we should do the most we can do, not the least but the most we can do and I agree with commissioner Saltzman. First of all I just want to put in another plug for the encore program. I think it's a great program and it brings in people who are seasoned, who are experienced, who are at the top of their game, who have broad sets of skills and we all as a community benefit from people stepping forward in being willing to serve in that capacity and help us better understand how to improve our community by working together. I do look forward to seeing the results of this work through the ywca and through this encore fellowship. My assumption as I vote for this \$33,000 or whatever it is, is that this is leading to something. This isn't a one-and done deal, that this is going to lead to a thoughtful expansion of services geared towards a growing population amongst those who are impacted by domestic violence. So I think we're all philosophically on the same page on this one here. So I vote aye. The ordinance is adopted. Thank you for coming in today. Thank you especially for those who are survivors of domestic violence who testified today. Next item.

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Item 1112.

Wheeler: Colleagues, the e-zone program has been one of the city's most powerful tools to spur capital investment by companies while leveraging opportunities for employment and skills training for local residents and communities. It advances many of our objectives including emphasis on traded sector jobs, maximizing our competitiveness, creating prosperity for all in our community. The values Portland holds as a city gives some context to this proposal. Our planning and smart development demonstrate that we care about how our city is being built and that value is shared by our local companies and those whose companies want to locate or expand in our area. The new work force is demanding that companies act differently. It's no longer acceptable simply to come into our community to earn a profit. The benefits to the community must be broader. Prosper Portland, the city of Portland and others want to ensure that the equitable economy benefits both businesses and the community at large. Public benefits have been built into this e-zone program and you'll hear about that and the proposed policy change marks a very specific action to begin to institutionalize those public benefits. We have many companies here who want to and are already doing good work in the community. Let's be clear about that. This policy change brings that good work into the spotlight to more fully serve our community. We're all in this together. Businesses involved in the program can and will be celebrated for their active engagement and participation in a shift toward greater partnership and stronger relationships to grow an equitable economy. Gentlemen, I'll let you take it from here. Andy, I don't know if you're starting.

Bobby Lee: I'll start. My name is bobby lee. Thank you, mayor, commissioners. My name is Bobby Lee I'm director of economic development for prosper Portland. Thanks for allowing us to speak. Next to me is Andy reed, the point person on enterprise zone program at prosper Portland. We know you're been hind in your schedule so we'll condense our presentation in hopes you can catch up. We also have a couple of speakers here that have been waiting.

Fritz: Excuse I just want to say I think this is a very important program so I would encourage you to --

Lee: Great. Absolutely. The goal of the enterprise zone program, this program has been around with the state of Oregon for a while, so most municipalities have this program. The difference today is we're wanting to modernize this program and address our growing concern, growing economic inequity. So the goal of the program is to increase economic opportunity and income for all Portland residents and historically disadvantaged Portlanders by linking them with quality jobs created by participating programs Portland e-zone businesses. The word e-zone is short for enterprise zone. We have two recommendations today it's going to change our policy also amending the boundaries that's what we're presenting today. If I can get to the next screen, you will see on the map the word enterprise zone program boundaries are. It's a five-year property tax abatement only on new capital investment that includes existing land, buildings and personal property on the tax rolls. In exchange for the property tax savings the companies then are required to comply with a number of requirements in state statute and local city law which we'll talk about more in detail. The last next part of this is you can see the number, the amount of investment by existing businesses that are currently in the program. If you look -- we broke it down into different industries. In totality it's around \$1 billion of new investment to Portland. The type of investments however are dictated by state statute, retail, housing and general commercial businesses cannot use the program. These are really focused on trade sector companies. You'll notice from the slide that manufacturing is still our biggest user in terms of investment amounts and number of projects. The jobs are located throughout the city. It has to be within the enterprise zone but they are throughout the city

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from northwest to the border of Gresham in east Portland. With that I'll turn it over to Andy.

Andy Reed: Hi my name is Andy reed for prosper Portland. Thank you, bobby and thank you mayor and commissioners for your time. So back to the first thing that bobby brought up, the goal is to increase economic opportunity and income for all Portland residents and historically disadvantaged Portlanders and that's one thing that comes out in this local policy. Companies are required to do a number of things locally in addition to the state statute requirements. One of those that they do is they pay a portion of their tax savings into a fund and this is a chart of how those dollars are being allocated. We have the direct benefits that are coming out in terms of jobs and investment and so on but other kinds of things where we can start aligning our dollars and services together to do unique and creative kinds of programs that otherwise may not have the funding available. You see these are the four kinds of things that we're using it for now. We fund a la carte services such as credit repair and legal services. We're doing inclusive entrepreneurship work, work force training through our partnership work systems, inc., for incumbent worker training and example can be Bridgetown natural foods is doing on site esl classes for their employees through this program, so some really good stuff coming out of that. In terms of where the program is at today, there are about 4,000 current jobs in e-zone companies in the Portland enterprise zones. 2,000 are new, companies have invested a significant amount in the last couple years. The wages are stellar. If you split up the \$39 an hour we're looking at \$28 an average hour wages with \$11 an hour benefits on top of. So when we talk about middle wage jobs in the manufacturing sector as we have seen declines in terms of job growth in that industry e-zone is one program helping to grow the jobs that otherwise are shrinking across the board. The other thing that's happened over time is as we have amended our policy in this process of coming back today is another iteration of that, we have seen other public benefits getting infused into the program. For example daimler has set up an amazing transit support network with about seven ways their employees can access transit benefits to get to or from swan island. Jaguar land rover set up a tech incubator. Salt and straw has doubled down on diversity hiring. You'll hear more about that today from Kim on the kinds of things that they are doing as part of the e-zone program and instrument marketing has child care incentives for their employees as part of what the e-zone program did in the 2015 policy amendments. So we are starting to move in this direction over the last few years and that's really where we're going with this next is making some policy changes to more directly infuse public benefits into the program. So the policy changes specifically that we're looking at in our current e-zone policy is, one, moving from a minimum wage for 85% of employees currently only 85% have to earn 150% of Oregon minimum wage and that's \$16.88 an hour. Our hope is to shift to \$15 an hour for all employee's and that's for the janitors up through everybody else in a company that's enrolled in the program. If that is not tenable for some of the companies we work with such as food manufacturer that typically those wages it's going to be hard to get to \$15 an hour for all companies at that levels, we've come up with a strategy to say if the company is paying \$14 an hour then we need to see them pay \$6 an hour in additional benefits for the employee. During our analysis of that we have seen that there are a number of companies that would not have been able to access the program. These are the kinds of companies that have entry level jobs for the immigrant refugee communities for example in east Portland, where if we had a standard of \$16.88 we're concerned those middle wage job kind of creators would have a hard time using the program in the near future. The procurement plan we're shifting to allow companies to not only buy locally they've spent \$92 million in the city in 2015 we now want to know who they are buying from. We want to encourage them to purchase from communities that are wanting to see more income come into their communities. In east Portland for example within

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communities of color, so that's the shift there. We're looking to create an option for us that if a company is not in compliance with one of the seven or ten things that are involved in our policy that we have an ability to do corrective action instead of all or none program which is what it is right now. Work force training, this is more a technical thing. We're seeing a lot of alignment between economic development and work force development and so we currently have a policy that splits the funds out of the work force training business development fund into two sub funds and we would like to remove that split as we're seeing again this crossover between the two worlds that will create additional flexibility for us and our partners. Finally really the bread and butter of what we're trying to do today is bring in public benefit agreements into the heart of the program. Whereas every company that would be using the program would be doing additional things that go above and beyond the state law and local policy. Really looking at it from a jobs prosperity neighborhood partnership model where we have companies bring to us and we bring to them, this is what the community wants to see, and they say this is what we have in terms of our assets and what we're good at and finally to start aligning those things together. So this is what we're looking at for our boundary amendment which is connected to this request here. That is bringing in the central east side and old town Chinatown into the enterprise zones and realigning you'll see the Columbia corridor area shifting some of the land from the Portland e-zone to the east Portland e-zone. The zones were designated in 2008 and 2012. The 2008 zone, the Portland e-zone, that will be up for renewal in two years. Anything that we're doing today or anything that we do in the near future that's all up for reassessment in a couple of years and council will need to decide if that's something we want to continue.

Fish: I can't read the small print so what's the proposed and what's the existing?

Reed: So the current proposed Portland e-zone decreases from 11. acres to 10.47 acres. The east Portland increases from 8.27 acres to 10.96 acres.

Fish: What's the difference between the two colors?

Reed: They are just two different designation. Under state law you can't have more than 12 square miles in an enterprise zone so we have two separate zones to cover the two areas of the city.

Fish: So Bobby I'll beat the mayor to the punch. When you have a slide like this and a key, can we make sure that it's legible? No one at home, I can't read it. No one at home can read it. Thank you.

Lee: We'll do that thanks you.

Reed: We have engaged in significant community participation and feedback through this process for the last six months we have been spending time with our partners in the community to talk about this. Here's a list of the different organizations that we have had meetings, for example the metropolitan alliance for work force equity. They are doing really good work around community benefit agreements and things with the city so we leaned on them for advice about is this the right direction. The central east side industrial council is strongly supportive of this. The neighborhood economic development leadership group and number of nonprofits and community leaders involved in that we got to a point where we were able to get full support from them based on the things that we're presenting to them. This is really what they came back to us with. They wanted to see strong oversight. That if we're looking to do more work around equity and inclusive entrepreneurship, things like that, that we have an oversight committee that helps make those decisions over time. That there's strong alignment with the schools and with the work source Oregon making sure that we're not doing things on our own but that we bring those partners into the conversations and finally really looking at the east Portland investments. How can we encourage growth of business in east Portland? Using the incentive and using the things

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that come out of the e-zone to make that mortennable for businesses as they are looking to site their businesses in the city. In terms of equity impact, really kind of we're looking at three levels here. We're starting with the policy where we look at jobs, look at creating economic opportunity for all Portlanders using career ladder strategies in procurement, leaning on our community to do community-based economic development to inform this process with us. Having our newly raised council for racial and economic equity join in that conversation with us. Then finally making sure that our partners are aligned, this is something we're starting to do a lot more of is act as a convener and bring our partners together around economic development issues and really now we're adding public benefits on top of all that. And making sure that as we see corporate social responsibility start to take hold in our community and community have interests and needs that align with what businesses are trying to do we're excited to be in that place of bringing those worlds together. So we would be glad to take questions. We also have a panel that is ready to go if that would be doable to start with them. As you will.

Wheeler: Great, we have a great panel bring them on up.

Fish: Thank you for your patience with us today.

Wheeler: We have Kim Malek, the founder of salt and straw with us today Oscar Arana director of community development for Naya and of course Jenny glass who's the ed of the rosewood initiative. I don't know if you have a particular order,

Fish: I want to say something to our friend from salt and straw, 20-something years ago when I lived in New York city on 14th street off university place, there was a local guy restaurateur who needed to get a liquor license for expanding his business. He had to come to the neighborhood community board and in New York city the community board has the first say. That's where I first met Danny Meyer because he wanted a liquor license for his business. Later went on to become Danny Meyer and then we read with some pride that armed with all the money he's made off shake shack he's poised to help yuco national. So congratulations.

Kim Malek: Thank you very much, yes its quite an honor, one of my heroes. In no small part he's one of my heroes because I think he's doing a lot to change what it means to have a job in the hospitality industry in the united states and fighting for great pay for a career opportunities and to just have that respect that that career deserves. So one of the things I have learned from him over the past years is really central to how we developed our business model, and that's putting employees at the center of your business model. Next your customers, next the people who you partner with to make your products and finally at the very end of the line the investors. He knows that. He is supportive of that and I guess I share that because we talk a lot at our company about a saying all ships rise. We're not going to do well if our entire community isn't doing well with us. Central to that is our employees. We're lucky enough to be part of this e-zone and I thank you for that. I told a story when I was here before that back in the day when it was the pdc, we were \$40,000 short to open our first store and we got a loan from the pdc. My partner mike had to put his house up for collateral. I paid that off and so we have had this ongoing relationship with the city has been very supportive of our company and we appreciate that. What this means for us we made a lot of commitments when we signed up for this and we don't consider this a thing where we're checking boxes. This is our principles and we appreciate the support and visibility of our community in bringing these to life. A couple examples that we wanted to focus on this work force development today. We think that we provide a really good basis for that because we do pay a nice living wage with tremendous opportunities for growth. We offer a very robust benefits program including health insurance for part-time employees. They pay \$35 a paycheck and we cover the rest. We offer three months' paid maternity and paternity leave. We offer employee assistance programs. The list goes on

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and on. We have been told it's about double what most benefit packages are for companies our size. Lastly, we offer a pretty important training program both for our employees who join the front line as well as a new career ladder in manager and training program that we just introduced it is a three-month program to give people who work for salt and straw currently a way forward to become a manager if they don't have that experience, so we're really proud of that. I guess what I would like to focus on are the partnerships that we have already initiated coming out of this agreement. We are partnering with gateway to college, Casey Milligan, who was our first store manager, is now on their advisory council and they are working to develop training programs to help students who are wanting to get their first job, a training program so they can find their first job. Hopefully with salt and straw but it could be anywhere in the community. We have hired our first person who has come out of the federal penal system and we're piloting that to make sure we're good and can create the right support system to make them successful. We think we're in a unique position for people who are getting their first job who are trying to reenter the work force to support them and make sure their successful and hopefully have a long career forward. We're working with an organization actually in san Francisco that we're going to take the learning from and bring back to Portland called la cucina. They incubate primarily immigrant women who want to start a business and help them get that business off the ground. We're working closely with several of the women in that program to sell their products, buy their products, include them in our ice cream and help with their businesses. Then just one last example, we're about to open our second store in san Francisco, which we're very excited about. We have been working with the success center there to hire primarily people who live in that neighborhood, which you may or may not know is really hard in san Francisco. Give them the training and job opportunities that they need to be employed. We're bringing those learnings back to Portland as well as we open our new kitchen hopefully next month in November, which is what this agreement was for. Those are just a few examples that we have been working on. I guess what I would like to say is we think that this is the right thing to do. This is how we want to be as a company, but I also want to emphasize that this is good for business too. This is a sustainable way for businesses to help create and economy good for our community. I don't think you can be successful business if you're not part of a successful community. The two go hand in hand and we need to be at the table with you helping create those solutions so I appreciate this opportunity.

Wheeler: Thank you for being here. We appreciate it.

Malek: Thank you.

Oscar Arana: Good morning, mayor, commissioners. My name is Oscar Arana, I'm the director of community development at the native American youth and family center. The naya family center was founded by the community for the community. We work closely with our clients to deliver culturally specific services that guide them in the direction of personal success through cultural empowerment. Our continuum of lifetime services creates a holistic environment that is youth centered, family driven and elder guided. Naya's micro enterprise program builds economic resilience by developing entrepreneurship within Portland's native community. We provide free business training, one on one coaching and work to connect business owners with the resources and programs they need to sustain and grow their business. Our program includes an eight week entrepreneurship class which uses story telling to guide entrepreneurs along their small business path. During these classes we bring in experts in a wide range of topics from how to get a loan to what ownership structure best fits their needs. Clients graduate from class with a written business and marketing plan as well as one on one coaching. Our staff provides monthly check-ins, review business plans, help resource new capital, ramp

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up marketing efforts and more. Our next class starts October 19th and we already have 20 clients registered. Supporting and developing accessible vending opportunities is also a top priority as it's a critical source of income. A long-standing vending opportunity is the annual naya pow wow. This year more than 20 vendors earned over \$1,000 that day, which is the most she has ever made at any vending event. We organized three vendor opportunities at naya, and plan to bring one of them outside of naya in 2018. Financial support from the e-zone business development and workforce training fund has allowed us to enhance our existing infrastructure and reach more clients. We have matched the e-zone funds with our own philanthropic support to hire business innovation coordinator this year. This new position is focused on developing key partnerships for clients who are ready to grow their business. One of our new partnerships is with the Oregon native American chamber, onac's business network compliments our coaching allowing our clients to connect with long standing native owned businesses. Both are organizations are part of prosper Portland's inclusive business resource network a coalition of partners focused on supporting entrepreneurs. This network gives us a better access and visibility to other providers. One of our clients has already benefited from this network. She used the onac's intake services received a prosper Portland scholarship to attend the thai excel boot camp and is in our micro enterprise program where we will help her further other refine her business program. So we support this action as it will create partnerships between business and community and will enhance economic development in Portland's native American community. Thank you.

Wheeler: Thank you, Oscar. Good morning.

Jenny Glass: Good morning, mayor, commissioners. I'm Jenny Glass, the executive director of the rosewood initiative. We're a nonprofit based in east Portland on the border of Portland and Gresham. We're grateful to be supported by the city of Portland in many ways through the neighborhood prosperity initiative with prosper Portland through the parks bureau, through our partnership with Portland police and many of the other bureaus. In many ways our organization serves as liaison between our diverse community and the city and other government and public sectors. For too long rosewood and east Portland have been neglected but I think that we're making progress. With your leadership and the leadership of dedicated city staff like Bobby and Andy from prosper Portland. Our mission is really simple in rosewood. We want to improve the quality of life for people that live there. We want to bring prosperity to our residents that are struggling and even though that mission is simple the path to get there is super complex. We need many different creative tools and initiatives to be able to bring prosperity to our community. With the proposed change to the e-zone policy underinvested neighborhoods like rosewood will have an institutionalized process to work with the city and with the businesses that are located in our communities. We know our neighborhoods and what we need, which is why we're working closely with prosper Portland to develop these tools that will give us real voice and community driven economic development. The new e-zone policy will give us a seat at the table to negotiate community benefits with businesses better receiving incentives. We can make sure they are paying well, hiring our community members and even investing in the transit system that will ensure residents will be able to get to work. Employers will benefit as they come to see our communities as an asset to their business and a partner in their success. We're hopeful that this tool will have a positive impact in rosewood and that will start a trend for our friends in east county like Gresham and Troutdale. As more companies begin to locate in east county. Prosper Portland is a great supporter and ally of rosewood even when we're pushing boundaries of what they consider traditional economic development. The policy changes presented today I think are an example of that shift in direction, that prosper Portland is taking to empower communities like rosewood. We

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support this action and we're looking forward to using the e-zone agreements to benefit rosewood and east Portland. Thank you.

Wheeler: Thank you, jenny. Very good. You can cool your heels. Thank you very much. We appreciate your testimony. How many people do we have signed up?

Moore-Love: Two.

Wheeler: Why don't you call them up. First call them up.

Wheeler: While they are deciding whether that was actually their names or not I want to acknowledge president Mitsui from Portland community college. We're going to move your item next right after this. Thank you, Mr. President, for your patience today. Good morning.

Ranfis Giannettino Villatoro: Good morning. My name is Ranfis Giannettino Villatoro and I'm here to testify I think in general support of the e-zones. Public benefit agreements. I have a few questions for some things to champion in addition to the policy. One I recommend a good oversight committee certainly encourage the recommendation on that. I know it was discussed with several of your offices in terms of wages in the construction field but I think labor compliance is really important component. I want to echo the statements from the owner from salt and straw that when all ships rise our communities benefit. I think one of the things a lot of mission businesses is we should have a value on verifying that ensuring that our dollars are being spent the best way possible. Ensuring that the pay, the salary being promised is being -- that we're verifying that the workers are being paid those wages. So ensuring that there's some form of labor compliance component. I don't think it's an issue with any of the manufacturers here present but construction and manufacturing tops the list in terms of wage theft violations particularly around over time violations. The city could do built in place to ensure workers are being paid fairly and laws are being complied. It could be done on very low cost manner that's no burden to any of these companies and I would be happy to discuss how that could work, but I think ultimately I just want to testify on that. Some questions I have whether the public benefit agreements, whether that language is bound to say work that's contracted out by said company or said business so if they contract with janitorial service whether that service is bounded by the public benefits agreement. Janitorial service workers are paid a certain wage if hired directly from said company with a case to be made for contracted out work. So hopefully that's something in consideration. I think again strongly recommend a good oversight committee ensure that there's a seat for community stakeholders to be on that committee. Then again, I hope there is at least some level of labor compliance. Thank you very much.

Wheeler: Very good. Thank you for your testimony. Good morning.

Lightning: My name is lightning I represent lightning super watchdog x. One of the concerns I always had about pdc and again I know its prosper Portland at this time, is when we're discussing which I do agree with this, I do agree with the changes being made, one of the concerns I do have by reading this map I sure do hope that the united states post office is within this zone and again, my main focus right now is what we're going to do with amazon. I want to make sure prosper Portland provides everything they can and if we're ever going to enter into these type of public benefit agreements my main focus is that I think that we need to have the city auditor be able to audit these agreements. I want to know if the public themselves have access to these type of agreements. If not, why not. I want to review every agreement that takes place within prosper Portland and understand what's in these agreements. Do I have a right to do that? Do I have a right to ask the auditors to do a full audit on everything on these agreements? At this point it's my understanding they have an exemption from being able to do that. That needs to be looked at very close. I want to understand what's in a target agreement. I want to understand what's in various other type agreements. Again, my main focus today is to make sure the

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city of Portland works very aggressively on bringing amazon into the Portland market, and I want to make sure that prosper Portland has everything laid out properly in the benefits to the company such as amazon. The main thing from my position on these enterprise zones, and I understand you go out five years on the tax rebates, I think that is fine but my understanding is there's no limit on the dollar amount if I'm correct on this. Maybe I'm incorrect. So I would like to maybe have an understanding of that. And when you said that there was some type of requirement on the total square miles and you referred to the Portland enterprise zone as somewhere around the ten square miles in the east Portland enterprise zone around the 11 square miles, so I understand you can just have the total amount up to 20 square miles if I'm correct and that's fitting within the requirements for this type of a zone. I'll research that to understand that because I was a little unclear but again I think this is an absolutely I do agree with this. I have a little concern up by marine drive where some of these zones are. I'm more familiar with the marinas up there. A lot of the owners up there. I want to see them also receive the benefits and the e-zone on their marinas on the water on the submersible land leases.

Wheeler: Thank both of you for your testimony. Commissioner Saltzman?

Saltzman: I have a question. I wanted to follow up on the testimony about whether subcontractors are included in enterprise by extension.

Arana: Under state statute, no, they are not included. There's a very strict definition of what an employee is or is not. 32 hours a week full-time employed by the business. Under these public benefit agreement models this is an opening for us to start looking at things like this to consider what are different ways we can lean on businesses and they can tell us what is good for them too as we're starting to work together and collaborate on these things.

Saltzman: My other question was council on racial and economic equality I guess I have never heard of that.

Lee: It's a brand new committee established at the prosper Portland.

Saltzman: Prosper Portland committee then?

Lee: Its community based entity to make sure we're hitting our equity goals.

Saltzman: Thank you.

Wheeler: Any further questions? Please call the roll, Karla.

Fritz: This is a fabulous program thank you for your work. Thanks to everyone who testified. Aye.

Fish: Thank you bobby and team, testimony. Pleased to support it. Aye.

Saltzman: Yes, these amendments and boundary extensions make the enterprise program more in tune with what Portlanders want in terms of social responsibility by our companies who are benefiting from these agreements. Great work. Aye.

Wheeler: Aye. The resolution is adopted. Thank you. Can we please move 1126 to the next item, please?

Item 1126.

Wheeler: Colleagues this morning we have the opportunity to hear from and support Portland community college's future connect program. Future connect is a scholarship and support program for students who identify as first generation or low income. The program focuses on eliminating barriers to college and providing students with ongoing support through their time at pcc. Through scholarship, money career guidance and personalized advising, future connect helps students build pathways to their futures and we're seeing very positive outcomes. Today we have with us an esteemed panel to share more about future connect and the program's positive outcomes. We have mark mitsui who's the pcc president, we're very honored to have you here today, sir. Susie, I always get your name wrong is it Lahsene pcc college foundation board president Josh Laurie whos the future

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connect program manager and Jessica Gonzalez who's a future connect graduate. Awesome and a 2014 future connect cohort. So I will turn this over to president Mitsui. I assume you're kicking it off today.

Mark Mitsui: Thank you, Mayor Wheeler and thank you Commissioner Fritz, Saltzman and Fish, for the opportunity to be here today. Really appreciate it. I'm going to apologize ahead of time I may have to slip out for another event but appreciate you taking time out of your busy schedule today. So Mayor Wheeler gave my introduction. I appreciate that. Actually saves time. I wanted to talk, though, a little bit about why Future Connect is important to Portland. If we take a look at the heat map slide we can see what's happening in the city of Portland and in our region and our service area. In terms of rising income I mean the economic recovery has been robust as a result we have seen an increase in employment, which is great. However, we're seeing also a greater income inequality. We are also seeing rising housing prices which creates some displacement, particularly among first generation families for whom college is a new experience, low income communities and communities of color. So one of I think valuable side effects and intentions of Future Connect is that through education and training we are growing our own talent and we're helping that talent access the middle class through Portland Community College and so I think that helps set sort of a context for the program and we're working to help more families at risk of displacement be able to stay here through their education and training at Portland Community College. So Future Connect is an important tool. As you will hear, it's not just for scholarships but also the success coaching that is key to the success of the program, but it's really I think most helpful to hear from the experts. So what I would like to do next I would like to introduce Susie Lahsene who is the president of the Portland Community College Foundation Board.

Susie Lahsene: Thank you, Mayor Wheeler, Commissioners. We really appreciate you having us here today and we would like to update you on the PCC Foundation's efforts to leverage your investment and grow Future Connect. I believe our partnership is a unique one with students as our focus. We have been able to identify mutual goals and come together with a solution and Future Connect is a result of thinking outside the box and creating great impact with limited resources. The leverage of public and private funding has made it clear we're stronger together and through our engagement we're an example to others in our region, state and even nationally. The financial partnership really lends your financial partnership lends credibility. Your participation and stamp of approval of this program helps us to raise money to leverage for your investment. So the PCC Foundation has worked over the past six years to tell the story of Future Connect and engage with individuals, corporate and philanthropic donors. To date we have raised more than \$2.9 million to match the contributions from the City of Portland and as you'll hear from the data that investment is really paying off. I'm honored to be the PCC Foundation President. The foundation supports student access to education and training through scholarships and programs, but for me personally, PCC has given a lot to our family, our sons now have a solid direction with employment in family wage jobs, and frankly my husband has excellent employees. Some of which have gone through the Future Connect program. I contribute to the foundation because I believe it's the best way to directly contribute to the successful outcomes in our community. Both education and training linked to employment opportunities frankly transform lives. Mayor Wheeler, we really appreciated your participation in the gala this past year helping with your climbing gear climb to new heights and we hope to see you all there next year on May 19 at the Hilton. Thank you. At this point I would like to turn it over and introduce Future Connect Manager Josh Laurie, who will tell you both about how and why your investment in Future Connect is working.

Josh Laurie: Thank you. Mayor Wheeler, City Commissioners, my name is Joshua Laurie,

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I'm the program manager of future connect and I thank you on behalf of the students of Portland. In 2011 when we started this program we had a very simple idea, which was scholarship and support. Six years later we have gone to do much more than that. As you can see, these are just some of the numbers of students that we have served in the last year. So we actually are conducting outreach visits now to cbo's and k-12 partners each day 270 visits in one year last year. We presented to over 3400 students and our intent in presenting to those students is not just to talk about future connect but talk about college and how the opportunities of college can exist for them. I want to be clear, this is not a high achieving merit based scholarship. We're focused on students who have access to tanif, free and reduced lunch, homeless youth continuum in Portland and former foster care alumni. A lot of the reasons students maybe move down on other scholarships are the reasons why they would be moved up in ours. The idea is that we're working to identify those students who are probably pre-contemplative in their senior year in high school to get them to contemplative an action stages by the time they exit their senior year so they are ready. This year we had 879 applicants. It's right there. Unfortunately we were able to serve about 340 of them. What we did this year to serve the other students who we identified as wait listers we conducted what we call the summer connect we didn't necessarily steal that from wsi, but what we said is if you apply to future connect we want you to come out to the campus and meet with our coaches. You may not get full scholarship the full services if you will, but you can get someone you can connect to too a large institution before you exit your high school. We're trying to do more than just provide scholarships for our now 340 students. I want to also point to something that we did this last year which is pretty inventive. We had a third party evaluation from education northwest and some of the salient points that came out of that third party evaluation are here on this slide and this is something we're quite proud of. What we notice in students that we serve is that the students, actually I should start with this a little bit if you look at this first insert this shows you the students and demographics of the individuals we serve. 72% of our students are students of color. We're really working to remove the achievement gap. So the idea is that what we found from this education northwest eval is students of color in future connect were actually surpassing students of color and nonwhite students who were not in future connect. One of the pieces from this that really stands out to me is specifically the number of credits that they are receiving --

Fritz: I just saw that. That's astonishing.

Laurie: Nine credits may not seem like a lot but over three years that could mean the difference between graduating a community college in two or three years. We're trying to speed up and accelerate the opportunity of college. All these numbers, I can go on forever about numbers and what future connect does for our cohort of students. There's no one who speaks better about the program than our students. I have been lucky enough to work alongside Jessica Gonzalez Madison graduate in 2014 who came to us and did our work at future connect at the cascade campus. So I'd like to introduce Jessica and she will tell you about her experience in the program itself. Thank you.

Wheeler: Thanks.

Jessica Gonzalez: Good morning, mayor, commissioners my name is Jessica Gonzalez, I'm a recent 2017 pcc grad. I graduated from the dental assistant program I started back with pcc in 2014 right after I graduated from Madison. Then shortly in a week I dropped out due to stuff going on at home then also a lack of thinking that I could really do this. My coach was Kelly, who is at the cascade campus along with Becca. I always felt like I knew Kelly was my coach but I had Becca alongside with her. When I dropped I didn't mention it to anybody I just went along and dropped out and thought my scholarship would be taken away too when they notice my classes are gone and Kelly e-mailed me a day or so after

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and was like hey, I want to know what's going on. Another email and I didn't respond because I didn't know what to say to her then I finally got a text message that was like hey you need to talk to me. What's going on? And I guess that was enough to get me to reply back and I came in and I explained to her what was going on and I told her it wasn't a good fit and I don't think I'm going to college anymore and I couldn't do it. She said enough to me to get some hope and knowing that let's just try this one term, one class, then go from that and I'll support you along the way. That was enough for me to go back for one class, one term, and from there little by little I knew it was a struggle but there was just so much hope with Kelly and Becca in believing in me and I didn't feel I had many who believed in me, not even myself. Along the year and a half that I went to pcc, it was constantly checking in with them and they would send me messages or emails about how is it going? We have an office there that is right next to their office where it's quiet time for us to do homework and I was constantly in there. Every time there was always a poke through the window saying hey come talk to us, how is it going? When I was in my second term at pcc, I didn't know what I wanted to do and Kelly took a good chunk like an hour to sit with me and ask me what is it that you want to do? I told her I don't know maybe get my associate's and go from there. She said there has to be something deeper than that and we went down the whole list and I was in a medical program at Madison for four years and I thought I wanted to be a nurse then I was like I don't want to do that anymore. Then she said would you still want to be in the medical field? I said yes but I have no idea anymore. So we down nursing is out. How about like being a doctor or pediatric and what not and then she was like what about dentistry? And I was kind of like, that's a good idea. She was like you have a beautiful smile and you seem to care about your oral hygiene, so why not? I was like, oh, okay. She showed me there was a hygiene program at the school. She was like how about we start small and go from there. I was like we'll try that. I did that and then she was like do you want to try going into the hygiene program or assisting? From there I was if I start with assisting and then if I don't like it I don't have to do it and this me still doubting myself. She said I think you could do it either way. I said we'll start with assisting and sure enough I applied and I got in and the first term was really hard. I was taking 21 credits and I was new to the program and knew nothing about dentistry. So multiple times I reached out and told her I didn't think could do it and she constantly told me, yes you can you've made it this far, don't give up and we're here to support you. Sure enough second term came around in the program and it got easier in the sense that I knew more and felt more confident with what I was doing. Not only that I had the support like always right behind me. Then graduation came and I couldn't believe it and I remember I hadn't seen them winter and spring term as much and I had stopped in and around spring term and I sat down with them and they are like, we missed you, haven't seen you in so long because now I was going to the Sylvania campus. It got me really emotional because she said remember in 2014 when you came to me crying telling me that you couldn't do this and I told you, you could now look at yourself? I was like, yeah, you're right. I had so much doubt in myself and just their hope that they could see in me at the time meant everything to me. I know that without Kelly and Becca and all the future connect coaches that there's no way I could have done it without them.

Wheeler: Excellent. Thank you.

Gonzalez: Thank you. [applause]

Fritz: Can we suspend the rules

Fish: I'm still trying to get my kids to floss. I may need a consultation. Congratulations.

Gonzalez: Thank you.

Wheeler: Thank you. Is there any public testimony?

Moore-Love: Yes, we have two people signed up to testify.

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Wheeler: Mr. President, if you need to leave we certainly understand. Otherwise if you'd like to cool your heels we'll hear some public testimony.

Fritz: And I want to thank you for being here and being part of this program. It's wonderful.

Gonzalez: Absolutely.

Wheeler: Excellent results thank you.

*****: Thanks for your support.

Wheeler: Mr. Walsh?

Joe Walsh: Good afternoon.

Wheeler: Good afternoon.

Walsh: For the record my name is Joe Walsh I represent individuals for justice. Star had to go to work. That happens to people that work doesn't happen to me anymore but it happens to Star. So she regrets. I think our testimony would have been very positive. Also our testimony is positive except. We have a question about the administrative costs when we heard the word mentoring or taking people under their wings. How does that work? We would like to know if the money you're supplying what percentage goes to the scholarships and what percentage goes to the administration or whatever the college is offering as far as mentoring students. We're very excited about this because I went to city college in San Diego for two years when it was free and we had to buy our books and we could buy used books. So it was very inexpensive for us to go. That's not true today. I know the city colleges are really working hard to go back to that because it's very important that we educate as many people as we can because we benefit from it. We do. So that's the only reservation that we had. We were wondering like a nonprofit says our administrative cost is 13% and everything else goes to the clients. We would like to know about the scholarships, how much goes to the scholarships and how much goes to administration and if the college is kicking in any money for the administration part because what we always have a tendency like with Trimet to criticize the receiver, what are you doing? We want them to do something, we want them to have skin in the game. So that's our concern. So thank you very much for your patience. Again I'm sorry that Star could not testify, but work is work.

Wheeler: Thank you, sir. Colleagues, any further discussion? Any further questions? Please call the roll.

Fritz: Right off to the enterprise zone now Future Connect, another of my favorite programs ever. And I always reflect back to when Commissioner Fish and Commissioner Saltzman and I joined Mayor Adams in 2010-11. It was really risky at that time. We were still recovering from the recession and to have the mayor come and say we're going to put a few hundred thousand dollars into this seemed like a really steep price tag and when you look at the outcomes that we made together with the number of students who have graduated, who have lives like Jessica was telling us, it's phenomenal and Kelly, who is part of the brains behind the idea, now working with Kai Ross and it will be great when her students are old enough to go to PCC. Which has become an educational bastion in our community. More and more high school students take their prerequisites at PCC before either going to Portland State and other colleges and get that same kind of support but not wrap-around support. I don't know the specific answer to your question, Mr. Walsh. I think the price of the scholarship is not nearly what we actually give because it's about that wrap-around support. It's not administration it's providing the mentors, providing the people who are going to make those calls, take that text. Make somebody come in and say I'm dropping out and have that support afterwards. I appreciate our partnership with Portland Parks and Recreation with some of our student programs there that are then funneled into scholarships and it's brilliant. What's even better is the way the business community has

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embraced it that it's not just Portland city money it's a lot of private investors and the foundation thank you Susie Lahsene. Many times over is now donated because of all the students who have gone through and who come back and tell us either at the fund-raisers or in city council during the budget, whenever, this has made a huge difference in my life and I'm doing something nobody else in my family has ever done before and it's priceless. Thank you very much for all you do. Aye.

Fish: Everything commissioner Fritz said I want to just compliment president mitsui, who of course is not here to hear it, for his early outreach to city council. I appreciate it early in his administration he came and did the circuit and shared with each of us his vision for his leadership. We're very lucky to have someone of his caliber at the helm of pcc. I think that the mission of the community colleges has never been more important particularly because we're seeing these incredible transformations in the economy brought about by technology and what that is going to mean is people who are the first to go to college in their family or from blue-collar families or live in east Portland are going to see their livelihood put under a lot of stress or seeing it in the long haul trucking industry. 1.6 million people are going to be potentially displaced the next 10 years because of autonomous vehicles. Well who is thinking out long term about how to capture that value and how to make sure that people get the training they need for highways jobs? All the jobs we're trying to protect around the working waterfront with superfund if it ever happens, mayor and I are a little concerned about some of the most recent noise out of Washington, but there is a huge opportunity to address the changes in our economy by giving people the skills to pursue these new jobs and the community colleges are at the heart of that. So I appreciate all the work you've done. Appreciate president matsui. My only grievance today is I never like the word cohort. I wish we could find another word and I actually don't know anyone who knows what it means. I wish we had a more human word for like class of or we know they become alums of, but maybe we can between now and next year come up with a better word than cohort. Thank you for your good work. We're proud to partner with you. Aye.

Saltzman: Well, one thing I can say about words like cohort they tend to work themselves out of the dialect after a while. Words come and go. Maybe cohort is on its way out, but I appreciate -- I'm glad as commissioner Fritz said the council did step up in 2011, 2010 and made this investment in future connect. There certainly was a lot of enthusiasm from pcc at the time and I remember the chamber was filled with students of pcc. You have really proven yourselves in those intervening years. I really appreciate this presentation and it makes me proud of pcc, and makes me really want to go out and support that bond measure on the ballot in November for public safety improvements or for enhancing pcc's public safety capabilities. So thank you. Aye.

Wheeler: Well, I'm very happy to have the opportunity to vote on this. It's a great program and I have watched it from a distance and I'm very supportive. I do want to answer Mr. Walsh's question because I think it's a good one and an important one. For the purposes of this agreement administrative costs refers to reasonable charges to the program to cover the costs of facilities, insurance and other indirect administrative costs as outlined in attachment b future connect program budget. These costs are tapped at 6% of total program costs. Which I think is eminently reasonable. So good program, good results. Good objectives. Fiscally prudent too boot. I vote aye. The ordinance is adopted.
[applause]

Wheeler: Next we'll do 1124 and after that I'll poll you on how you're all feeling.

Item 1124.

Wheeler: One moment. One moment. There it is. Like many municipalities the city of Portland faces challenges maintaining the infrastructure that provides core city services.

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This infrastructure gap represents a significant long term liability for the city and threatens to deprive future residents of the services that make Portland one of world's most livable cities. I proposed bold action over the next 20 years to begin addressing this problem by investing up to \$600 million in the roads, bridges, parks and buildings that our residents use every day. This is the build Portland. Nationally it's been a great year for maintenance. For example, in New York governor Cuomo declared a state of emergency for the metropolitan transportation authority as the mta relied for too long on emergency repairs over preventive maintenance. Two recent derailments at Penn station and subsequent closure of aging tracks have significantly impacted service levels in the region and represent the high price of neglected maintenance. We're also familiar with the picture of the dam that nearly collapsed in Oroville, California, in February. The city's asset management professionals note that \$288 million more per year is needed each year for the next ten years to maintain existing assets. Compared to \$268 million gap last year and \$242 million funding year gap the year before. The costs for repairing and maintaining increases as their condition deteriorates. Every year we don't resolve the funding gap this gap will only continue to grow. This does not include \$129 million annual capacity gap. That's down \$42.2 million from last year due to fixing our streets funding which is additional funding necessary to address existing inequities and deficiencies and levels of service for current customers and citizens. The direct result of this level of sustained underinvestment is that significant portions of our asset base are in poor or very poor condition which is the most costly for us to address. Previous council did a fantastic job beginning to turn around our long overlooked deferred maintenance problem, the parks bond, street fee and other actions. This council continues that work with recent decisions we have made in water infrastructure. Build Portland will add to our ability to invest in long term maintenance needs. I'm going to turn the discussion over to Mr. Tom Rinehart and his team to provide us with details of this resolution. Good afternoon.

Tom Rinehart, Office of Management and Finance: Good afternoon, mayor, council members. My name is tom Rinehart, I'm chief administrative officer. I'm proud to be here with Jamie waltz from my team and Shannon Fairchild from the budget office. As we all know Portland is a rapidly growing city largely in part due to planning decisions and investments begone decades ago that shaped our region. One of the challenges we face that the mayor so diligently and thoroughly outlined is keeping pace with the growth and maintaining our existing built infrastructure particularly with decline of historic funding levels from both the state and federal governments. As the mayor just said, the city has taken multiple steps under this council and previous councils to invest more dollars in our parks, housing, roads and utilities. This is just going to be another tool in that tool box. On august 29 we organized a work session to outline build Portland to review briefly build port is a vision for long term infrastructure investment funded by borrowing against some of the property taxes returned to the city's general fund from our many expiring urban renewal areas. As envisioned build Portland would secure initial investment of \$50 million approved by council followed by planned investments of \$100 million in fiscal year 2024-25 and \$150 million more every five years thereafter. The earliest build Portland project could begin in spring 2018. The resolution before you today directs the office of management and finance to establish the build Portland advisory committee and develop a funding plan for the entire program for your approval. Before we take questions I want to take this opportunity to thank many people that have put their significant intelligence and limited time into developing this vision. Andrew scot and josh Harwood with Shannon and others from the budget office. The entire city-wide asset management group. Kimberly branam, Susan Anderson, Leah treat and mike abate, my formidable colleagues who have all provided input and guidance and with that we will take questions from council.

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Wheeler: Any questions?

Fritz: This resolution is to figure out the funding plan and it will take into account current capacity and various other things like currently the contracts are going for way of estimates because everybody is busy. Can you talk to me a little more about that?

Rinehart: Yes. What this resolution does is directs us to actually formalize the committee of multiple bureau directors and asset managers and then come up with a funding plan by march that takes into account all the other tools that this council and previous council have started to really take forward motion on so that it's a complementary tool. And to put forward a package of initial projects that council under the various bureaus you oversee have already among the long list of infrastructure for maintenance have already developed and to try to put together a diverse set of projects that meet our needs.

Fritz: When does the money actually start flowing from the urban renewal districts that are closing?

Rinehart: Beginning really in 2020 the dollars start to come back but it's a very small amount and then it kind of hockey sticks up over the next ten years. I can resend that graph around that we worked on in the work session. One charges to this work group is to figure out is it advantageous to bond against the dollars now before they have come back or should we use another funding mechanism and we will present those options to council.

Fritz: Great thank you.

Fish: Tom we had a hearing this morning, well we had some testimony about unreinforced masonry buildings. One of the issues that I'm going to be focusing on is how do we make our affordable housing inventory safer without imposing exorbitant cost on our nonprofit partners. Has the housing bureau flagged that as a potential investment area for this program?

Rinehart: I'm going to defer to my colleagues up here. I do not know that.

Fish: If you don't mind I would like to know whether it's a plausible candidate and if not, why not. Since the goal there is to ensure the long term viability of a capital asset that we have in many instances got a 60 or 90 year covenant, seems to me we're going to hear a lot of push-back from nonprofit operators that don't have the resources and this may be an area where we want to do some front loading work to make these buildings safer. It seems to me like this might be a reasonable candidate. I'm not advocating for it but I would like it to go through the screening process.

Rinehart: We will dig into that and get that information.

Fish: I think it's about 7,000 units that are potentially covered.

Wheeler: Any other questions? Is there any public testimony on this item?

Moore-Love: One person signed up. Ranfis.

Wheeler: Come on up.

Fish: You have become a regular. One thing struck me. Do you have an affiliation you need to disclose in terms of your testimony?

Ranfis Giannettino Villatoro: For this one, yes. Last one was more personal. This testimony will be representing professional business development group, which is a trade association of women and minority owned construction firms. I do want to include testimony partial testimony for Kelly Haines with metropolitan alliance for work force equity. She had three questions whether someone would follow up or answer them here but I told her I would ask those questions. Some of the questions are, since resources are being redirected from the ura, what resources will be pulled from the ura zones, if that makes sense. What are the community benefit considerations with these proposed --

Fish: Can I ask you a question? What do you mean resources being pulled from urban renewal resources?

Giannettino Villatoro: My understanding and I could be wrong my understanding is the

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proposal is to redirect tif money or ura money.

Fish: No. I just don't want to put premises on questions that are not factual. If there's something you need briefing on or something you need to follow up on but I don't think we should have the record cluttered with premises that are not factual.

Giannettino Villatoro: Okay. Yeah.

Fish: Seems if there's a dispute about that because I share the goal where you're going in your testimony. Let's get a briefing on that.

Giannettino Villatoro: Happy to. Just reading questions sent to me.

Fish: Kelly?

Giannettino Villatoro: Kelly Haines correct. The other questions are what are the community benefit considerations on the proposed significant infrastructure projects. I can understand you guys are just building the advisory committee. Who will decide where they address, where the address crumbling infrastructure or the definition for infrastructure. Then what's the timeline for the formation of advisory committee.

Fish: Can we read between the lines in your testimony that either you or Kelly or both would be interested in being considered for this oversight body?

Giannettino Villatoro: I can't speak for Kelly, but no.

Fish: You just did speak for her. If there's someone who is interested I think you should let us know because the best way to address these questions would be on the oversight body. Sounds like we would benefit from these tough questions being asked.

Giannettino Villatoro: Great question. To follow up with Kelly or have her reach out to you. I personally would be interested. Just presented a diverse set of voices and stakeholders. Again I think general testifying on support of pbdg, supporting infrastructure improvements I think its really vital and important. We benefited from several decades of work that our forefathers are those before us have done for us. I think we benefited from those infrastructure and I think it's time that we improved infrastructure as a case for safety and I think having it is good infrastructure is good for the economy and the city of Portland. I think it's always important to provide a displacement lens to ensure local businesses and contractors have access to these jobs. Mwesb sort of goals. As those details come up those are things I would personally as representative of pbdg I would love to see rolled out. Thank you very much.

Wheeler: Excellent questions. Thank you. Appreciate it. Please call the roll.

Fritz: Thank you, mayor, for your leadership on this. I'm glad this is getting going with the discussion in plenty of time. Aye.

Fish: It occurred to me because I think this gentleman raised good questions it would be helpful to have an updated faq, that describes what we are and are not doing at this stage. I know we would benefit in my office because we'll get similar questions. It is the season of both the cba plus the ceip and more generally how we're doing contracting. So as these issues merge we need to explain how it does or does not overlap. Our office would respectfully request an faq so we can give out timely and accurate information.

Wheeler: Good idea.

Fish: Aye.

Saltzman: I want to thank mayor wheeler for coming up with the idea of build Portland. To bring much needed more dollars to our infrastructure needs as a city. I look forward to the work this committee will do and I look forward to the ultimate investments, the additional investments in critical infrastructure that these dollars will make. Aye.

Wheeler: Well, I don't want to take all the credit for this. Tom and Andrew and many others have been toying with these ideas for quite some time. So thank you for the generosity. I'll consider my contribution making sure that we get it done. Aye. The resolution is adopted. Colleagues we have two more keep bowling through them. 1125,

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please.

Fish: The ones that say 20 minutes last an hour or five minutes.

Wheeler: I know its almost a jinx too.

Fish: We have a very last definition of 20 minutes, this one should last five minutes.

Item 1125.

Wheeler: Good morning or good afternoon.

Randy Selleck, Office of Management and Finance: Good afternoon. Three minutes.

That's how much I need. Randy Selleck, construction project manager with omf. This is an amendment to contract with convergence architecture. We currently have a contract with them for our ada improvements for the 1900 building toilet rooms. We have added gender-neutral rooms toilet rooms last time by doing that I took away some janitor storage closets on the stakeholder committee came to my attention while also working on a construction project currently in the building the building does not have any janitor sinks. So during that construction project the contractors were using the bathroom sinks to wash up and as well they could not wash their paint brushes in the building they had to walk over to psu. It seems to me this is a good opportunity to remedy the fact that we have no janitor sinks in one of our city buildings. I recommended that convergent architecture look into adding three. We would have in addition on the second floor, third floor and seventh floors found areas that seemed to be good locations also close to existing plumbing so this contract is to have them look into that which is \$7,545 for design services. Any questions?

Fritz: Glad you explained that cause I was thinking boy that's a bargain to get three janitor closets for that much.

Selleck: It's design services. To add it to our toilet project. It's another plumbing project so it seemed to make sense.

Fritz: About how much will it add to the cost?

Selleck: I don't know. That would be part of their design fees to get a cost estimate to see how much it would add to the overall project cost.

Fritz: Thank you.

Wheeler: Well, you know it's been a long city council session when we get to the bathroom talk. Any public testimony on this item?

Moore-Love: No one signed up.

Wheeler: Please call the roll.

Fritz: Thank you for your work and your brevity. Aye.

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

Wheeler: Aye. The ordinance is adopted. Thank you so much. Last item, 1127.

Item 1127.

Wheeler: Commissioner Saltzman.

Saltzman: I will turn it over to Kathryn Levine.

Kathryn Levine, Portland Bureau of Transportation: The purpose of the ordinance is to eliminate an old code provision that provided for moving vehicles and clarified that Portland street car supervisors call for tows under the same code provision that parking patrol, police officers and other entities make calls for tows. A little bit of history when the streetcar opened before the pearl was very developed there was a practice in years past if a vehicle blocked the train from moving that a tow could be called and the car would literally be moved to the next available on street parking space. That has not occurred for years. What is occurring in that very well developed area is if there is a car or truck oftentimes a box delivery truck blocking the transit movement, the supervisors will look for the owner of the vehicle, if they are not able to find them this they will call for a tow in order for the transit service to continue. Just a bit of perspective. We had 4.7 million riders last year and the trains went around in about 418,000 miles of revenue service on the 16 miles

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of track in the downtown.

Fish: It's timely that you're bring this forward. I was downtown the other day and near the target store, and someone double parked on the track and I think I might have tried to make a helpful suggestion to this person that the train was coming and my eyesight is getting worse with age but I think the gesture I got back was not as friendly. [laughter] I would hope that people have the common sense not to double park on the actual rails. You know, I can understand if it's too close to the rails because frankly there's a question of clearance in some of our system, but it's just plain rude to double park on the rail and to keep a streetcar backed up. I hope people understand that's not acceptable.

Levine: Thank you.

Fish: Thank you.

Wheeler: Very good. Thank you for your patience. Any public testimony on this item?

Moore-Love: No one signed up.

Wheeler: Please call the roll.

Moore-Love: It's a nonemergency.

Wheeler: You're right. This is a first reading on a non-emergency item it moves to second reading. There being no further business we're adjourned until 2:00 p.m.

At 12:30 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.

October 11, 2018 **2:00 PM**

Wheeler: Good afternoon everybody this is the afternoon session October 11, 2017 of the Portland city council. Karla if you could please call the roll.

[roll call taken.]

Wheeler: So we have a code of conduct I will summarize it in one sentence. Treat everybody with respect. All right, we got that done. Read the one and only item for this afternoon, please.

Item 1128.

Wheeler: Thank you, Karla. Colleagues today I'm very proud to bring to you an exciting milestone and a step in the right direction to addressing Portland's housing crisis. Portland voters made history when they passed the city's first affordable housing bond with an overwhelming 62% of the vote. At \$258 million, the Portland housing bond is the largest general obligation bond ever passed by Portland voters, and it's a first of its kind funding mechanism for our city. These resources will allow the city to create an additional 1300 units of affordable housing because this is an historic opportunity to stabilize families and mitigate displacement, we wanted to make sure that we got it right. That's why when I came into office we pressed pause to develop a strategy to use these fund effectively and maintain the trust of the public. That meant we took the time necessary for a deliberate and thoughtful community process and the results are better because of it. Today I bring you a framework established by dozens of community partners, many of who are represented here today and the Portland housing bureau to guide us in spending these funds equitably and efficiently. The voters have trusted us with their hard-earned dollars and we have an absolute responsibility to maintain that trust by ensuring that our actions align with the intent of voters. By taking this additional time I know that we're ensuring the maximum impact of bond dollars and setting ourselves up for positive outcome to share with the voters. This policy framework reflects the diverse perspectives and expertise of an 18-member stakeholder advisory group and the diverse voices of Portlanders from across our community to ensure that the investments made with this resource reflect the values of the community and help those who need the housing the most. This afternoon we're going to hear from committee members, bureau staff, and community partners on their hard work in getting this framework in place. I'll now take the opportunity, colleagues, to turn this over to Andrea valderrama, senior policy advisor in my office, on the bond. Shannon Callahan assistant director of policy and strategy for the Portland housing bureau, and Jennifer Chang, the senior policy coordinator for the housing bureau to provide an overview of the framework and the community engagement process. Good afternoon.

Andrea Valderrama, Mayor's Office: Thank you, mayor and city council. Like the mayor said my name is Andrea valderrama, senior policy advisor for the bond at the mayor's office. It's really a pleasure to be here today and to provide you with the policy framework which will guide the bureau, the bond oversight council and you all as city council to ensure our bond is invested to maximize its impact in places and in ways that are consistent with our community values and our communities goals. I and the mayor have been present throughout this detailed process and we have heard robust, honest and often

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challenging questions and conversations from community members and we explored the opportunity before us to make the greatest impact with the housing bond. I wanted to briefly extend my thanks to members of the stakeholder advisory group and for committing their time, perspectives and expertise through this process. I would like to briefly cover the major milestones we have accomplished together. As you know last November Portland voters approved the state's first voter approved funding measure for affordable housing. In March under direction of mayor wheeler, an 18-member public advisory body was appointed to develop a policy framework to guide the city and further bond investments. You'll hear from two of those members Allen Lazo and Frieda Christopher following our overview. Over the past six months the advisory group deliberated over opportunities and challenges before us and wrestled with how to identify the priorities that will allow us to be most effective among so many important and sometimes competing needs. The housing bureau along with community partners then conducted robust outreach and engagement to gather community feedback on the draft over a five-week period. After compiling all the comments received the advisory group reviewed those comments on its final meeting on September 27 to finalize the policy framework and I will turn it over now to Shannon Callahan, who will go into a deeper dive of that policy framework.

Shannon Callahan, Portland Housing Bureau: Thank you, Andrea. Mayor, commissioners, I am Shannon Callahan with the Portland housing bureau. The policy framework you have before you today establishes guidelines and goals for Portland's housing bond. Importantly it establishes seven key guiding principles which will frame and guide all of our investments and decision making going forward. The first key principle is collaboration, aligning with our private and public partners and our policies and programs to maximize efficiency. We will also work to promote other community benefits with our investments like prevailing wage jobs, hiring disadvantaged minority women and emerging small business, businesses and utilizing green building practices. We'll advance racial equity for communities disproportionately impacted by the shortage of affordable housing options by housing discrimination, by gentrification by voluntary displacement. This bond will support opportunity through city-wide investments that offer broad access to public amenities like transportation, schools, food and grocery stores. We'll be resourceful by making responsible investments in-housing solutions with innovation and creativity and we will demonstrate exemplary stewardship of public resources including the oversight of the bond by an independent public oversight committee. Finally, we will be transparent in our decision making by providing clear, consistent communications with the public and fostering opportunities for public involvement. Now I would like to turn to some of the specific goals of the bond. A key portion of the advisory group's work was to set bond production goals. This framework reaffirms the goals that were devised when council referred the bond to voters. The bond will produce a minimum of 1300 new units of housing, affordable for households with incomes at or below 60% of median family income. 600 of these will be deeply affordable half or 650 of these units will be able to accommodate families so there will be two bedroom sizes and larger. The framework also establishes an important new target for 300 supportive housing units and we're already working with the joint office of homeless services to plan for those units as we develop and acquire new housing. I would like to turn it over to Jennifer Chang for the Portland housing bureau who led most of the stakeholder advisory group process very ably thank you Jennifer.

Jennifer Chang, Portland Housing Bureau: Good afternoon mayor and city commissioners, my name is Jennifer Chang with the Portland housing bureau. It's a pleasure be here this afternoon. The framework provides priority communities for bond resources to further our community-wide goals of preventing displacement, advancing

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racial equity and also making a visible impact on ending homelessness in our community. By aligning with our homeless service system culturally specific and other community partners will create housing for communities that are disproportionately affected by the housing crisis with a particular focus on communities of color, families including families with children, immigrants and refugees, and intergenerational households. We also want to focus on creating opportunities for households experiencing homelessness or facing imminent displacement. In the process of identifying these communities the advisory group reviewed and was informed by data from the housing bureau's annual state of housing report and the point in time count of homelessness. These reports and others show that Portland's housing crisis disproportionately impacts people of color, low income families and individuals and families experiencing homelessness. The data clearly shows that there are large areas in our city where communities of color cannot afford to rent anything larger than a studio apartment. This is also true for low income families and immigrants. In our most recent point in time count we have more than 4,000 people who are homeless in our community on any given night more than 40% of whom are persons of color. Also our current city's housing stock is heavily weighted towards smaller size units which emphasizes the need for more affordable family size larger units. On the important question of location the framework clearly calls out the housing bureau will use a racial equity lens and analysis at the forefront of when we assess and make selections around opportunities. The projects will be selected with focus on the following priorities. We want to invest where there's little or no existing current affordable housing or resources. We also want to strive to balance investments throughout the city and consider school catchment areas and areas where there's planned transit or infrastructure projects.

Fritz: I have just a quick question. When you say invest where there's currently little or no affordable housing in the past that meant a lot of money into places like south waterfront.

Chang: Yes.

Fritz: Can you just explain that? Or maybe it will come up in the presentation.

Callahan: Commissioner, there are large swaths of the city for instance inner southeast Portland and mostly due to lack of ura, ura typically cover only 15% of our city, so there are large portions where we don't have a number of affordable housing. I'm thinking of areas like sellwood, Hawthorne district, other areas. They would not necessarily be referring just to south waterfront. Also there's large portions --

Fritz: That was just an example but the land is more expensive in those areas so we would get maybe fewer units. I'm sure you're going to as we keep going I just wanted to flag that piece

Callahan: We'll get to that. That's a key issue.

Saltzman: While you're paused a couple slides ago where you talked about the 1300 units. If you did the math below it only adds up to 1250 units. So I was wondering where are the other 50?

Chang: So these aren't, they're not exclusive of each other, so there's of the 1300 total units 600 will be deeply affordable at the zero to 30%. Then of the 1300 also we want to have at least 650 be larger size. So there could very well be many larger size family units that are 0 to 30.

Fish: Jennifer since we're doing some preliminary stuff, I think it's helpful for the public to know what we're talking about when we say zero to 30% ami. At some point could you just put the human face on that range, and the second is, you used the term households throughout this. We should be clear that a household could be one person or could be a family of three or four. So for example when we talk about 300 units of permanent supportive housing that may skew more one person housing just by definition, but

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household covers one to three, four, whatever. At some point if you put a human face on zero to 30 and zero to 60 I think it brings more people along.

Chang: Thank you. So as we look towards implementation we will want to use a vulnerability and opportunity analysis to guide decision making. The framework creates a clear preference for acquiring existing buildings in areas at high risk of gentrification, especially where there are high number of residents from communities of color. There's also a preference for both acquiring and building new housing in high opportunity areas. Each property we acquire will be run through a lens of racial equity, vulnerability and opportunity. I just wanted to take a few minutes to summarize the community feedback that we conducted as part of this process. Once we compiled with the advisory group and completed the draft framework the housing bureau and community partners conducted community engagement from mid august to late September so about a period of four to five weeks. We worked with metropolitan alliance for the common good, opal environmental justice and our advisory group members to help identify key groups that we should reach and talk to. We also partnered with the community engagement liaisons through the office of neighborhood involvement to reach over 300 community members from 16 linguistically specific immigrant and refugee groups. We also made presentations to stakeholder groups and received detailed comments from many groups and organizations of which are listed here on the slide. Finally, we collected comments through a community survey. Through these cumulative efforts we reached nearly 1,000 community members and a significant amount of comments were collected as you can imagine we have over 50 pages' worth of comments which are included as an appendix e to the policy framework and overall there were several key themes that arose. One is that the community wants to see how things spread across the city and prioritizing creating more housing in areas with mixed income environments. Also housing should be created close to amenities, transportation, schools, parks and groceries. Also that tenant eligibility and screening criteria must be clear, must be transparent, low barrier and also linguistically appropriate. Finally, there's a great desire, a great need in our community to know when housing becomes available and for the community to be informed in a culturally and linguistically appropriate manner. So these key things and the comments that are reflected in the policy framework that you have before you today and want to thank you for the opportunity to present.

Wheeler: Very good thank you. Andrea, Shannon and Jennifer, for that information. Next I would like to call up Allen Lazo, he's the executive director of the fair housing council of Oregon and also thanks to Frieda Christopher for stepping in for the east Portland action plan. They both participated in the stakeholder advisory group and it's good to see you both here. We also have Surya Joshi and Owen Panoni community engagement liaison who work to conduct direct outreach on the bond framework specific to the Nepalese community. Thank you for being here as well. Good afternoon.

Allen Lazo: Good afternoon. I'll start. Good afternoon, mayor and commissioners I'm Allen Lazo with the fair housing council of Oregon. As we move forward in this process I first must recognize that we would not have reached this historic moment without the many who have come to this very room to this very table and passionately implored -- urged all of us to get to this moment. People like Justin bury, who passionately implored you to declared a housing emergency. People like Susan Emmons and bobby Weinstock in northwest pilot project who over the years have gently and not so gently reminded us of the shortage of affordable housing in our community for those extremely low income individuals. People like Jes Larson and the welcome home coalition who tirelessly advocated for additional local funding for affordable housing. So now it's our time and this is that moment that we waited for. This is us as a community, a community that invests in

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affordable housing equitably, justly, quickly, efficiently and consistently in times to come for all its members especially those who have been most harmed and who are most vulnerable. We need to recognize this new resource that we have cannot and will not serve all the needs of all our populations. Also recognize that this is not the only tool that is being implemented to solve our housing affordability crisis, but this voter and community supported resource represents a unique investment opportunity constrained neither by geography of urban renewal nor the whims of the free market. It's been a great honor to serve on the stakeholder advisory group with nearly 20 of the best and brightest in-housing from throughout the community. You can only imagine how those conversations went when you get a group like that together in a room. I believe there's been great value in taking that time and making that effort to take a pause at the beginning of this historic process to set in place a community driven, community engaged framework that now defines how we move forward with this historic investment. We need to recognize that the framework plan that the sag created is just that a framework for the historic task ahead of us. That framework now will guide my colleagues and I on the bond oversight committee and provide a continuity of community accountability and oversight of our bond investment. One ever the things we heard loud and clear through the community engagement process is that the community also recognizes that the framework is not the ends of this process but the beginning and they are also looking forward to continued engagement in the process. They are as anxious as all of us to see these become community assets that will house thousands of our neighbors in the years to come. You saw that on the slide. They are ready for that call to come in get the keys and start moving in. So ultimately this community driven process serves as a call for all of us. You on the council, our partners in the bureau, all the stakeholders and the countless community members to work together to get it right. I know that the five members of the bond oversight committee following the lead of the 18 stakeholder advisory group members and community members that engaged in this process have been dedicated to getting this right to this point and we trust that you are also ready for this historic moment. You know that I believe housing is not only a human right but also the underlying pathway to opportunity. As an organization focused on ending housing discrimination and ensuring equal housing opportunity for all, we approach these affordable housing efforts with a specific focus. It's been heartening to me and my organization to see the diverse community members of the stakeholder advisory group and community feedback that was so focused on racial equity and so mindful of the location priorities that came up. So I have very much appreciated those fair housing aspects of these discussions that have centered on creating inclusive communities and opening access to opportunity in our city. After all Portland can't be the city that works until Portland is the city that houses all its residents safely, stably and affordably. So thank you.

Wheeler: Thank you. We appreciate it. Good afternoon.

Frieda Christopher: Good afternoon, mayor, commissioners. As you can see I don't have prepared statements. But I was a member of the stakeholder advisory group --

Wheeler: I'm sorry, for the record could you state your name?

Christopher: Freida Christopher, I'm a member of the stakeholders advisory committee as well as co-chair of east Portland action plan housing subcommittee. First of all I would like to thank the bureau for allowing east Portland epap, or east Portland action plan, to have a person within this committee so we could voice our concerns on what is happening in east Portland. As a non-housing person for over 40 years my focus has been education. So the last seven years has been a learning experience in-housing but I felt the stakeholders group was one of the most robust discussions I have ever been in. There was competing ideas of how the money should be spent, where it should be spent and I applaud the

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bureau for as I say herding cats to get us altogether and focus this in and come up with what was truly important. I feel what it summarized in the executive summary on the criteria for our population as well as location is very key. It also is important that vulnerability is a key factor. I happen to be in east Portland's housing epap housing subcommittee on Monday and there was one concern. We still support this framework 100%, but opportunity mapping as it shows which often is outdated because information goes back to '15, is showing lack of opportunity area in east Portland for purchasing acquisition of land. We feel we are starting to gentrify so we feel it's really important that we look at vulnerability, displacement, those items that are in the criteria's key in selection of property as well as buildings. David Douglas alone, which I'm on the school board, has experienced in 15-16 over 400 students identified as homeless by the end of the year. Last year it was over 500. We have had a drop in enrollment the last two years and what we're seeing is what occurred in pps quite a few years ago as it started to gentrify. Your school enrollment drops as the gentrification starts to occur. I just would like to -- that was one of the reasons we came today to testify also was to share that concern but I strongly feel if the framework is followed and its guidelines I think selection will be great for the whole city and especially east Portland.

Wheeler: Thank you, Freida. Good afternoon.

Surya Joshi: Thank you, mayor wheeler. I'm Surya Joshi, one of the community engagement liaison who participated in outreaching Nepali and Nepali speaking Bhutanese community. I would like to thank mayor wheeler for extension our time frame for coming to engagement and feedback which allowed Portland housing bureau to inform and hear from non-english speakers in a meaningful way regarding the bond policy framework. During the survey that I conducted with the community living in eastern fringe of the city I found them excited and very much like willing to work with city on this bond, but they are equally concerned about future transparent and equal allocation of bond funded apartment to immigrant and refugee living in those dilapidated apartment complex if you have visited the apartment complex that I did outreach on 112th and 129th avenue mostly. It's in dire condition. It's very important for city and for Portland housing bureau to communicate with community even during and after the construction and acquisition of new housing property because when I outreached the community their concern was ok you come here, you talk with us about this thing, you take all this data then after what? How are we going to know where are those apartments being constructed, how do we know about that, and who will tell us? So that was the main concern. Here I would also like to highlight the program liaison program. We're a couple of liaison who outreach Bhutanese, Nepalese, Spanish speaking and different communities whose language is other than English. It was very effective outreach as well. Most of the immigrant community is here not just themselves. They are here for the children. Housing being like the first issue for each and every family especially in current environment where rent is so high and people can't afford to live closer to their school district they are moving here and I also work at Irco, and we have a lot of community members who are having to move to like eastern side even like east of Gresham just to afford a livable apartment. I thank you for all the work on bond and I hope that community will get informed as the construction and acquisition and renting progresses. Thank you.

Wheeler: Thank you.

Fritz: I have a question. Thank you all for all your service on the committee I know you are all very diligent in many different areas so thank you for all your work to the city. Just a couple of clarifications. When we talk about communities of color I'm assuming you include in that people from the former soviet socialist republics who are not necessarily listed in

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the targeted groups but obviously we know there are a lot of refugees here from Ukraine, Russia, other places.

Lazo: Actually I don't think we had discussions with that specific but I think there's a definition in the framework and so I'm actually not sure if that's in the definition but it would be certainly something that we would need to check into how it's being defined because I don't think we defined it as we used the words around the table.

Fritz: Ok if you can find that.

Christopher: I do remember bringing that up because east Portland has a large population of Russian and eastern European, but in the criteria immigrants and many of those are immigrants that fall into that group out in the east Portland area.

Fritz: Yes, so you had conversations that was what was generally meant I'm just trying to put things in the record so down the line that's clear. Then the other question I have for you Ms. Christopher is about within the comprehensive plan David Douglas was concerned about increasing the intensity of folks living there because of the school capacity. Is this what you just said the reverse of that, that its gentrifying and that you are interested in east Portland in having some of these projects there?

Christopher: We have always been interested in some of the projects. We really would like to see rehab so that the families that are currently living there stay there. We want our families to stay. We consider this a small dip but we're still at capacity because unfortunately we were way over capacity. It's going to take a few hundred more elementary students coming down before we are even -- we still have schools with over 650 students in them. We still have a capacity issue and our projections with the planning bureau was to over the next ten to 20 years, which they anticipate on the low end that we will because of the zoning we can potentially have a minimum of about 3500 new students over the next ten to 20 years. In my experience, I have been on the board 26 years and in the district close to 40, is those estimates have always been underestimated and we have always gotten more than what they estimated we would do, but Douglas is planning for any increase also. We're just watching the numbers trying to work with our populations in the nonprofits that are building affordable housing out there so we can get placement for our families to stay.

Fritz: Thank you.

Fish: I can I jump in on that for a sec? I had the same reaction as commissioner Fritz did as I was listening to your testimony because what we have heard historically is some pushback from some east Portland school districts about their tax base. It is -- made manifest when they fall a little short on bond measures and other things. So what we have heard in the past is we would like more homeownership, less of the affordable housing. What I think has been problematic about that approach is that there's still a concentration of low income families attending schools there that have the right to live in safe and decent housing so it's been almost a schizophrenic approach. What I hear you say, and please tell me if I'm wrong, is that you fully subscribe to one of the principles that was articulated earlier, which is a balanced approach, so the whole city has an opportunity to participate and you have specifically referred to upgrading the existing stock. That I think is very important because the truth is we don't get complaints from people because human solutions add a new development to east Portland. We get complaints about the crappy market rate stuff that people are forced to live in because they have no other choice that's falling down, and is not fit for human habitation. The high quality affordable development that we do with trusted partners tends to be a community amenity at least what I hear. What I hear you say is there are low income families going to school in east Portland, they deserve a safe and decent place to live. You subscribe to the idea of a balanced approach so the whole city participates but you're particularly concerned about upgrading existing

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stock so we have an inventory of decent housing going forward and that might play into our investment strategy.

Christopher: We have said for some time the stock out in east Portland is inferior. The private sector stock. I strongly support human solution and others that have developed as we call it affordable housing by design. When I was on the sag, because I have that school hat I can wear, that's why you saw catchment areas mentioned, when you get too many affordable housing whether design or not design, it puts additional costs on a school district because children of lower income don't usually have preschool, et cetera, and they require extra services and often the family, Douglas we have sun school in every school. We have food pantries in every school. We're doing more and more of the social services just because our families need it, but I also understand as you said when gentrification started rolling through, we would want some affordable by design as we call it and that's what we're seeing now is the gentrification, and it's rolling fast out there. I use to be on the other side of 82nd, housing in our area, in David Douglas I have a friend who got a quote of \$350,000 on a three bedroom home in my neighborhood. Even at the peak of housing it was never that high. It's just rolling.

Fish: Monte villa. During my service on council entry level person on my staff bought her first starter home there. Now it's unthinkable given what's happened to the market just in monte villa right at the border, right at the 82nd and now crossing over.

Christopher: We're concerned about that and it seems odd because I'm changing my position. I have been watching this since 20 years. I first brought the cry of the increase in concentration of low income back in '95. So I started seeing it because the school is a barometer. We see it first with our free and reduced lunch sheet starting to climb. It's important to look at schools for infrastructure but we're also a barometer of what's happening. That's why I say this dip in enrollment is showing as pps experienced the big dip back there in '90s, early 2000s because of gentrification we're starting to feel it in east Portland only we're the last place before they are out of the city. So we want to stop it there before it hits pushes everyone out. I have gotten the support of our school board with these changes looking at what happens now, not what happened five years ago, to support not only rehabbing what we have but increasing the amount of what we have. All we ask is they look at each catchment area so you don't over burden one school. Sometimes opportunity, land is cheap, you might put two and that's an extra cost on that school as well and the kids are not served as well I think when it's too concentrated in one school. So I just – its kind of a catch 22 but I'm seeing this change I guess in some ways it's good I have been around long enough to see the changes and what's happening.

Fish: Thank you very much.

Wheeler: Thank you. Thank you for your testimony. Last we'll have the housing bureau director Kurt Creager and Michael Buonocore, executive director of home forward. They will be our final panel before we get to public testimony. Good afternoon.

Kurt Creager, Director Portland Housing Bureau: Good afternoon, mayor, members of council. Kurt Creager, your housing director. I would like to look back to January 6, 2017, which is the first one on one I had with mayor ted wheeler. In his first week of service --

Wheeler: Wasn't that the middle of an ice storm?

Creager: Just before the ice storm it was a Friday.

Fish: I believe that was a private meeting. Let's move on. [laughter]

Creager: One take-away was at that meeting mayor wheeler directed me that community agreement must be obtained before we proceed with expending additional bond resources. So we immediately set out by we I mean Portland housing bureau and the mayor's staff, to launch a robust and inclusive community engagement process. In order to get community agreement within a community of stakeholders in Portland it needed to be

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traditional and nontraditional partners. I think it's important to mention that the housing bureau didn't want to micromanage or over manage this process. We wanted to be good stewards of the process. We wanted to make sure that we facilitated but did not direct or control the direction or the outcome, and I must say with a group of this size it would have been probably impossible to have done that regardless. At the same time as you made your appointments to the bond oversight committee we simultaneously on boarded and did some organizational development and leadership having hired dr. Steven holt as a third party to convene and help launch the bond oversight committee. As the stakeholder advisory committee was devising the framework plan we were preparing the bond oversight committee to hit the ground running. Why is the framework plan so important to us? You might recall that the measure says that there will be audits and by audits it's not specific but in my view that would include both performance audits and financial audits. An auditor needs a means by which to gauge progress and success to render an opinion. So we very much need a framework plan to guide not just the bond oversight committee but the auditors as well otherwise we won't know whether or not we enjoy shared success or not. Next steps would include with your approval and acceptance of this report we would open what I call the transaction window for new proposals on Monday, October 23 and we're preparing a request for information that will be posted to the phb website for that purpose. We'll continue to work with both internal and external stakeholders as we move forward and I think it's very important to mention that the internal stakeholders include the office of management and finance, risk management, debt management, the auditor and our city bond council Hawkins, stella, fell and wood, so that as we originate projects we include both the external stakeholders, many whom you'll hear from today, but also a very important bench of internal stakeholders who are crucial to our success. First and foremost amongst those stakeholders is home forward. You might recall that of the 600 extremely low income units contemplated in the bond that some 400 would be enhanced with project based rental assistance vouchers. What that means operationally is that as the housing bureau originates projects we must jointly underwrite those projects because home forward will attach the subsidy to the units consistent with a subsidy layering protocol that hud uses for all projects using vouchers. The housing bureau both on a project development basis and on an asset management basis will be working hand in glove with home forward and here with me today is the executive director, Michael Buonocore.

Michael Buonocore: Good afternoon mayor wheeler, commissioners. I'm Michael Buonocore, the executive director of home forward. I spoke this morning at a conference for finance professionals so obviously I'm dressed for them. [laughter] home forward we're about a year and a half into our most recent strategic plan and in the plan there is an initiative that says we will work tirelessly to add more affordable housing in our community regardless of our role or ownership stake in alignment with other systems of care. We have our own agenda to add more affordable housing to preserve the housing that we have in our stock but we are also committed to the idea that our experience, our systems, our infrastructure, our data, our resources are public assets to be leveraged for the greatest good in the community. That idea that we are obligated to contribute to policies and to the creation of housing resources that serve our cities and county for decades to come is why we're contributing vouchers and why we're working closely with Kurt and Shannon and Javier to figure out how we can best leverage the capacities between our both our public agencies so the bond resources are delivered with maximum long term benefits for the community. Speaking of that long term perspective I wanted to add to the thanks. I know you have taken some hits for letting this process play out and I think it's really important that the community got to contribute to this framework in the way that it did. I know your jobs require you to respond to crises and to react to immediate needs and of course you

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know that most important work that you do will endure long beyond your tenure on council and you serve the community that expects to be involved in shaping these efforts. Almost three years ago we announced that we were going to project based hundreds more of our own project based vouchers recognizing that folks who have housing choice vouchers were finding fewer and fewer opportunities to use them in the community and more and more neighborhoods were becoming too expensive to use those vouchers. So that effort recognizes that if we could create some footholds of affordable in neighborhoods that were more expensive we could provide some amount of choice that way. Scale compared to the bond this is a drop in the bucket but we did go out to the community and talk about our intention around doing that and we heard from folks like Nick Soviet Rose who is here today and folks like Living Cully and Community Alliance of Tenants and Hacienda and Apono, who are working deeply in their communities, many of which saw gentrification coming and have laid a groundwork to organize their communities, know what is needed there, and want to create the opportunity for folks to stay, to devise their own solutions to what's happening in their neighborhoods. So we recently participated along with the city in some groundbreaking at Lents and soon in the Jade district. I think we are -- we're already seeing that what the community is asking for in this framework that they are ready to help us deliver on them. I think that's one of the most powerful ways we can make this resource really effective in our community. I want to thank you again and thank you for the opportunity to work in partnership with you and most importantly for really listening to the voices of our community.

Wheeler: Thanks, Michael. Commissioner Eudaly.

Eudaly: Director Creager, I think Frieda's testimony really illustrates how challenging it has been to anticipate the unfolding impact of gentrification displacement to anticipate increased demand and balance needs and wants of existing communities. I'm wondering if in our screening criteria in east Portland in particular if it's possible to include some kind of preference policy like we have been or are using in north Portland that would give a little more weight to existing residents of a particular geographic area. I think that would achieve multiple goals one it would keep existing residents in their community members in their communities. It would decrease that impact that Frieda mentioned on the schools of having an influx of students that may need additional support. And it would get those individuals out of unaffordable housing and open that housing up for other people who may be able to better afford it.

Creager: I'm happy to comment on that. The preference policy at work in north to northeast Portland was to specifically address wrongful actions taken by the city of Portland. In east Portland we have economic tectonics rapidly roiling the community and changing things but that said, there's still quite a lot that the bureau and home forward can do with respect to local preferences. For example, we own a site next to the gateway center for domestic violence. If there were something to be built with bond revenues it ought to be functionally tied to the mission of the gateway center i.e. survivors of domestic violence, their children, foster children, foster adults. We can do project preferences for specific populations within the fair housing laws. We would be very open to doing that. What we don't have are the sort of grievances if you will that tie specifically to city actions, but what we have are economic conditions that disadvantage certain groups more than others that we can help ameliorate or address those. So we're open to that, but it won't be quite as broad as the north northeast preference policies.

Eudaly: I understand that. The only thing I would add to that argument is that is that many of the people who were displaced from inner north, northeast Portland have ended up in east Portland and they are now trying to create and hold on to community in east Portland. Thank you.

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Creager: Excellent point.

Wheeler: Very good. Thank you, gentlemen. Now we're at the public -- I'm sorry, commissioner Saltzman wanted to offer up an amendment.

Saltzman: I just want to put it on the table since we're taking testimony. It deals with the definition of priority communities. I think there's one priority community that I think is important to me and I think to my colleagues and that is children in foster care and families who are committed to raising those children. I have added language to the priority communities under families including intergenerational households, I've added including those supporting youth in foster care. Then under households experiencing homelessness or at risk of becoming homeless I added a bullet that says youth ages 18 to 24 from the foster care system. So I think we all know that foster kids as they turn 18 and are basically without any resources and too many end up on our streets, our couches or even more dire circumstances. There are growing community of nonprofits and government including the city of Portland that are partnering to create community for these kids, and also to create communities where seniors are raising kids or families are raising kids from foster care which they intend to adopt and these communities also have older adults who serve as foster grandparents. I think this is a for me a priority population. I think if you all agree we should be more explicit about it because too often the needs of those in foster care fall through the cracks. We all have good intentions but I would like direct reference.

Fritz: I'll second that for discussion.

Wheeler: Let's put that on the table, commissioner Fritz seconds that for the purpose of discussion. As people testify if you have thoughts on that -- commissioner Fritz?

Fritz: I'm wondering whether we need the 16 to 24. There are some emancipated minors who may be on the streets right now at 16. What if we just said youth up to 24?

Saltzman: Okay. Yes.

Fritz: A friendly amendment I hope.

Saltzman: That's fine.

Wheeler: We would appreciate public feedback on that. So folks we have about 20ish people signed up, three minutes each when you come to the microphone just state your name for the record. We don't need your full address. If you are a lobbyist council rules require us to know that information. If you're here representing an organization that's helpful as well. You may hear opinions different than your own so please respect everyone's opinions. We ask you not to verbally express yourself just thumbs up or thumbs down is good by way of registering your views on something.

Fish: Mayor, I just want to make one comment. The action before us is to accept a report and I'm guessing a lot of people who are going to testify will urge us to do that and that's their privilege. I will be particularly looking for testimony that says somehow some part of the report does not reflect their view about what a priority population should be or sequencing or something. So the goal today is to accept the report and to move forward, and we have 20 people to testify to do that, but we're also interested in any concerns people have if they don't think the report reflects their view of how we should move forward. If you have a difference of opinion, this is the time to express it.

Wheeler: Very good. Two minutes 30 seconds in you'll see a yellow light, three minutes in the light turns red. You'll know that your time is up. There's a tradition when we have a lot of people signed up to testify people with small children, people with disabilities, others with special needs feel free to let the council clerk know and we will accommodate you forthwith. Mr. Walsh, absolutely, sir. The next two, please.

Wheeler: Mr. Walsh, you want to start us off?

Joe Walsh: Good afternoon my name is joe Walsh I represent individuals for justice and I'm running out of oxygen so I really need to leave. We take a position you're doing this

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backwards and the 20 intelligent people you had in your committee have it backwards. Salt Lake City, New York, San Diego, Seattle all have come to a conclusion after lots of money they spent, lots of time, that you must get the chronic homeless off the streets first and here's why they are the most expensive. They are the people that you lock up. They are the people that you spend all your money on sweeps. They are the people that end up in our hospitals, in the emergency rooms. Every statistic coming out of Salt Lake City tells you that. Where do you put the priorities? You put them on the bottom. You go after people of color first. Sounds nice. On the sheet they gave me the first group that you're going after is people of color. I'm saying to you that people outside your building or down the street is the group that you must go after. You got to build something for \$258 million. \$4 million, I didn't know about the .4 that's \$400,000 that's not chump change we're fooling around with here. You're going to fail. I'm telling you. This thing is going to blow up in your face because you're doing it backwards. You're going after the easiest people. Families. Who is going to argue against putting families in housing? People will argue about putting a drunk in housing. You have to get these people off the street. Low income people struggling on the street have nothing to do with affordable housing. Nothing. Your theory is let's build affordable housing, get the people out of the emergency shelters, and then we can move people off the street into emergency shelters. Look what Salt Lake City is telling you. Go after the most expensive first. How many times are we going to tell you this you failed with the ten years. You know that, commissioner Fish. It was a total failure because you did it traditionally and you're going to do it again and again and again. How many times does it take get the same thing.

Wheeler: Thank you, Mr. Walsh.

Walsh: Get the same results and you look in the mirror and say this is insanity.

Wheeler: Thanks, Mr. Walsh. Good afternoon.

Walsh: That's annoying.

Wheeler: Good afternoon.

Sam Chase: Thank you. Sam Chase with the coalition of community health clinics and also metro council. I want to start by saying that metro council supports this framework and is really willing and ready to help step up and support legislation and say that would help give us more flexibility in implementing things dollars. I want to thank you for creating a problem and the problem is how are we going to most efficiently spend these dollars to have the biggest bang for our buck in terms of delivering housing for our community and it's you I'm thanking, it's welcome home, the voters of Portland for supporting this bond measure and I really want to especially call out commissioner Saltzman and Fish who spent a lot of time -

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Fritz: I did too: [laughter]

Chase: Commissioner Fritz too. Spent --

Fish: It's a compliment where I come from.

Chase: Spent a lot of time on the phone creating this problem by getting the support out in the community and raising the resources and getting people on board and getting this passed so that we have this challenge now. I want to just add that I think we have some new challenges that we will really need to focus on moving forward. This is going to be very helpful in terms of setting a precedent for our region because the way that we spend these dollars and how we spend our dollars effectively is a model for the rest of our region. Portland is one of 24 local jurisdictions in our region. It's a little over a third of the population of our region. It has two-thirds of the affordable housing in our region. We need more. We need you to do more. We need to continue to come in here and advocate for more, but you have two-thirds of the housing in the region and there's another two-thirds of the region that we need to work together to bring on board. I work all over the region. I

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hear a lot of criticism. Portland is not doing enough to manage our region's housing. We got to get the region on board to manage the region's housing. I hope that you will join and work with us at metro as we work to do that. I have shared with you a white paper that we put together that outlines a broad range of ways we can very efficiently spend housing dollars on a regional basis, land banking, preservation, other strategies, funding strategies. There are a range of resource options that are out there on the table for us to consider. So I invite you and everybody here to participate in that process, start having the discussions out in local jurisdictions all over the region and identify and develop those strategies and get a resource initiative on the ballot where the whole region is participating in solving this challenge.

Fish: Can I ask you one question? Thank you for framing it as a regional challenge. I think it dovetails nicely what Frieda said. She said people are being displaced from east Portland as east Portland changes. So the question is if they move to Troutdale or Rockwood or if they move to east county beyond the Portland border or switch side of the river and head to Beaverton and other places how do we make sure there is a safe and decent and affordable place for them. You're just one member of the metro council but if you could be king for a day, what is your preferred path forward for bringing the region more dynamically into this conversation?

Chase: I want to say the entire metro council has supported this strategy to really evaluate resource options moving forward. That's been a big step we have been working for that for a long time. I think we need a resource initiative on the ballot. I would love something as soon as 2018. I don't think there's anything stopping us from doing something as soon as 2018 but I want the community to be a part of the solution. Yes, are there many significant resource generating options? Yes. We need the community other leaders from other counties to participate in identifying and create that menu of options and bring those leaders into the process and have them start putting some pressure on metro to say this is the solution we want and we need Portland and welcome home and other community partners to be putting some of that pressure on the rest of the region and saying, we're doing everything we can and it's not enough. We're going to continue to do a lot more but we have to have the whole region on board.

Wheeler: Thank you. Commissioner Fritz?

Fritz: Councilor Chase and commissioner Fish you and I haven't had a meeting since last time I went to the metro policy advisory committee which the mayor has graciously allowed me to be on. Councilor Chase I really appreciate you bringing this subject to the committee which is representation from all three counties and 24 cities. It's the first time in my memory that people from Washington county have agreed that we have a regional problem and I think it's very much due to your leadership and guidance of your staff there. I'm actively excited about going to these meetings now. This sharing of information and there's a recognition we all are in this together. I just wanted to thank you for that and actually at the last meeting I had the very memorable first time experience of having the chair of Washington county agree with a suggestion that I made. [laughter] I think we're on a good path and it's in large part due to councilor chase. Thank you.

Wheeler: If I could add to the commentary yesterday I actually started my day at a 7:00 a.m. breakfasting in western Hillsboro. People may wonder why was the mayor of Portland speaking to a group of people on the far side of Hillsboro? It's exactly because of this issue. The same trends that are influencing people chasing housing affordability east from Portland are also taking place to the west of us where you're seeing a lot of gentrification, new business development, new companies being located and pricing beginning to escalate. You're seeing the same dynamic where people are being moved of lower income being moved into areas that have less public transit and therefore adding to some of the

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congestion and other issues that they are having, they're overcrowding in certain school districts, certain encatchments. We have to start addressing this as a regional problem and that's going to require a real shift in the way we think about these social problems. It is very easy for people to look at the city of Portland and say, wow, Portland really struggles with housing issues, homelessness issues, addiction, mental health, transportation issues. Fill in the blank issues. The reality is we need support from the surrounding region for us to effectively address these issues. I was actually very heartened that a group of prominent officials including mayor Steve Galloway from Hillsboro, they agree. They are seeing this regional imperative on all these issues now. I don't think Portland will continue to be an island with respect to these issues and I appreciate you and your colleagues' leadership going forward. We're going to need it. We're ready to work with you.

Chase: Thank you. I do think those leaders around the region are starting to really understand the affordable housing challenge and now is our opportunity to give them some choices to get behind and really make a difference.

Wheeler: You bet. Good to see you.

Fish: Mayor as we welcome Marc Jolin can we just acknowledge what a terrific job mark and heather Lyons did on tv the other night defending the city's position? Fantastic work.

Wheeler: I thought he did a fantastic job. I already told him that he was particularly effective because he memorized the polling data and was actually able to articulate what the polling data was saying as opposed to the narrative some people wanted to project. I thought he did a great job. Welcome.

Marc Jolin: Thank you. Mayor, commissioners, I'm Marc Jolin, director of the city county joint office of homeless services and I wanted to start by thanking all those community members who made this bond possible, to thank you, mayor, your team and the team of Portland housing bureau for the process they led to get us to this framework. I'm of course particularly appreciative the focus and framework on people experiencing homelessness and at risk of homeless in particular people of color who we know are significantly overrepresented in our homeless population. We're really enthusiastic about the focus on family sized units because we see hundreds and hundreds of people and families in our shelters every night and we know that hundreds more are doubled up in unsafe conditions we need those larger units in our community. We're also especially excited about the 300 units of permanent supportive housing that are contemplated in this framework. You know from our last point in time count the chronically homeless population was the fastest growing population in our community, a 24% increase over two years. That increase accounted for most of the increase we saw in our community in homelessness over all. For that population, the combination of deeply affordable housing with support services is often the only path off the streets in a sustainable way. We also know in our office that the bond is only providing for housing portion of the costs associated with supportive housing. That's why as was mentioned our office is committed to continuing to work with the housing bureau to identify the resources that are needed to provide the ongoing services that will turn that affordable housing into supportive housing. We look forward to being a full partner with the housing bureau going forward on implementation of this framework.

Wheeler: Thanks, guys. Appreciate it. Next three, please.

Sarah Joannides: Good afternoon mayor Wheeler and council commissioners. For the record my name is Sarah Joannides and I'm the director of social responsibility at new seasons market. I'm here as a member of the business community and a member of the welcome home coalition. First and foremost I want to thank city council for your continued support for increasing our supply of safe, stable and affordable housing. New seasons was a proud supporter of this historic housing bond. Our business model was built on the idea there's a fundamental link between the health of businesses and health of our

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communities. There's an interdependence and responsibility that we have as businesses to help ensure our communities can thrive. A current housing affordability crisis threatens the resilience of our communities and the vibrancy of our city, it's a problem that touches all of us and that we need to solve together. We're grateful for council's leadership and for the collaborative efforts of the bond stakeholder advisory group and the Portland housing bureau staff that has enabled our city to set an example for how to address a regional housing crisis. It's my belief that the welcome home coalition stands ready and committed to work collaboratively to advance strategies that bring more dollars to our region for affordable housing especially for communities of color. We believe the rigorous, deliberate, stakeholder approach that you led will truly leverage fully the bond investment to create housing for our most vulnerable families and individuals balanced across all sectors of our city while at the same time advancing racial equity and preventing displacement. We're proud to be here to celebrate this accomplishment. Thank you again for setting the vision and for shepherding this historic investment in our community.

Wheeler: Thanks for your support and thanks for being here. Thanks for your leadership. Good afternoon.

Ted Gilbert: Good afternoon. Ted Gilbert, mayor, commissioners, I have put my feedback and suggestions in writing. There is one element that I would like to emphasize so if I may I will read you an excerpt. The city and Portland housing bureau are already faced with structural limitations on the execution of this bond. Not of their making. These being restrictions in existing state laws which prevent them from fully deploying their capital as the private sector would do to maximize impact. To me, this makes it even more imperative to do all that is within the bounds of safety and soundness as well as legality to maximize results and to use all the tools at your disposal. There is one tool that is alluded to in the framework plan though not explicitly detailed that could make a difference in product volume, efficiency and cost-effectiveness. This is the mechanism of turn key development. This approach in numerous variations is frequently employed in the private sector. Under the current law, the city of Portland through the housing bureau must become the fee simple owner of the finished housing. Utilizing for profit, nonprofit, and community development corporations with a needed knowledge, experience and financial capacity to provide some or all of the facets of development including land acquisition and its funding, funding of pre-development costs including entitlements, would be a wise use of public resources, monetary and human. Phb staff or an owner's representative could provide oversight during the proceeds. The finished product would be delivered for phb ownership once completed free of any liens or encumbrances. There are numerous facets that can be included in a turn key development agreement including offloading construction cost risk and interest rate risk on to the turn key developer. All of the construction screens that are desired for example minority hiring, prevailing wage and green building can be incorporated. In summary, the public can leverage their substantial yet precious bond capital with private sector capital along with market knowledge and experience while at the same time mitigating the public's risk. It can be used for new construction and acquisition rehab. In my view this is good business judgment and good public policy I sincerely hope you will take advantage of this tool.

Wheeler: Thank you. Good afternoon.

Dan Valliere: Mayor Wheeler, council commissioners for the record my name is Dan Valliere, ceo at reach community development. Reach is a member of welcome home coalition. We would like to thank city council for continued support for increasing our affordable housing stock and for this unprecedented opportunity implementing the bond and appreciate the stakeholder advisory group for all the time they put into it and appreciate the clear statement of focus particularly the advancement of racial equity and

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promoting greater community benefit. This is on target and a hopeful sign. Today I just want to highlight one area of concern in the framework even though largely supporting it that is the section on development and operation and services. I believe that actually relates, didn't realize what we were testifying on, relates to the power point that alludes to some things, but there's not a lot of clarity on the anticipated roles of community partners whether that be nonprofit developers, whether that be community oriented for profit developers it doesn't matter being more clear on what are the anticipated roles of community partners. It could also be service providers and I think going forward that's something we should continue to define. There's going to be opportunity for proposals or for ideas to be submitted, but for partners to not have clarity on examples of those roles it makes it difficult to know what's being sought it could be things hiring partners as fee developers to develop a city owned project, it could be to sell land, it could be to do turn key development, to hire partners to perform asset management or property management or resident services. There are many roles it could play so being more clear about some of those roles, which are the highest priorities that are needed most by the city. That will be very good clarity. So I just offer that and again I believe this point about clarity of roles is particularly important if we want to achieve the racial equity and community benefit aspect of this because many community partners have deep experience in the community and can leverage relationships and insight by being engaged directly in the implementation.

Wheeler: Thanks all three of you.

Fritz: I was just going to say mayor, at the end of all the testimony I would like Kurt Creager's opinion. The way I'm reading the guidelines the development it doesn't preclude turn key but that's certainly something that I hope we'll be looking at. Thank you for testifying on it.

Wheeler: Thank you. Next three, please.

Wheeler: Hello, nick. Want to the start us off?

Nick Sauvie: Mayor, commissioners, thank you for the chance to testify. My name is nick Sauvie, I'm executive director of roads community development, member of the epap housing subcommittee and I've also been on the welcome home steering committee since its inception and like a lot of people here I have knocked on a lot of doors. It's really exciting to get to this point. I support the framework the city and Portland housing bureau have stepped up in a big way to deliver this invaluable resource. Want to focus on a few points. One is just to emphasize the geography that the bond investment should be spread throughout the city. I think folks would like to see that in east Portland really needs that kind of investment. Phb is making increased investment in east Portland. We want to see that continue. I think there's many opportunities in east Portland including relatively affordable land, existing housing stock and at risk renters. Second point is scale. I think that not all of the bond investment should be large 100 plus unit projects a mix of scale achieves more effective service delivery, makes it possible to serve more neighborhoods. I think it's also better to prevent displacement. I echo some previous points about encouraging phb to partner with nonprofit affordable housing community to develop and manage bond projects. Cdcs have the capacity to develop and operate these projects. We have a long track record in existing relationships in the neighborhood and with service providers. Thank you for taking the time to get this right. I really support this framework going forward.

Wheeler: Thanks, nick. Appreciate it.

Kari Lyons: Good afternoon. So mayor, city councilors, friends and colleagues here today my name is Kari Lyons, I'm the new director of the welcome home coalition. I'm primarily here today to say thank you. A year and two days ago my friend and colleague Justin bury sat in front of you saying the city needed to take bold, courageous action to solve this

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housing crisis. In that year that's exactly what you have done. Thank you for setting an example of innovation, taking risk and creating needed solutions to build more housing within our region. I also want on this historic day to recognize everyone in this audience who took the time to knock on doors, to make phone calls and dedicate tireless nights and weekend to ensuring that this would happen. We're grateful for their energy. I think it's important during the middle of the housing crisis to celebrate wins, very trauma informed approach to recognize good moments. With that said, I want to also thank the Portland housing bureau specifically Jennifer, Michelle and Shannon. This process was one that was not purely transactional. We were not there just to provide input as a check box. It was transformational. We took words, we took language and eliminated it because folks didn't agree with it. That is very transformational process when it comes to stakeholder engagement. The city of Portland is going in the right direction maintaining longevity and a permanent covenants on communities and affordable housing. As we implement the bond framework we want to encourage the city to continually consider engaging impacted communities in the decision about where they would like to live. Passing the bond implementation framework and new areas of high opportunity while maintaining geographic diversity will decrease the risk of communities being displaced. We also recommend the council consider various housing types when preserving buildings and purchasing land for example mobile home and we suggest sitting aside partial funds for purchasing land for mobile home parks to prevent displacement. The coalition is looking forward to hearing periodic updates continuing our strong partnership with the city of Portland. Mayor wheeler I'm happy to hear you use the words regional imperative. The welcome home coalition is now a regional effort and we're here to work and partner with you to create changes and build more housing within Washington, Clackamas, and Multnomah county. Thank you for your time.

Wheeler: Appreciate your leadership. Good afternoon.

Lightning: Good afternoon. My name is lightning I represent super lightning watchdog x. Commissioner Saltzman, I'll say it to you again. You got out of your seat and put this together. I sat in front of you and said mayor edlee out of san Francisco is doing these bonds, why haven't we done that in Portland ever before? You got out of your seat and put it together. It would not have been put together if you didn't do it. Period. Now, I'm going watch this very close on the outcome and it's going to fall on you, mayor wheeler, you're in the seat now, and we're going to see what you're going to do. As far as on Portland housing bureau Kurt Creager, very impressive. Very impressive to have someone sit up here and say I want these performance audits. I want these financial audits. I want to know what we're going to talk about to the auditors and make sure they go over everything on this. As the public you couldn't have said it any better. That's what we want to hear. Full transparency. Great work. Great work. To Mr. Ted gilbert I absolutely agree with you. From my position on this bond, I want to see development. I want to see jobs created. I want to see the most volume of units possible put together. Everything Mr. Gilbert stated I absolutely agree with. Again, I have a problem about purchasing seasoned units. I do not want the city competing with the local investors out there for those type of units. You need to build new. This needs to be your inventory. Don't compete with the private sector for the seasoned units. That will drive up rents, drive up prices. I sold commercial real estate, was in the business for over 15 years and trust me I know every investor in here from Mr. Gilbert from the envoy and every investor in this city. Let me tell you something, you do not want to compete against the private sector for seasoned units. Big mistake. Build new. Create jobs. Buy the materials in the area. It's the best thing that will ever happen for this city. Hit a good number, have good family size units and again, to you, commissioner Saltzman, this is your legacy. Congratulations. I don't know why you threw in the towel

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because I think you would have easily won but congratulations and enjoy your retirement when you decide to. Thank you.

Wheeler: Thank you, all three of you. Next three, please.

Wheeler: Do you want to start, Richard?

Richard Ellmyer: My name is Richard Ellmyer Ted wheeler is not a moron. As is Donald trump. Neither is he a sociopath who compulsively lie is about facts, policy, everything like Donald trump. Nevertheless Ted Wheeler continues to mislead the public about his policy of targeted unlimited neighborhood concentration of public housing and denies them access to meaningful, accurate, complete and timely public housing statistical data which is what allows Wheeler to load the neighborhoods of his choice with up to 100% public housing clients without being noticed or held accountable. My Portsmouth neighborhood has the highest number of public housing clients in any neighborhood in Portland, never the less ted wheeler is loading another 14 public housing units into Portsmouth. When will he stop overloading my neighborhood with public housing clients? At 50%, 75%, 95%? While my Portsmouth neighborhood has greater than 30% public housing clients Ted wheeler's has zero percent public housing clients. If wheeler collected public housing statistical data from the housing bureau and the public housing authority of Multnomah county we would find the neighborhoods of most city commissioners also have zero percent public housing clients. This is known as politically self-interested economic segregation. Without meaningful accurate complete and timely statistical data ted wheeler can only make housing policy decisions as his predecessors Charlie Hales, Sam Adams, Tom Potter and Vera Katz did by self-inflicted ignorance, political convenience and extortion. Wheeler is aided and abetted by the city club of Portland, the Portland business alliance, the leadership of every neighborhood association in Multnomah county, the nonprofit groups that make a living on public housing taxpayer dollars and local religious institutions who all have given silent approval to wheeler's discredited and abhorrent public housing policy. When it comes to housing policy ted wheel has chosen the politically easy path by following the nimby economic segregationists rather than leading his constituency toward a transparent, data-based defensible road of equitable distribution of public housing and so it goes.

Wheeler: Thank you.

Fish: Richard, we missed you. Welcome back.

Eudaly: This is a first for me.

Fish: The first for you and the mayor.

Eudaly: Oh.

Wheeler: Don't forget I had a prior life prior to sitting in this chair. I'm well aware -- [speaking simultaneously] [laughter]

Wheeler: Please give your partner my regards.

Ellmyer: I will.

Wheeler: Good afternoon.

Sumitra Chhetri: Good afternoon my name is Sumitra I currently work with Irco aging family center, with community of very diverse community, people of color, immigrants and refugee community and I'm also here presenting welcome home coalition. As I was writing my testimony I tried to draw a lot of statistical data but I figured that I'm not expert in housing policy so today I'm just going to share the experience that our community is facing specifically immigrants and refugee community, because of housing shortage. One family that we worked, family of five, they were living in two bedroom apartment and they couldn't afford to live in an apartment any more so they had to move out. So they couldn't find any affordable -- both the parents worked 12, 13 hours a day really hard to put food on the table but they couldn't afford to rent a two bedroom apartment with three kids so they had

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to look for other apartments and they couldn't find any so they had to go live with their other family members and ten family members lived in two bedroom apartments. You can imagine what that is like. When they were moving in with their parents other family members, their kids had to move school, they had to figure out new transportation to get to jobs and this housing shortage is a real thing. When you think about families when you think about children, when you think about our community members who can't find affordable housing even though they work a lot and they are taxpayers, right, they are working a lot to contribute to community but because they can't find a place to stay and where they can call home for themselves to be home it's really difficult for like us, community leaders or someone who works for nonprofit and we feel really helpless because we have no resources for them to help. Right? We call dozen apartments. We call so many but there's no units available for people to be part of it. So having more affordable housing in outer southeast Portland would be very useful. Those families who work hard will contribute to this society, can actually stay in their apartments and their kids can go to school so their kids don't have to move to school every couple of months, right? Because there's no -- the rent is just going up again like every couple months so they have to move out from one apartment to another and that affects their kids' schools, their jobs and all aspects of life. So I also want to thank everyone, mayor and commissioners for working hard so we get more affordable housing in the city.

Wheeler: Thank you for your testimony. Good Afternoon.

Emily Berndt: Good afternoon mayor Wheeler and commissioners my name is Emily Berndt and I'm the director of Partnerships for 211 info and 211 info we are a nonprofit agency that serves Oregon and southwest Washington to provide community resources and referral. Last year we had over 700,000 contacts and that is people calling us, texting us, emailing us or utilizing different technology platforms to search for services. So I'm here today to talk to you about housing, but as a member of the welcome home coalition, we appreciate what you have done and I'm here to thank you for that, but also, wanting to talk about two and one info. We partner with many stakeholders statewide to provide data and trends about who is accessing or who is in need of services by calling us and utilizing our services. This is our most recent housing report from Multnomah county and as you can see one of the top referrals is housing and under that is a breakdown of services. So, top request is rent assistance, then community shelters, transitional housing, so forth and so on as you can see down and also, on the next couple pages, you will notice that we ask many different demographic questions of our callers and you can see on page 3, 36% of those who identified their race as african-american or black were in need of rent assistance and so really here to provide that information for you. The next pages, you can look at the breakdown of the zip codes, who's calling us and accessing services and what their needs are two and one we are an entry of community services and community members 75% of our callers are below the federal poverty level so as you imagine, we are making many different referrals to community resources. Top needs are housing, energy, food and shelter, with housing, we are hearing more and more from callers who are doubling up, tripling up their families. People who have had unexpected bills, new bills and then in return, they cannot pay their rent and rent has increased. We are hearing that from a lot of callers, but what we are hearing is that people are wanting to stay in the areas where their children are going to school and being -- having to move out and just really kind of here to say, thank you and, thank you for the board framework, but also show you what we are hearing.

Wheeler: Very good. Thank you.

Fritz: Thank you for your service, too.

Wheeler: Margaret, do you want to start?

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Eudaly: Mayor, can I ask a question real quick? Could you tell us about your badge and where I can get one? I feel left out. [laughter]

Wheeler: You can get one from Monique at the welcome home coalition.

Eudaly: I will, thanks.

Margaret Bax: Good afternoon, my name's Margaret Bax. Retired housing policy manager for the city of Portland and former emergency room nurse. I was a member of the stakeholder advisory committee. I want to thank you for letting me and other members of the community give input on the bond implementation framework. We learned a lot from each other and about the people in our community who are usually left out in decision-making, including those in desperate need of safe, affordable housing. A significant challenge for this stakeholder advisory group was making responsible recommendations regarding the bond without knowing the city's overall housing strategy or plan. What the priorities are, what resources you have to address them, et cetera. It became clear that there isn't one, yet. I believe that we, as a community, need to develop a clear, strategic housing plan that sets priorities of what we intend to do over the next three, five, 10 years, whatever frame you all choose to address. This should include specific targets and goals for the populations to be housed and include income level and number of units by size. This plan should consider all resources, money, land, tax credits, vouchers, et cetera, that are available, and a strategy for maximal leverages of all of the public and private resources. It is appropriate for the cities to provide the leadership for this effort as you control most of the local housing financial resources and you have the political mandate. However, the city does not need to or should it do this alone. Please involve real meaningful community input from the people needing the housing and those who actually deliver the housing and the services necessary for them to remain stable in homes. Portland has an impressive array of local community-based, nonprofit, housing providers who have been serving our community for decades. Most have received national recognition for successful, innovative and cost-effective programs. They are extremely valuable partners with deep connections in our neighborhoods, business community and service providers. Just yesterday, there were over 800 people attended Ed Blackburn's retirement lunch. They were current and retirement staff, neighbors, contractors, hospital and other service providers. These people reflect deep partnerships that have been developed and nurtured over many years. I saw people there who I hadn't seen in years to come out and honor and celebrate ed and central city concern's work. Each of our nonprofit housing providers has --

Wheeler: Go ahead, Margaret.

Bax: Each has these broad-based community partnerships, long-time supporters and they are all working every single day to provide housing and the necessary services to the most vulnerable people in our city. In my opinion these cdc's along with home forward should be much more involved in the city's planning, building, operating and managing of the housing developed with the bond and with the other city resources. They -- the policy council of Oregon on should be used to identify specific strategies to get the most out of the housing bond resources. The sag group did not take a look at development strategies or those things we focused on priority communities, location and that was all very valuable, but we did not get to -- our charge was not included. It did not include and we did not get to talk about specific strategies for getting the most out of the resources. I want to push you to push your staff and be as flexible and creative as possible to get the most leverage out of the bonds and use the most resources to good the most out of all of our resources and house the most people. City can't come close to solving our homeless crisis alone. Please reach out to and involve the community more. The bond stakeholder advisory group was a great effort. Please do more and we've been the most successful in this community when

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we've been inclusive and work together. Thank you, again, for allowing me to participate and for your time today and for allowing me to go a little bit over thank you very much.

Wheeler: Thank you, it's excellent testimony. We appreciate it. In fact, we were going through an internal exercise where this is completely germane, so I wanted you to keep going a little bit. Thanks Margaret and we'll be calling on you again. Thank you.

Tanya Wolfersperger: He's going to pass the mic to me first. [laughter]

Wheeler: Excellent.

Wolfersperger: I'm Tanya Wolfersperger I'm with housing Oregon, formerly Oregon opportunity network. I'm here as a member of the welcome home coalition and just easily I want to share my appreciation for what city council is doing in support of the framework and bond and phb's work in moving this process forward, particularly in their commitment to using a racial equity lens and making sure location and communities served are a priority within those decision making frameworks. I also wanted to echo what Margaret was saying and to just really encourage you to take advantage of the expertise within our community, within our nonprofit housing developer community there are a lot of bright, very well-experienced innovative people working on housing who have been working on housing for decades. Please do not overlook that expertise within your community. I would also say to challenge yourselves and pushing yourselves to make sure you're connecting with the people who will be living in that housing because at the end of the day it's all about the people living in that housing and they should take priority on those choices. So, you know, I think you're also in an auspicious place because as a statewide member organization our members outside of the city of Portland will be looking to what the city does, as an example, and how you're utilizing this unique resource that has come at your doorstep and we're all going to be anxiously awaiting the success so other jurisdictions might have an opportunity to replicate that system. Thank you. Stay strong. Stay courageous.

Wheeler: Very good. Thank you. I want to underscore the two points you made cause I agree with both of them. Number one engaging and leveraging what already exists in the community. I agree with you, there's a lot of expertise and knowledge out there and number two, engaging the community that's directly impacted by these efforts. On both fronts, I want you to know we're in philosophical alignment and thank you for your leadership. Stuart, you get the last word on this panel. [laughter]

Stuart Emmons: Thank you and I'll follow-up with that and say our start up community entrepreneur community has a lot of ideas about innovation. When we did case on chako Haws we were looking at innovation and housing to look at speeding up production and lowering unit cost. The rfp process from the housing bureau didn't really look into ways that we could use -- utilize what we learned on that project and go into the second and third projects up to scale. There needs to be a way to do that so we can work on lowering unit costs. Right now our bur bond is \$198,000 per unit. Can we get that down? So the other thing I want to talk about a couple things speed. The rfp process should be designed to speed production of projects. I think our case I think it was two and a half years, three years to get that project online we had to think about getting projects online much faster. At bds, I think we ought to have a freeway at bds for these projects. There should be a concierge person, there should be somebody working through planning and we should do just whatever we can to get them through bds immediately and obviously working with state and other funders to streamline the process. We have 4,000 homeless people, 1,600 unsheltered people and in this bond, we have 600 units of zero to 30. Can we use innovation to raise that number? There will continue to be hundreds of tents in this city, on our streets, after this bond is completed and I have a real problem with that. I think all of us have a real problem with that. So, I think alongside this bond, we ought to do -- implement

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another plan to -- to bring on the other units needed to get everybody off of our streets. I wrote an editorial, some of you probably read it. Some people said, oh, you're crazy, you can't do this in two years. Back to private industry there are people who do top-down approaches, they sound impossible in the beginning and they make them happen. If they don't make them happen, they go out of business. I think we ought to bring the private sector in, we ought to bring innovators in and take a look at this project holistically and work to a solution as rapidly as possible. Let surprise the voters, lets impress the voters, thanks you.

Fish: Stuart can I ask you a question? so, my recollection is that the housing development that you referenced in Lents was assembled over a weekend?

Emmons: Yeah.

Fish: So when we had the pre-fab units that were shipped from outside of Salem, it was assembled in a weekend?

Emmons: Yes.

Fish: What you said in your testimony was compelling to me, we were test-driving an idea and they were beautiful units --

Emmons: You and I went in them.

Fish: Ready to move in. They were beautiful and the finishes were beautiful, but the other part of that story is, they were made in Oregon. So people displaced in the timber industry and other kinds of things were involved in making these units and they were shipped up i-5 assembled in a weekend. The point that you just made in your testimony is that we haven't really tested that true benefits of that modular housing because we've never done it to scale.

Emmons: Correct.

Fish: So let me ask you the mother of all leading questions, are you suggesting that either in one of our urban renewal districts or as part of our request for proposals on this bond, that we frame an opportunity for somebody to come to us and show us what a to scale would look like using modular housing?

Emmons: Yes, I am. [laughter] it doesn't have to be specifically modular, but something that is innovative and also figuring out what happens in the second and third iteration of that. We need to think about housing and get more people housed and we have to bring in more innovation. So, absolutely, we ought to be doing that king county is doing it right now. They have an rfp out for modular housing, so we should be doing it here.

Wheeler: Commissioner Eudaly.

Eudaly: I want to speak to the bds issue because we have devoted an extraordinary amount of time and resources to working out some of the issues with the bureau from updating to the software to working with all the permitting bureaus, to uncork the bottlenecks and streamline the price process we're prioritizing affordable housing. Filling our vacancies at the bureau because our staff is stretched so thin and we are adding back at least the small building concierge. So, for some of the small-time operators, there will be that kind of assistance you're talking about and I'm certainly interested in considering another level of assistance for -- for affordable housing developers, in general.

Emmons: Great. Thank you, commissioner.

Wheeler: One more word on the modular housing cause I agree with you. I think it's an exciting opportunity and this is far from the old days of something that looks like it belongs on the back of the truck. There are some really impressive designers and architects who have completely reinvented what that modular housing can be and how it can look and we are already in conversations with land owners and developers to potentially bring a project like that to scale. There's some big names that are very interested in that, here locally, but the more, the merrier. As you've heard many, many people testimony, this is going to have

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be an all-hands on deck. That's the theme I'm hearing today and I couldn't agree more.

Fish: Mayor?

Wheeler: Yes, commissioner Fish?

Fish: Music to my ears, but the only way we're going to test innovation is if we pick a project, set the parameters and then challenge the community to come in with the best answers to that. It can't be a boutique thing cause that takes us back to the old days of wanting to do a Frank Gary project as a show case and you actually end up spending a lot of money. I hope the vision is to set the marker for the kind of volume you want and the kind of quality and see what the marketplace responds because whether it's a habitat-type housing from Montreal there's a zillion ways you can do it. What you demonstrated in the native American housing in Lents is that you don't have to sacrifice quality in fact the quality was extraordinary. You had more choices for things like windows and lights and air. It brought the price down without any compromising any of the values that are baked into this report.

Emmons: If I can just add, I just got back from Vancouver, Bc and they just put up a 40 unit modular project and they have a goal of 600 units. They're doing it in Vancouver, bc and I went to visit it. It was really fun. Thank you.

Wheeler: Great. Thank you. All three of you, thank you. We appreciate it. Good afternoon.

Sahaan McKelvey: Good afternoon, mayor wheeler and council commissioners my name is Sahaan McKelvey and I'm a member of the executive team at self enhancement inc Sei and also here as a member of the welcome home coalition steering coalition. Sei did not participate in the initial stakeholder advisory group that helped to craft this current framework but as a current member of the current welcome home coalition, we are committing to continuing to work with the city and Multnomah county to advance solutions that bring additional revenue for affordable housing and specifically for communities of color. We appreciate the council's commitment to addressing the growing housing crisis and also appreciate the specific lens of racial equity that has been used to develop the current framework. We understand that this is, has been, and will continue to be a very difficult task. We also understand that addressing the housing crisis through a lens of restorative justice is a complicated and time-consuming task. As a participant in the welcome home coalition Sei is committed to working toward solutions that our community can see working immediately and we will do our part, everything that we can, to ensure that tangible progress is being made even within the time-consuming process that will take place through the multiyear facilitation of this bond measure. As we continue to focus on prioritizing restorative justice and racial equity sei will be emphasizing through our role with the welcome home coalition as well as to our role as a voice for our community that the african-american community needs to be given realistic options to access affordable housing that is acquired or developed through this bond in north and northeast neighborhoods that so many of our communities have been displaced from. We understand that this bond is not a vehicle to reverse the effects of this displacement and gentrification that has taken place in our traditional community neighborhoods, but we do want to do what we can to ensure that displaced African Americans have options to return when possible in addition to the stated goals in the bond framework to provide accessible and affordable housing in Portland neighborhoods such as David Douglas and east county where many communities of color currently reside. So, in conclusion, sei wants to reiterate our support and the work that lies ahead for all of us as we work together to ensure we get this right and we also want to ensure that we express appreciation for the work that has been done at this point. We want to say thank you to the stakeholder advisory group. We want to say thank you to this body for being able to see this through and with that said, let's get ready, roll up our sleeves and work together to get this done.

Wheeler: Good afternoon.

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Randy Rapaport: Hi. You know, I think he's supposed to be next.

Wheeler: Very good.

Rapaport: Would you --

Ron Peterson: Go ahead.

Rapaport: You sure?

Peterson: Yeah, I'm sure.

Rapaport: All right. Okay. Are you the president of the council?

Fritz: Madam president to you. [laughter]

Rapaport: Madam president, I love that

Eudaly: She's been waiting to say that to someone.

Rapaport: That's from that show, you know. One of the stars is here, did you know that? I'll tell you about it in the future. My name's Randy Rapaport and I'm with Fox and Moose developers. It's been a -- underground in -- in -- in the best of ways, because it can gather information, you know, in a stealth kind of -- so it kind of -- can make decisions that are maybe more from, like, 1,000 feet in the air. I'll read my -- I'll read my thing. Okay. It is more likely that if this bond will be successful, if this bond is received well, this bond resource is a drop in the bucket of increasing need. I actually think that in the since of marginal statistics, as we've seen with the increasing need in homeless services, that the need may actually increase as time goes on, as costs, rents go up faster than median family incomes and that may be even more powerful for those below mfi 80 -- ami 80 and probably more -- gains power as you work your way down to 30 and then the other -- below 30, it's different because of other subsidies, perhaps. For every unit you fund, there's demand for -- I estimate 50 more and that fits in with my prior comment. Therefore, we should make sure that the geographic mix of units is outside of Uras. There have been arguments about -- which I think is the approach and goal because there have been arguments that you don't want to put all of your affordable housing in, say, an area that is received so much of it, which the Uras have been funded -- is that correct?

Fish: The way I read this document, Randy, there will be a priority for non-Uras because you've already made the investment and the 15% and there's lots of areas that don't have affordable housing, so there would be necessarily priority for those areas.

Rapaport: I agree. Oh, okay. I'm almost there. Let's see. I think that there should be a two-pronged approach here, as you'll be voting on today. First, you should look at strategic acquisitions of existing housing units purchased with the bond funds, that means being very mindful of cost benefit analyses around buying existing units versus the building of new -- new units, that's kind of a complex -- can I keep going for a minute?

Wheeler: Yeah go ahead.

Rapaport: This is the first time we've met, Mayor. I'm happy to meet you and congratulations.

Wheeler: My pleasure. Thank you.

Rapaport: Next, turn key housing units should be developed, which will increase the supply of housing in the area. Purchasing existing units alone does not increase overall supply. Another part of importance regarding the Mayor's commitment to ecology purchasing existing housing units is more expensive to maintain as well nor is it nearly as ecologically efficient. All that said strategically increasing existing and developing new housing units together is the best way to go forward thank you.

Wheeler: Thank you, good afternoon.

Ron Peterson: Good afternoon, Mayor my name is Ron Peterson and I have a question for Commissioner Fish -- sorry about that. Is there a possibility -- are they -- is city council working towards the spot over 3rd and Hoyt?

Fish: I -- I don't know, sir. We can find out and get you an answer before you leave today.

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Peterson: Okay. I agree. A lot of the housing needs to be modular and it's not going to be easy because there are going to be a lot of zoning codes that will need to be changed. I was with tpi a long time ago and I saw it was a pretty effective in most ways, but it wasn't necessarily an asset to the city itself. Sustainability, I really believe the best way to go would be either stick houses, little, tiny houses, or modular houses. I really -- it's -- like, when they built the new center over by the trimet -- not trimet, but the greyhound and the train station -- sorry about that. I was not thrilled with ccc at that point in time and so I had to put forth a reminder that Portland had actually kicked out ccc at one point. I'm trying to think how -- I really don't believe that putting a housing unit with 200 beds in northwest is going to be -- because the people that have businesses, small businesses around northwest Portland, they're really in disagreement. They don't like the idea because they think it's going to be too close and too many people and it's going to be a jumbled mess. As I stated at the other meetings, it's going to be a magnet for all the homeless people, which is going to be a disaster in the northwest area. I really think that macg is something I've been going from time to time. My pastor is in charge of the Milwaukee area and so I've been going to that. And, I think they had some really good ideas there, but I really believe -- because they're trying to put together -- because there's change and we've been talking with a congressman marshrader and she's done a lot of really good work for us. We're trying to get everything switched around so the zoning's correct so we can put up the tiny housing and I think the modular houses here in Portland would be a good thing. A business city or a business government combination is actually going to the best benefit, I feel, for the city that's going to work out the best because you'll have the business side and the government side working hand in hand in order to help coordinate everything that needs to get done. Thank you for your time.

Wheeler: Thank you. Ron, randy, thank you all three for your testimony. Last three, please. Good afternoon.

*****: Hi.

Garrison Creamer: Good afternoon Garrison Creamer here I'm a freelance infrastructural consultant. 10 years ago, I graduated from fsu with international affairs degree. I stayed at an eco hostel in Peru right on the coast surrounded by the desert and they were growing food and it was a great, little tiny home community. I ended up snapping my acl playing a soccer game and then I flew to panama. My tent was on my bag. They stole it at the airport. I was very upset because, you know, this tent was the foundation of my lifestyle. I thought about that tent for seven years. All the possibilities of where it could go, I took into account government regulations, I took into account the news, I took into account the design of the tent, I took into account the name of the tent and seven years later, I knew exactly where that was, my tent, and I found it in northern California and eventually I connected to a criminal ring in that tent over there. How do you know it's my tent? It still had the chalk from a done I had done not to mention the ear phones still in the pocket. Pretty impressive, I think. Anytime you expand your balance sheet with debt, you're putting more workload on the people at the bottom. Now I don't know if you agree with my definition of inflation, but I believe that inflation is the expense of the money supply. That causes the real prices of values or, the real prices to rise and many times we use the numbers as an indicator of inflation when in fact, what you've actually done is stolen from in inventor who has waited patiently with a solution. So, the key is not to panic. I do not advise you goes to go through with this and I am sure that people there are inventors with better solutions. When it comes to the design, you're talking about zoning. I don't have enough time to get near what I need to say out. I'll say this, you're trying to solve homelessness, but and you may agree on this proposal, but do you agree on the cause of homelessness? There are so many -- the homeless population is one of the most diverse

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populations there are. It's more of the outliers you're dealing with. Oh, my gosh its too much. I want to know why people can't buy hot meals with their ebt because if you know maslow's hierarchy, you know that shelter comes out of the bottom, but I'm going to say temperature proceeds that. So when you're trying to put someone in a home you're trying to take them out of the elements, you're trying to give them lack of stress from the temperature. Now, I appreciate you extending my time. The light rail, for example, wouldn't go into Hillsboro that goes right to the beautiful apartment complexes. If you try and get in those apartment complexes, a one bedroom's \$1,200, very easily manageable for one to two people with a minimum wage, but the requirements are 5 times more than the rent month, that's \$6,000 times 12, 6 times 12 is what \$36,000, you're requesting for someone to live in a one-bedroom. The issue I have is that, that public transportation is going to apartments and excluding the people that need public transportation the most. You know, for instance, the counterfeiters --

Wheeler: I'm going to lose my quorum and I'd like to take a vote so I'd appreciate if you'd wrap-up.

Creamer: Thank you, I'm going to wrap it up in one sentence is I can do that. The sustainability word, it's a loaded word and it means more to maintain I think we need to change the word to regenerative and again, I just want to know if you agree with my definition of inflation, which is the expansion of the money supply which causes the real prices to raise and I also want to know if you agree on the causes of homelessness. Thank you.

Wheeler: Thank you. Appreciate it. Kelly?

Kelly Haines: Thanks. Thank you for your time. Commissioners and the mayor, my name's Kelly Haines, I'm representing the metropolitan workforce alliance. We're a coalition of trade unions, contractors, training organizations and community-based organizations. So, I wanted to just quickly say thank you for moving ahead on the housing bond policy framework. I think the work and the input the community groups and members have provided has helped to really shape and implementation framework that will maximize the positive impacts of this investment. I do want to touch on a related aspect of the racial equity components of this policy framework and one that has relevant and real potential to further-contribute to opportunity and stability for marginalized communities. I think we have concerns regarding the lack of specific local workforce and contracting equity components and corresponding metrics and goals in the policy framework. We see this as a significant missed opportunity to ensure that this public investment not only helps to house and serve vulnerable populations on the residents side, but ensures the way in which the funding is spent creates real and lasting economic opportunity for those same populations. By applying a community benefits agreement on these funds, the city could ensure these important projects are structured to enhance city community partnerships and realize significant intangible community benefits with this investment. So, I quickly want to just go through a math exercise to help illustrate this point. So, the housing bond is for \$258.4 million and I think in reading the community feedback, there was a desire to balance that with both acquiring new projects and building new construction. So, I did a quick split of half of that funding, going toward new construction activities, that's about \$129 million and using estimating methodology in the industry, that's about \$636,000 work hours for that amount of funding and if you use an average wage of \$25 an hour and then apply the cba goals to that for women and people of color that's over \$5 million in wages for marginalized communities locally. If you actually apply the performance of the cba pilots, that's over \$8 million in potential wages for woman and people of color. So, I think the cba could help provide real access to jobs by those very people facing the risk of displacement. Also for contracting equity, if we applied the 17% cba goal for women and

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minority owned companies, that would equal almost \$22 million in business revenue. If we applied the past performance of the cba pilots, which was 26% to this funding, that figure would increase to over \$33.5 million in business revenue for minority and women owned companies. According to the last procurement report, the percent of utilization by these same firms was under 6% so that would be -- if that was the performance of these housing bonds, that would be a loss of \$26 million earned by minority and women-owned companies. I want to reiterate our support for the framework and all the hard work that was put into developing and actually lot of Maui members are allies and were involved in all of this work like rose cdc and hacienda. So we're in support of that work e just encourage the city to consider applying an already effective tool to these dollars, to be able to realize multiple benefits. Thank you.

Wheeler: Thank you, Kelly and thank you, garrison.

Creamer: I just want to correct myself 6,000 times 12 is 72,000 so my numbers were off by two.

Wheeler: Very good thank you sir, I'll entertain a motion, colleagues.

Fish: Let's vote on Dan's amendment.

Wheeler: Okay. Very good. Please call the roll.

Eudaly: Thank you, commissioner Saltzman for raising this issue, aye.

Fritz: Good catch, commissioner Saltzman, aye.

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

Wheeler: Aye, the amendments adopted. I'll entertain a motion.

Fish: I move the report.

Fritz: I have a question. There was a lot of really good testimony today and you already acknowledged mayor that you're working on Margaret Bax's section. I just wanted a quick answer on the turn key.

Creager: Yes, madam president. [laughter] this was a question on redirect from ted gilbert's testimony about the so called turn key development method. Under Oregon revised statutes, that would be an alternative contracting method. We broached the subject with the city attorney's office about how best to proceed and met with purchasing several times with omf senior staff and we would need to come back to council with a pilot for a demonstration of how -- how -- what the side boards would be with respect to wage, rate and women, minority business partner.

Fritz: Could I summarize, you're saying you were looking at it and it might be possible?

Creager: It is legally possible, but it needs to be constructed as a pilot and you need to authorize that pilot and it needs to be dollar-specific and it needs to be time-limited so that upon completion, we go back and you -- when you consider judgment, deem whether or not that pilot was successful before it becomes a regular part of our toolbox.

Fritz: Thank you very much.

Wheeler: Further questions, colleagues? Commissioner Fish moves.

Eudaly: Second.

Wheeler: Commissioner Eudaly seconds. Any further discussion? Please call the roll.

Eudaly: This has been an interesting and insightful hearing. I want to thank everyone who presented and gave their testimony today. I know the community's been anxious for us to start spending these funds, but I want to thank the mayor's office and the Portland housing bureau for taking in time and coming up with this framework that is both intentional and meaningful and focusing on goals that address historic housing and inequities. Apologies, I'm a little bit under the weather today so my voice is sounding a little crackly. It's clear that the process the mayor's office engaged in to tap into community expertise across the entire city was necessary to avoid making mistakes that could lead to unintended consequences and leaving out certain vulnerable populations and we certainly got great

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feedback today for further consideration around those issues. This is the finite resource that's paid for by our local residents, so anything less wouldn't have been responsible use of these funds. So, thank you, mayor. I particularly want to thank the mayor's staff and the staff from Portland housing bureau. As well as oni staff, our community liaisons who played a role and all our community partners, everyone who served on the committees and last but not least, all our incredible housing justice advocates, activists and warriors. I don't think we'd be where we are today if it wasn't for you. Thank you to everyone of the housing bond policy committee with a special shout out to our offices picks including Frieda Christopher, Andy Miller and Allen Lazo. I want to give extra thanks to Allen because he's going to be serving on the housing bond oversight committee and continuing his commitment and contribution to this issue with that I gladly vote aye.

Fritz: Well all of the thanks commissioner Eudaly just noted I'm very happy we have this resource to spend. I'm also very happy that we have community members who were engaged and are going to continue to be engaged and pushing for different values and principles and that's how we're going to get to a good product so I know the mayor will keep -- be very mindful of all of this input and continue to get more community advise because it really does feel like we're all in this together. That last year when we were really campaigning for the bond measure and everybody was happy that we had something we could do to address these major needs within our community and within all the communities of Portland. So, it's a good problem to have and it's also -- it's not a problem, it's a challenge which I know we can rise together to meet. So, thank you very much. I do know that when I looked through the report, I was concerned about people experiencing disabilities. That's in there that we're going to do better than the minimum. I was concerned about should we call out woman, that's also covered by vulnerable people as are people that already outside. Commissioner Saltzman drew attention to foster kids and aging out of that system. We heard this morning a huge need for people experiencing domestic violence and to have the director Creager coming and say we could possibly put something right next to the center is extremely exciting. The other thing that was addressed to my satisfaction was about the Russian communities and others. I mean, really even a two-bedroom is not all that big when you're cramming 10 people into it or two families so we certainly do need to look out for opportunities to make it so that families have a place to stay that's actually livable for the duration. Thank you very much everybody for your involvement, aye.

Fish: Not going to repeat what my colleagues have already said because I think they touched on most of the key points and thank you's. Colleagues, I think this is one of the most interesting hearings we've had in a long time and I thought the testimony was particularly rich. Here's a couple take-aways for me that I'll be watching as we unfold. Number one, this is really channeling to the director of the housing bureau and oversight committee. I'd like to see a pilot that puts a premium on modular housing to scale. It's time. This is a resource we can use outside of an urban renewal district to do it. So let's be intentional about it, let's frame it up and let's see what the response is. I think Margaret Bax is right. I think we now have potentially three or four different kinds of plans which have to be reconciled into what's called a strategic plan. They include the priorities of the housing bureau, a home for everyone, this advisory group recommendation we can go on and on. How we knit those together, I think the challenge we have in a commissioner-style form of government, one of most significant challenges is how the five of us craft a single narrative that the public can follow about the direction and future of our city. Most of the criticisms I hear from people about local government is they're not sure what the narrative is and I think that's in part because they hear so many different strands of the narrative, they don't have a clear and unitary narrative and I think around housing we have to

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reconcile a number of very thoughtful exercises we've gone through and set a clear vision for how we're going to spend money and it should be the money not only being spent not that just that the city, but also the county and with our nonprofits cause frankly the public does not distinguish among different players and who's spending what dollars. The color of money issue is lost on most of us, much less most of the people we serve. So, I think we have to have a unitary vision that involves all the resources and I think we've made enormous strides in that direction, but let's see if we can sharpen the narrative. I'm extremely proud that this called out for 300 units minimum of permanent supportive housing and should not that next Wednesday at 10:15, council will be taking up a resolution that has broad community support to set a goal of 2,000 units over the next 10 years. A goal which we're hearing is not bold enough or quick enough so we'll have that conversation next week. It is at least a recognition that responds to a number of the comments we had today starting with Joe Walsh and ending with so other folks that if we're really going to get our arms around chronic homelessness we must have a strategy which addresses people have faced the biggest barriers and if we do not spend the money marrying intensive services with housing, we're not going to have successful outcomes. That, by the way was actually the hallmark of the 10-year plan, we just ran out of dough and we're saying let's go back put old wine in new bottle and let's keep at it. I'm very pleased with the racial equity lens. I have to say I've waited seven or eight years to have Frieda or someone from east Portland come to us and say we want our fair share of affordable housing and make the argument that people who are low income and are going to school districts in east Portland deserve the same choices and quality that other people have and it's not just homeownership so I think that was something of a breakthrough. I also want to lend -- offer my thanks to the stakeholder group that obviously went through a thoughtful process. I want to thank the staff that guided that process. I want to thank the five-person oversight body, including my nominee, for taking on that responsibility of reviewing how we spend the money and mayor, I want to thank you and your team for pushing this. I do think it's worth taking a little time to get right and I think we now have the blueprint. The director has said, in short order, a call is going to be issued so people can respond and bring the most creative thinking in our community. I would make this, you know, the most transparent and competitive process to get the best ideas and, you know, we've heard from people that have said preservation is the most cost effective, environmental friendly approach we've heard people say new construction or some combination. We don't know until we solicit the best ideas from the community, but it's exciting. Finally, I want to close on kind of a sour note we heard from a number of people that somehow this would not solve our housing crisis and that somehow this has been mismarketed. This alone is not going to solve our housing crisis anymore more than 2,000 housing units of permanent supportive housing is going to solve our homelessness crisis. I would remind people you have to go back to David Stockman and Newt Gingrich who many years ago said, if we starve the beast in Washington, we'll create a series of train wrecks down the line in the local government and right now, we're having a conversation about how the city of Portland solves a national problem and I welcome that conversation and I think we should do everything, plus. Whatever it is, we should double it, but let's not forget it's a national problem and so when we have fewer section 8 vouchers to invest, when we have fewer dollars that are flexible dollars for housing development, where we have fewer dollars for HopWA and we have fewer resources across the board, tax credits and the like, then we can do less or, we can ask the region to do more and the question is, at what point do we hit the breaking point? Where we're asking the region to take on what used to be seen as a national problem or a state problem and has now become a local concern. I'm very proud of the fact that locally we're stepping up but our system was never intended

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for Portland, Oregon to solve a national problem and we should not have the hubris to accept that premise. We'll do what we can. This is a major step in the right direction and I'm incredibly grateful that the Portland voters gave us this option. Aye.

Saltzman: I want to thank mayor wheeler and the stakeholder advisory group for their work in putting together this road map and also to the bond oversight committee who will have been busy but they'll be even busier now that they have this roadmap and now that the window for business will be open on October 23, that's really good to hear. I want to thank Portland voters for having faith in this bond measure and approving it. Aye.

Wheeler: As was said many times over the last several weeks and today, we're in a housing crisis. The time for action is clearly upon us and this council does have a sense of urgency with regard to the problem. Portland families need a safe, accessible and quality housing and I believe this strategic framework provides us a direction for accomplishing that. This past week, my colleagues and I heard testimony from many struggling Portland residents. Just this week, we heard from tenants who shared their rent had increased 9.98%, who couldn't afford the increase and couldn't afford to move without relocation assistance, which this council put into place. We heard from members of the immigrant and refugee community that discriminatory practices were preventing them from finding affordable housing. The stakeholder advisory committee has told us they want that to be part of this framework. We heard from elected officials and community leaders that this is the experience of families across the metro area and throughout the state of Oregon. The city council hears you, Portlanders. We hear you. This framework is moving us forward towards preventing displacement of our most vulnerable community members. It helps to stabilize families and it builds the infrastructure that we need to create livable, affordable neighborhoods all across our community. Complimentary to this is bond or additional tenant protections, like relocation assistance and inclusionary zoning that all of us are committed to strengthening in addition to supportive housing mechanisms that ensure wrap around services are included in housing solutions as commissioner Fish just described. I want to thank everybody, obviously, who testified today. I want to thank you, also, to our invited panelists for sharing your stories and willingness to partner with us on addressing this crisis. Thank you to the Portland voters who stepped forward to be part of the solution and entrusting us with this important resource. I look forward to continuing to work with the bond oversight committee and I'd like to thank the staff of the Portland housing bureau for all their hard work on this. I'd also like to thank the members of the stakeholder advisory group and the Portland housing and advisory commission for your hard work with the bureau. Opal environmental justice, mac g and a home for everyone for your community engagement efforts and of course, the community engagement liaisons for ensuring this process was accessible in a culturally-appropriate -- I definitely want to thank my staff Andrea cupid Kyle, Michelle frankly all of them for their hard work. I vote aye. The report is accepted as amended. Thank you, everybody and we are adjourned.

At 4:25 pm 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.

October 12, 2017 2:00 PM

Wheeler: We are in session of the Portland city council Karla please call the roll.

Eudaly: Here **Fritz:** Here **Fish:** Here **Saltzman:** Here **Wheeler:** Here

Wheeler: So before we read the first item, just a couple of perfunctory comments with regard to decorum. Today is a hearing it is fairly scripted in terms of when people speak and in what order they speak and for how long they speak, but the same council rules still come into play. You may or may not agree with what people are saying at the microphone, but we expect everybody to treat everyone with respect, whether we agree with them or disagree with them, we ask that there be no interruptions. Interruptions of either the deliberations of the city council or the testimony is grounds for expulsion. We obviously don't want that to happen we want everybody to feel safe and welcome and respected here and have an opportunity to hear and to be heard. So with that, Karla please read the one and only item for this afternoon's session.

Item 1129.

Wheeler: Alright thanks Karla first the city attorney is going to make some announcements about today's hearing.

Lauren King, Senior Deputy Attorney: Good afternoon. This is an evidentiary hearing. This means you may submit new evidence to city council in support of your argument. For an evidentiary hearing, we begin with the staff report by the bureau of development services staff for approximately 10 minutes. Following the staff report, the city council will hear from interested persons in the following order. The appellant will go first and will have 10 minutes to present its case. Following the appellant persons who support the appeal will go next. Each person will have three minutes to speak to the city council. The principal opponent often the applicant will have 15 minutes to address the city council and rebut the appellant's presentation. If there is no principal opponent, the council will move directly to testimony from persons who oppose the repeal after supporters of the appeal conclude their testimony. After the principal opponent, the council will hear from persons who oppose the appeal again each person will have three minutes and finally the appellant will have five minutes to rebut the presentation of the opponents of the appeal. Council may then close the hearing, deliberate and take a vote on the appeal. If the vote is a tentative vote, the council will set a future date for an adoption of findings and a final vote on the appeal. If the council takes a final vote today then that will conclude the matter before the council. I would like to announce several guidelines for those who will be addressing city council today. Submitting evidence into the record. Any letters or documents you wish to become a part of the record shall be given to the council clerk after you testify. The original copy or copy of any slides, photographs, drawings, maps, videos or other items you show to council during your testimony including PowerPoint presentations should be given to the council clerk to make sure they become a part of the record. Testimony must be directed to the approval criteria. Any testimony, arguments or evidence you present must be directed towards the applicable approval criteria for this land use review or other criteria in the city's comprehensive plan or zoning code that you believe apply to the decision. The bds staff will identify the applicable approval criteria as a part of their staff report to the city

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council. Issues must be raised with specificity. You must raise an issue clearly enough to give council and the parties an opportunity to respond to the issue. If you don't, you will be precluded from appealing to the land use board of appeals based on that issue. The applicant must identify constitutional challenges to conditions of approval. If the applicant fails to raise constitutional or other issues relating to proposed conditions of approval, sufficiently to allow council to respond, the applicant will be precluded from bringing an action for damages in circuit court.

Wheeler: Very good and Karla are you taking sign-ups in here or outside?

Moore-Love: They're still outside.

Wheeler: If anybody wants to sign up for one of those three-minute time slots either as supporters of the appeal or opponents of the appeal, if you could at your convenience make your way outside and sign up in the appropriate list and we'll make sure you get called upon. Do any members of the council wish to declare a conflict of interest? No council members are declaring any conflict of interest. Do any members of the council have ex parte contacts to declare, information gathered outside of this hearing to disclose?

Fritz: I had some discussions with parks staff in the springtime, none recently. My staff have had discussions with various people recently.

Wheeler: Does anybody present in the chambers wish to ask commissioner Fritz about her disclosed ex parte contacts? Any other commissioners? There are no other commissioners who wish to declare an ex parte contact. Do the council members have any other matters that need to be discussed before we begin the hearing? And I will just say I know many of the players here, but I have no financial benefit from this application whatsoever and with that we will commence. The staff report first, 10 minutes, please. Good afternoon, name for the record?

Hillary Adam, Bureau of Development Services: Hello, Mr. Mayor, commissioners, Hillary Adam, bds, bureau of development services. I'm going to present the staff report and ultimately, the decision of the design commission. Just to give you a heads-up this is the order that I'm going to give my presentation, we're going to talk about the regulatory framework. I'll give you a summary of the proposal, little context for the project and the summary of the appeal, and then finally we'll get into appeal response. So this project is in the con-way master plan, which was approved August 27th, 2012. The con-way master plan dictates development in a subsection of the northwest district plan. And the approval criteria for sites within the con-way master plan are section five of the con-way master plan and four amendments to that master plan, its approval criteria one through three of section eight of the con-way master plan and in general, the community design guidelines are also approval criteria and there's also modification approval criteria for five specific modifications that the applicant requested and I'll get into those later. So the zoning for the site is central employment with design overlay. Again, it's in the con-way master plan area which sets standards for development in that area that ultimately supersede standards that are in the northwest plan district in the e.x. Zone. The maximum floor area ratio for the entire con-way master plan is 3 to 1 maximum and height on the specific site is limited to 47 feet on the southwest corner and 77 feet on the east and north and I have a map to show you where those limits are specifically. So everywhere in red here is the con-way master plan. This is the site area, these two elongated blocks and this is the project site area in this red box here. So the site area is about 67,000 square feet and includes the western portion of Quimby, which is right now a private street, undeveloped. The existing site has a one-story warehouse building on it that will be demolished as well as surface parking lots and it is down by northwest 21st from the west, northwest Pettigrove on the south and Quimby undeveloped to the north and then further to the east is northwest 20th. A little background on the project on the site. We first had a preapplication conference in

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January of 2015. Preapplication conference is required for any type three design review. The project, then went through three design advice requests with the design commission. At that time, it had a different design team, but a lot of the same issues were discussed in the general layout, similar to what was ultimately proposed. These images here are the first and second and really the third design advice. Commission felt at that time that the proposal deviated from the master plan and this image here, this portion of the building extended a full 60 feet into what was supposed to be a neighborhood park. Commission was not comfortable with that it also extended 12 to 15 feet into the north on quimby. Through the second and third design advice it was scaled back a bit, but the commission noted that they really wanted neighborhood support for the project and the neighborhood response was split for each of these versions. So in May, 2016, we were supposed to have our first design review hearing for this project here. Staff recommended denial because there was still some issues that needed to be worked out. The applicant postponed the hearing, decided to work with a different design team and then ultimately came back with a different design, which is this. This went to the design commission on May 4th of this year staff recommended denial again, there are a number of issues, commission supported the staff report. We had a work session with a subcommittee of design commission members, three members from the northwest district association and the applicant and pbob and bds staff and we worked out some agreements that the design commission subcommittee felt that the applicant couldn't move forward from and there was tentative support and also not support for what was -- what came out of that meeting. July 6th, we had our second, the third hearing, but only the second that we actually had. Commission supported the proposal at that time, mostly because the building, the public square that's required to go on this site was widened to provide 100 feet in between this wing and this wing and that did result in encroachment into the neighborhood park on the east side, but the commission supported that. At that hearing, the record was requested to be held open and so we returned august 3rd and at that time, commission voted 5 to nothing for approval with conditions. The appeal was submitted September 1st and that's why we're here today.

Wheeler: Could you -- never mind. You're going right to it. Sorry continue.

Adam: So the proposal is for a building that's ultimately seven stories tall on two wings. It has almost 10,000 square feet of ground floor retail, 201 residential units, below grade parking, roof terrace and the proposal also develops a square in the middle of the project. They will develop the western portion of quimby and a portion of the neighborhood park. This map down here shows you the extent of the neighborhood park as it was envisioned in the master plan. It was to be 200 by 260 feet long and then this was going to be 200 by 200 feet. So down here the master plan amendment that they are requesting is to encroach into the western 15 feet of that neighborhood park. They're also requesting a number of modifications to mostly master plan standards and that is -- actually I will just go in these in my future slides so I don't have to repeat it twice. So the first modification that they're requesting is to master plan standard one and that is to increase the maximum height from 47 to 57 feet for a penthouse amenity on the lower portions of the building, that is this building here and that is the penthouse you can see it here in the rendering and this is the map that shows where 47 feet is limited and the rest is 77. They also requested a modification to reduce the required setback of the upper floor of the east and south facades of the east wing from five feet to zero and that would have been this wall here, the top floor being set back five feet and this wall here facing the park to be set back five feet. Commission found both of those modifications were supportable.

Fritz: What was the approval criteria for those modifications?

Adam: That they meet the purpose of the standard and that they better meet the approval criteria, which would have been my guidelines.

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Fritz: So not having the setback?

Adam: So okay for this one to not have the setback, there is a clear articulation of this frame element for these buildings and so having that setback on this side and on this side would have disrupted the coherence of that frame expression so commission found that was supportable there.

Fritz: Thank you.

Adam: And then for this previously this amenity space had been shown along this wall, which created less active uses for the square and because this shows relatively little shadow effect on the square, then the building itself would have -- commission found that supportable. For the other modifications, to standard seven to reduce the 50-foot depth requirement for retail fronting on the square, that would be for this wing and this wing and to reduce the amount of retail neighborhood facilities fronting on the square along this north facing wall. Commission found those supportable pretty much reduction of the retail width was found supportable at the design advice request stage. Commission recognized that it would be difficult to get the required 100-foot width on the square and have it framed by two sides of retail if you had to maintain that 50-foot depth for the retail and the 100-foot requirement for the square. For this, again, as I said there were additional amenities proposed here before that were moved on top of this building so there's -- I'm going to go over, I apologize.

Wheeler: Actually staff report is allowed to go over. The 10 minutes is approximately, we would like you to keep it as close as possible. Thank you.

Adam: Thank you. We found that this was supportable because there was ultimately 75% of retail wrapping around the square in neighborhood facilities it was just on this face that it was diminished and this is the residential lobby. And then for standard 10, to reduce the dimensions on the square at the southwest corner here to 31-foot six and to reduce the clearance of the ground plane connection here. Commission found that that was supportable because this serves to act as a threshold or an entry point into the square from 21st. Previously this portion had been here, and then this was covered, there was a walkway through here that was covered by building and commission felt this opened up the square more. And then for here, again, they felt that if you pushed this breezeway up, it would have disrupted this frame or tube-like expression. And for the master plan amendment, again here is what the master plan shows is supposed to be neighborhood park. This is the proposal that encroaches 15 feet this red line would be that 200-foot line so this would be the previous line for the extent of the development. Commission felt that that was supportable because it allowed for the square to be more open to the sun.

Eudaly: So what will the total be? 185 by 200 or 260?

Adam: It's about 212 because they had to give a three-foot dedication on the west so 200 plus 15 minus three, 212 by 200 or so.

Eudaly: Okay thanks.

Adam: Here is just some context photos these are all developments that have recently gone up in con-way or are currently under construction. This is q.21 directly to the west across northwest 21st. This is just outside of con-way as is this, which is just to the south. Here's some additional buildings in the neighborhood. This is the design commission decision they applied a number of conditions. I can go more into that if you wish later and I'm going to move on and the appellant, they have stated that the approval criteria are not met and they're requesting that the city council reverse the design commission decision. They have raised these three major issues and I'm going to go through each one of these. The first issue is that the master plan requirements in the development area are not met and they have stated that the proposal has more building area than is allowed on the site and the proposal does not provide the required public open spaces. The proposal does

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meet or it doesn't exceed the maximum f.a.r. on the site. This is a larger site and so the development area ultimately was about 2.73 to 1. Just wanted to note here that the decision stated a slightly different number, 182,276 square feet and the applicant alerted me that it's actually just a little bit higher, but it's still less than the maximum allowed, 200,460 square feet on that side. And then also the master plan amendment allows for -- the master plan allows for amendments to the plan and allows for modifications to the standards. I'm not going to go into each of these I'm sure the appellant will, but they have raised a number of concerns, such as the square's openness to the sky, visual connection to the park, concern that the square is not enclosed, concerns about the quimby festival street and the interaction with vehicles, access, concerns that the square is not providing access to sidewalks and nearby pathways, that it's not providing a lively public realm and that it is not providing the desired urban character of the district. And finally, the applicant has stated that the design review process should require filing a new application and that it did not comply with the required procedure. This proposal or the applicant requested an extension beyond the typical 365 days and that occurred after they changed design teams. They wanted more time to rework the proposal. Staff checked with the city attorneys and found that that is possible to extend that timeline. The appellant has also raised concerns that this would allow developers to not meet the inclusionary housing regulations that went into effect in February and for this site specifically the con-way master plan was vested on August 27, 2012 it is not subject to the inclusionary housing regulations.

Fish: Can I ask you a question is there anything in the record about why the applicant changed the design team and in particular, is there anything that indicates they did so in order to address some of the concerns that were raised either by the public or by the design commission?

Adam: There's nothing in the record that speaks to that specifically, but Irs was a part of the development team from the beginning. They were at the preapplication conference so it wasn't a complete shift. They just became lead designer after the first staff report was issued.

Fish: Okay.

Adam: So these are your alternatives. You can deny the appeal and uphold the design commission's decision. You can uphold the appeal and request revisions to the design that would modify the design commission's decision or you can grant the appeal and overturn the design commission's decision that would deny the project. And that's it for me unless you have questions.

Wheeler: Very good. Colleagues? Excellent. Thank you for your presentation. Next, the appellant, 10 minutes.

Adam: I apologize, bob Haley from pbob is here if you have any transportation related questions, he is here until 3:30.

Wheeler: Great colleagues any immediate questions for bob on the transportation front? Very good. Thank you. Good afternoon.

Karen Karlsson: Good afternoon. Give me a second to pull up my chair.

Wheeler: You bet.

Karlsson: Why does it look so funny? Oh it shrunk we don't want it shrunk.

Wheeler: Good afternoon.

Karlsson: Good afternoon. My name is Karen Karlsson, I am the president of the northwest district association. Let me start. The con-way master plan established for the redevelopment of 21 acres of underutilized industrial land into a vibrant mixed-use neighborhood. It was highly praised as a high-water mark for collaboration between public and private interests. The master plan also represents an underlying agreement. This agreement established a mechanism for the creation of public open spaces. It does this by

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providing for the flexible transfer of building area density off the open spaces and onto the development sites in the master plan area. The success of the three public open spaces that block 290 accommodates is essential to the success of the neighborhood envisioned by the master plan. I was just at a lecture by Ed McMan of the urban land institute and he said communities grow by chance or choice. The con-way master plan is choice it's a community planned around its public open space. Our public open spaces are the hearts of our community. It is the public open spaces that time and time again when people are asked what makes their community, they don't say it's the buildings, they say it's places they can gather, places they can meet their neighbors, enjoy the outdoors and more. To compromise our public spaces is to compromise our community this is why we're appealing this development. This proposal has numerous deviations to the master plan. There are five modifications to the master plan and one amendment, plus there are other standards that have been ignored. These deviations to the master plan compromise the success of the major public open spaces and affect the whole community. We oppose changing the use of the festival street, reducing the amount of open space to place private development in the park, eliminating connections to other open space and the neighborhood, reducing the size of the square, increasing building height, reducing retail frontage on the square, removing the setback of the upper floor and decreasing the height of the connection to the park. So why are these amendments and modifications granted? Well, first the burden of proof is on the applicant. The applicant must prove that it is better to have no festival street, better to reduce the size of the park and expand private development, to have fewer connections, a smaller square, a taller building, less retail, less activation on the square, a smaller, shorter, darker entrance between the park and the square. I will talk in detail next about why we believe the applicant has shown no public benefit for these changes and why the design commission should not have approved these modifications and master plan amendments. The Joseph Roundtree foundation researched the social value of public spaces. They found that public spaces play a vital role in the social and economic life of communities. Whether it is enjoying a busy street scene or quiet time sitting on a park bench, a place to meet and play or just hang out, all have important benefits that help create local attachments and which are at the heart of a sense of community. This is what's compromised by this proposal. I will start with the quimby festival street, one of the three open spaces on block 290. The design of this parcel is important in that it envisioned to have special qualities that allow it to be a successful link to the neighborhood park and square on the south, with private development on the north. It is meant to provide a location to host farmers markets, art walk or other programmed neighborhood events. The current proposal turns the street into access for the building's underground parking, making festival use impossible. Now to the neighborhood park. A master plan amendment was approved to reduce the boundaries of designated public open space and increase the boundaries of the private development site. This is achieved by encroaching 15 feet into the neighborhood park. This loss of 3,000 square feet of park on top of turning the adjacent 9,000 square feet into an extension of the pedestrian connection to the north represents a loss of green space that this park-deficient area sorely needs. There is never public benefit to the loss of green space and this is not consistent with the master plan vision and purpose. Now, I would like to focus on the square. A key failure of the proposed square is its lack of connections. A successful square reaches out like an octopus and draws the community into it. In this proposal there are no connections to the north and the users are directed to walk around the buildings. They are not invited into the square. Early proposals for the site recognized the critical need for connections. This one does not. No modification was requested nor did the city staff or design commission require it, but it's clear this square fails to meet standard 10a. A

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modification was approved for standard 10b. Which requires a minimum dimension of the square of 100 feet. This was done so that that small area in the entrance to the square from the southwest corner could be considered part of the square, thus the required size of the square could be met. Reducing a required dimension 68% is not better and we do not agree that the entrance is part of the square. The actual square is not the required 16,000 square feet, but closer to 13,000 square feet, 18% smaller than required by standard 10b. There is no public benefit to a smaller square. The connection between the square and the park must be sufficient in height and width to allow generous daylight, air and visual connection. This is done by requiring that the passage be broad in width and more than a single floor in height. The modification to reduce the height of the connection between the square and park from 25 feet to 15 feet only creates a lower, darker and less inviting passage between the park and the square. The height of the buildings to the south and the west of the square are restricted to allow sufficient midday and afternoon sunlight to reach the square. The standard requires these buildings to be no more than four floors in height. Increasing the height, adding another floor to the building that can cast more shadow on the square is not consistent with the purpose of allowing maximum light into the square. Taller is not better for anyone, but the applicant, more shadow is not better. Nothing is more important to the success of a public square than the social interactions that it brings to the community. Requiring three quarters of the frontage on each side of the square be devoted to publicly accessible commercial uses that can animate the zone directly outside their lease area is a vital step in bringing about those social interactions. Reducing the amount of retail or neighborhood facilities from 75% to 38% and using the remaining frontage as an entrance lobby and amenity space for the building residents creates a dead zone. Privatizing frontage on the square does not better animate the square and it does not provide a better, greater level of social interaction it is simply not consistent with the purpose of the standard. The first guideline in the master plan is to provide human scale to buildings. By requiring a step-back on any building, taller than six stories, you preserve a human scale to buildings by reducing the feel of the building mass. Removing the step-back does create a more pleasant pedestrian environment. A less human scaled facade is not better, it is not consistent with the purpose of the standard to reinforce the pedestrian oriented environment. Slab town square is the heart and soul of block 290 west. The buildings are there to provide enclosure and to activate the square. The buildings are larger than the master plan allows and compromises the public realm. It requires all these deviations from the master plan that are not better than the master plan requires. They may be better than the prior proposal, but they do not provide more public benefit. By reducing the size of the square, not providing connections to the community, having taller buildings creating more shade, having less active uses facing the square, by failing to meet all of these critical standard, simply turns what should be and I quote from the master plan, a significant, iconic urban place, into merely a private courtyard. Thank you.

Fish: Can I ask you one question on that last point? In the earlier presentation, we were told there was an easement to ensure public access. Does that easement require 24/7 access?

Karlsson: I don't believe it's 24/7 access. I think it's supposed to be a negotiated access plan.

Fish: So that's a question I'll pose to someone to follow and you know, this is interesting, it's noteworthy to me that the design commission voted 5-0 and we've had some actually interesting debates recently where there's been occasionally disagreement with the design commission on one thing or another. But you seem to be -- you seem to be challenging basically all of the decisions they made and yet they are a body that we delegate to make recommendations and they got to a 5-0 vote. So why do you think they got it so wrong?

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Karlsson: I think based on the findings that they felt obligated to help the developer make a financially feasible project and that they were -- they recognized that what was being -- what the final presentation that they approved was better than what had been presented before and they felt like they had made great strides. Unfortunately, what the criteria is, is not better than what was before, but it's supposed to be better than what the master plan requires and we don't see that these things are better than the master plan requires.

Fish: Okay thank you.

Karlsson: Any other questions?

Wheeler: Very good, thank you for your presentation. I want to note that you had an additional eight seconds left. [laughter]

Karlsson: I had about three minutes more that I could say, but you know.

Wheeler: Very good.

Eudaly: Great job.

Wheeler: Thank you. Supporters of the appeal, three minutes each and if you would like to sign up and have not, you can do so with Karla over here, our council clerk. First three, please.

Moore-Love: We have a total of five. The first three are Suzanne Lennard, Ron Walters and Rick Michaelson.

Wheeler: Very good and if you could state your name for the record, we don't need your address and you'll see a set of lights here in the center. When you have 30 seconds left, it will turn yellow. When your time is up, it will turn red. Would you like to start for us? Thank you.

Suzanne Lennard: I'm Suzanne Lennard hello, commissioners, mayor. I'm an expert on neighborhood squares, I've written many articles and books about it and I've been involved with the con-way development for seven years. The master plan requires a square for the neighborhood not a courtyard. A neighborhood square is the community's living room, it's a place that people pass through on their way to work or to school, where several participants conversations develop, where children play, where elders hang out, where people meet in the evening over a drink or meal or coffee. It brings the community together neighborhood squares have many social functions, preventing social isolation, especially among the elderly, teaching children social skills, developing social networks and generating community. They're very, very important for a neighborhood square. This is a housing project with a courtyard, not a neighborhood square and I will explain why. The proportions of a square are required to be the height of the building should be one third the width of the square. This creates what I call a sky view island, an area in the square that ensures sun and from which you can see the sky above all the surrounding buildings. Here's the square that is exactly the same size as required in the master plan, 16,000 square feet. It has four entrances, from each corner. It has a large sunny sky view island, that's the purple area in the middle. It's very successful, as you can see. It's surrounded by mixed use, shops and restaurants and stores on the ground floor and people living above. As you can see, there are buildings on all four sides and the buildings are four and six stories high, but above the fourth floor, the buildings are set back for two more stories so that the sun can come in and the sky view island is preserved. This is a courtyard, not a square. A big problem is that the building creates a barrier to the north and to the west, preventing people from entering so there's no possibility of paths crossing and people meeting. The buildings are too high to allow sun access and the view of the sky, the purple sky view island has almost disappeared. The tunnels connecting the courtyard and the park is too low and will be unfriendly and encourage homeless and social problems and the square is dominated by the private lobby as you come in from the front it looks like a

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private space, it belongs to the building, not to the general community. So this is a housing project with a courtyard, not a neighborhood square.

Wheeler: Very good thank you for your testimony. We appreciate it. Good afternoon.

Ron Walters: Good afternoon.

Wheeler: Ron is your mike on? You're good to go sorry go ahead.

Walters: All right. Good afternoon, I recognize three of you from 2012 so it's great to have some consistency. My name is Ron Walters, I live at 2057 northwest Overton street. I was nwda president and cochair of the nwda slab town committee when the master plan was developed, but my testimony today is personal. I strongly oppose the applicant's proposal because it dramatically fails to meet the minimum requirements of the public spaces in the con-way master plan. As proposed these public spaces will be severely diminished in size and quality, unattractive for neighborhood use and largely unsuccessful for their community uses. The amount of public input that went into the slab town plan and subsequent con-way master plan was breath taking. From 2010 to 2012, hundreds of people participated in six public workshops and three online surveys, which helped define the community's desires for the master plan area. The community's clear number one priority was parks, squares and open spaces. As a result, the city, con-way and nwda worked collaboratively and enthusiastically approved a master plan that defines standards for a public park, neighborhood square and festival street on block 290. The master plan is the reasonable compromise between the city, the original land owner, and the community. Unfortunately, the applicant is seeking numerous modifications to the master plan that would reduce the size, quality and utility of these public spaces. As we've already heard for these modifications to be approved the applicant must show that their proposed changes better meet the design review criteria and it is their burden. To see how the community actually feels about these proposed changes to their public space, I personally conducted four online surveys during the course of the design review with a total of 451 respondents. In short, the community is overwhelmingly opposed to the changes. 96% of respondents oppose reducing the size of the park. Let me repeat that. 96% of the respondents oppose reducing the size of the park. 91% oppose reducing the size and dimensions of the square. 90% oppose diminishing the utility of the festival street. 89% believe the square will not receive enough sunlight. 85% believe that buildings around the square are too big and 83% believe the square does not feel cozy, warm or welcoming. It's clear that the community does not think this proposal is better than the master plan. It should be clear to everyone that the burden has not been met. Furthermore, the proposal lacks what the master plan calls necessary facilities. Namely schools, community centers, libraries and daycare facilities. This proposal has none of these features, which were also identified to the community as desirable amenities for the neighborhood square. I won't get into the square measurements and details, it's already been cited by nwda that it does not meet the 6,000-square-foot measurement. Even the most generous standards using the applicant's own measurements that were provided to me by bds there's no way to get to 16,000 square feet and it may be as little as 13,000. On behalf of 451 survey responders and myself I urge city council to affirm the appeal and refer the proposal back to bds and design commission until it meets or hopefully even better meets the master plan requirements. Thank you.

Wheeler: Good afternoon.

Rick Michaelson: Good afternoon I'm rick Michaelson, I've been involved in master plans for the city of Portland since the 1980s, I worked closely on the river district plan. I later chaired the north macadam planning task force to develop the south waterfront area. The key to all of our successful master plans is you start with the streets, the public spaces and the parks and you design the buildings to meet those, not the other way around. This one

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is the other way around, the developer is starting with their development scheme and trying to squeeze the square around it. A real little example of this is the design of the building. Hillary spoke to the fact that the design of this building would not accommodate the setback and would not accommodate the raise. The developers chosen a styled building that won't meet the zoning laws, why are we changing the zoning rules instead of telling the developer to pick another style of building? I watched this process and in every case when new things came in, more and more development and less and less square. It just went backwards and the design commission seemed really concerned with making the pro forma for the building work and adjusting their tasks and requirements to that rather than meeting their public responsibility. As a long time member of the design commission I can tell you a couple of reasons why this went wacky, but I don't have the time to do that today. You're probably going to hear arguments about the importance of this housing and how we have to do everything we can because we have a housing emergency. Well, I agree we have a housing emergency and we need to do whatever we can, but not by sacrificing long-term health of the city as a whole. In this case in particular we don't need these housing units of the type they're proposing in general at market rate units because we already have a block of them in the neighborhood. There are already too many market rate units. In addition, there's plenty of room in the con-way master plan for more housing than you could imagine with the f.a.r. that's supposed to be moved there from this site and elsewhere. Finally, you have promises of affordable housing well the affordable housing that's going into this program only has a 10-year commitment so there's a 10-year commitment for affordable housing that will do harm to a 50-year square. That's not the right balance. You would not allow housing development in a square, in the pearl like allowing housing development to extend into Jameson square. Please don't allow that to happen to our neighborhood square. Thank you.

Wheeler: Thank you. Thanks, all three of you. Next. You said there's two more? Very good.

Moore-Love: There's two more. Erin Riddle and Stephen Ramos.

Wheeler: Good afternoon.

Erin Riddle: Good afternoon. Shall I begin? Good afternoon, mayor wheeler and commissioners. So I have an office in the northwest neighborhood. Which is not --

Fish: Put your name in the record?

Riddle: Erin riddle. I have an office in northwest Portland and not too far from the project site and over the past six years at that location at 23rd and Kearney, I've really watched the northwest district grow. Tremendously. Many new multi-family housing developments have cropped up densifying the area and bringing life and vibrancy to our streets, but when I think of open space in this area, there's very few places that come to mind. As the area continues to develop, the need to secure more of that open space becomes essential. I want to tell you a little bit about my background, as well. I have a bachelor's and a master's degree in landscape architecture from the university of Oregon and after graduation, I went on to work at a local design firm where I was an urban designer for seven years. I also happened to write my master's on urban squares so... When I worked as an urban designer our firm focused on designing downtowns and neighborhoods all across the country and in every successful case, the central organizing elements were those public open spaces and the public streets. And so today, I want to voice some concerns that I have in the design of this con-way plan. Really around two particular issues. One is the ability to secure adequate open space for this neighborhood and the other is to ensure that the design will be safe, accessible, active and feel public. So on the topic of securing adequate space it is my understanding that the current proposal reduces the size of the square, which was previously approved, we've gone over that a few times now, as well as

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compromising the usability of a portion of festival street by requiring it as the sole access to their underground parking. Many of us know all too well that once the opportunity to secure open space is lost to private development, that there's rarely an opportunity to reclaim it. This is the reason why designers put master plans in place. So I would hope that every consideration is made to ensure that this northwest district receives the usable and interconnected square footage of open space that was assured to them in the master plan. Lastly, on the topic of the square's design, it's not just about having enough open space. The quality of the design, the connectiveness of the design, the visibility, the safety all of those are critical elements and in reviewing the design that's been put in place here, I can see a lot of missing -- a lot of the criteria is missing. There are knots to it certainly, but if you look to the most successful designs of squares like the Barcelona example that was shown earlier we're missing a lot of those design factors in this plan and I would hope that that is considered a part of this decision. Thank you.

Wheeler: Thank you. Good afternoon.

Stephen Ramos: Mayor wheeler, commissioners. My name is Stephen Ramos and I live in northwest district at 2454 northwest Westover road. In prior lifetimes I was a lawyer and a planning commissioner so I do have some understanding about the constraints that are on this property and the challenges that are faced by both the developer and the government officials who are charged with enforcing the con-way master plan. However, it is the con-way master plan that is the defining document that describes what we're supposed to see on this site and I would like to say definitively I do not oppose development on block 290 or any other site. On the contrary I want to see the project succeed, but success is defined by the master plan and the master plan emphasizes development of the public spaces on this site, the site was chosen as a keystone location in order to promote not only the activities of public spaces, but the interconnection between those public spaces and the surrounding neighborhood. The current proposal disintegrates all of those pieces and so renders them really nonfunctional. So I would say this the master plan represents the vision to foster the integration of the new community within our community. Our goal is to enhance the interface and interrelation of the new development with the existing community. We want our friends, neighbors and fellow citizens to visit the new community, meet our new neighbors and welcome, embrace and befriend the newest members of our community. To this end, the public spaces required by the master plan are indeed sacrosanct as they provide the sense of place and belonging to be shared by all of us. Our primary concern as the long-term vitality, livability and viability of our neighborhood, not just as it is now, but as it continues to grow and evolve. Our goal is consistent with increasing long-term social and economic value, maintaining the northwest district as a vibrant and desirable place to live and do business. Properly executed public spaces enhance the value of private land, not diminish it. If we have a disagreement with the applicant it is that we're committed to long-term economic and societal prosperity, whereas the developer understandably is focused on short-term profitability. To be clear I do not begrudge him that, but however as a community we should not be compelled to sacrifice the vision and public benefit embodied in the master plan to bail out or subsidize the develop short-term financial objectives. Unfortunately, cannibalizing the public square, institutionalizing trespass on what is supposed to be a festival street and privatizing the public square and disintegrating those really essentially amounts to a shift of public value to private profit and I urge you to please grant the appeal.

Wheeler: Thank you. Both of you appreciate your testimony. Anybody else who is a supporter of the appeal who would like to testify? Very good. Next, we'll hear from the principal opponent, 15 minutes. Good afternoon.

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Tim Ramis: Good afternoon, Mr. Mayor, members of the council. For the record my name is Tim Ramis.

Fish: Excuse me Tim you won't be charged for your time, but can we move one of these over here so I can see it? Do you mind moving one of those slides over here so Dan and I can see it? Thank you.

Ramis: For the record, my name is Tim Ramis, I'm a lawyer and the counsel for this project with me is Greg Mitchell, who is the project designer from Irs architects and tom Grienke from guardian real estate, the project owner. This case comes to you after six public proceedings to the design commission, over 30 direct meetings with representatives of nwda, 39 months of effort by the development team and a critical 2 ½ hour design consultation between three representatives of nwda, a subcommittee of the design commission and representatives of city bureaus. The result of that meeting was the configuration of building and square, which you see today. That meeting produced a project which will bring 200 units of housing to the city and a lasting amenity in the form of the public square. The design commission concluded that it meets all the 16,000-square-foot requirement for the square and that it falls within the f.a.r. limitations for the site. Our opponents argue the square is essentially too small and that at 200 units, too much is packed into the building making it too big. Their arguments fall essentially into two categories, the first is the ongoing disagreement about how to best solve the problem of the competing burdens that are placed on this property. The second is a series of arguments that are outside the actual legal criteria of the case and I would like to spend a couple of minutes with those because they attempt to set up a strawman, knock them down and claim that means something and I would like to talk about those four points so we can make sure they don't distract from the central issues in the case. The first is the often repeated claim, which is in the appeal that the applicant is driven by a goal of avoiding the city's affordable housing requirements. That's wrong on two counts, first as the staff has pointed out those requirements do not on this site, do not apply within the con-way property. The second and more importantly this applicant has included 40 units of housing under the city's multiprogram and I will give you the documents that demonstrate both of those points. Our point is this part of the appeal is baseless and we would hope the responsible leadership of nwda would disavow it. Second, there's a claim that the size of the square has been mismeasured because the parts that are subject to rain protection shouldn't be counted because they're not quote open to the sky and the critical point there is that there is no legal requirement of being open to the sky for this square. It doesn't appear in the plan, it doesn't appear in the code it's simply not a rule that applies in this case. There is a good question about how much of the square should be subject to rain protection and people disagreed throughout the process on that, but the design commission made a judgment on that and so partially the square is protected. The next argument is that there is some sort of special f.a.r. limitation on this block that the project violates and again as with the open to the sky requirement there is no such special requirement that appears anywhere in the code. It doesn't appear anywhere in the plan. There's no special f.a.r. limitation. The staff and the commission were correct in concluding that the project as proposed is well within the f.a.r. limits of the city's regulations. The fourth is the claim that you see in some places that the project is using public land for private benefit. This is incorrect because none of this block has ever been in public ownership. I will provide you with a copy of the plat which shows that from the time it was platted, the entire 460-foot length of the block was in private ownership. The critical fact that I think is important here is that the design provides 65% of the site for public access and my understanding in answer to your question is it's a 24/7 access.

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Fish: So Mr. Ramis, I just want to make sure I'm not getting lost in all the claims and the numbers. Under this proposal, what's the square footage of the plaza?

Ramis: We will cover that in detail in Mr. Mitchell's presentation.

Fish: And you'll contrast that with what was originally proposed in the master plan?

Ramis: Yes, we can do that.

Fish: And then are you also going to address a question that has been nagging me, which is, is this driven by design considerations or the economics of the development project? And what is appropriate for us to consider?

Ramis: I think that both are driving the project in this sense.

Fritz: Excuse me, for one second. I would really appreciate it if they could get their questions out because otherwise, they're going to be --

Fish: We can extend the clock, but any member of this panel has a right to ask a question and I want to frame it out before we get there.

Wheeler: And just to be clear when we ask questions we're stopping the clock. Karla is being very diligent about that.

Fish: Preview for me so I can follow the argument.

Ramis: The critical thing from a policy standpoint, the critical question is how can you provide this public amenity and get it built by the private sector? And the challenge for the site is to create enough economic viability on the parts that are privately developed that it can carry the load, that it can pay for the public amenities that's the balance challenge.

Fish: But again I'm going to signal a little bit where I'm going to need some help here. We have a history of doing master planning for public spaces and plazas and then expanding them through the course of the development, not shrinking them. We expanded the footprint of the field by working with the developer. We expanded the footprint for director park by extending the park to the -- actually to the lot line so the entire plaza could be used for a public purpose and I had a hand in both. So I'm familiar with expanding the footprint to meet a public purpose. One of the concerns I have here is we're talking about shrinking a footprint and therefore, I think under the code, at least I'm going to have to be persuaded there's a compelling public benefit. Maybe that is part of your presentation.

Ramis: We accept that, that's our burden, but I want to be clear that the measurement here is not the 13,000 square feet that's been suggested, the argument being made that you're required to do 16,000 you're only doing 13. As you will see from our demonstration, the site, the square, is 16,000 square feet it meets that standard we're not reducing it in size. That's not part of the application.

Fish: Okay thank you. Thank you.

Ramis: I'll let Mr. Mitchell take over now.

Greg Mitchell: Thank you, time for the record, Greg Mitchell, Irs architects, 720 northwest Davis, Portland, Oregon. Good afternoon, mayor and commissioners. I would just like to say first and foremost just to make sure you've got everything in front of you and address the open space and we're having a little bit of technical difficulties so I can't open an electronic copy of this file, but I think you have in front of you an exhibit that looks somewhat like this. It was an illustrative that is in blue and what that indicates to you is the open space dedicated over with this development. And that it does in fact, meet all the requirements of the master plan. The other general statement I would like to make as well at this time is that you also have a bound copy and I'll only be referring to a few of the diagram and content, I call this the reader's digest of the greater volume. These are excerpts directly out of our d.r. package. I don't think you guys wanted to read all the text in there so we pulled out the relevant pieces for you as reference and again, I won't be touching on this. General statement. At the time that Irs was brought in to design this project, it was our design team's mission to design this project to try to follow the master

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plan to the greatest extent possible and where the master plan does not specifically address the issue to use applicable sections of title 33 of the development code and, in fact, we would actually be on the same side with the appellant as far as that is our guideline. We are to follow the master plan to the greatest extent possible. Where we're divergent is what's in the master plan and what is not. I would like to also thank the bds staff for their two plus year commitment to this project and also the design review commission for working constructively on a very difficult project. I'll now try to go item by item through the appellant's appeal. Open space again the exhibit for you, this is highlighted. Design meets or exceeds the master plan requirements and does address striking a balance. Two, scale of the building. The building conforms to allowable f.a.r. And is under the 77-foot height limit. It's actually 76-foot six inches to be technical and the additional 10 feet of height was requested to activate the low roof and provide resident amenities which were removed from the ground floor to add more retail commercial space fronting on the square on northwest 21st as required in the master plan. Three required commercial at the ground floor. The plan provides for active uses on three sides of the square as prescribed the master plan. Additionally, it meets the active use requirements on northwest 21st as outlined in the master plan. And contrary to what's inferred, the applicant is not using any trade-offs on the ground floor active uses to generate more f.a.r. Item four square connectivity and solar access. The square fronts on northwest pettigrove as well as the portions of northwest 21st and provides direct access from the right-of-ways. The square is oriented to the south to take full advantage of the late morning and afternoon sun. You can't get much better open space orientation than a southern exposure here in the pacific northwest. Any other orientation of the square would be a compromise as to sun access in the course of the day and from winter to summer. Additionally, the plan provides for the east connection directly to the park from the square. What we did request for modification is the height of the opening we were providing public art as a mitigation to that requirement. And to be clear, in addition to that, which we do not count as part of the square, we are providing an arcade. So therefore, in our calculation that is actually in the d.r. package it's also bound into within the exhibits contained here, it's how we calculated and derived the full measure of the square because it's not otherwise codified nor defined in the master plan. Quimby festival street. Festival street is nowhere codified as to what it is. Basically, it's a nonstandard street. The applicant met with the northwest neighborhood association to discuss the aspects of the project. At the time of the design of the street, it did not seem to be an issue to them, but now, it seems they have changed their minds. We also met with pbot which directed us to make changes to the design of quimby as to what was approved. I also should note that the master plan also delineates where you cannot access the site, which is basically the other two street frontages so northwest 21st could not be accessed and we could not access based on the master plan from the south. Lively public realm is another item that they pointed to. Uncertain about northwest neighborhood's viewing on this, however, the design of the building and the square provide for infinite flexibility to occupy the public spaces and host many events. The proposed retail spaces are designed to spill out on the square and activate the edges. Urban character. Again not sure how you would design a building to meet all the requirements of the master plan and not have a project with urban character. The building fronts all public edges, creates active and transparent occupied spaces. It's built of quality and permanent materials. Provides pedestrian scaling elements through the use of canopies, overhangs as well as arcade. Incorporation of live-work residential units, fronting on the future park. Also, the massing and the architecture of the building respond to its contemporary, such as the I.I. Hawking, slab town marketplace, q.21 across the street, slab town block, 294 approved and under construction as well as block 295 and a future neighbors envisioned

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in the master plan. Item eight building exceeds height and setback limitations well you heard a lot about that. Other than the granted modifications for the 47 feet on the low building, as well as actually an 18-inch difference between what is actually codified, it's not story height by the way for clarification's sake I think that they said it was so many stories that is not how it is specified in the master plan especially by feet and it says anything over 75 feet would require setback or has to be no taller than 77 feet. We did solar study and we demonstrate that actually a building at 75 feet versus a building that's proposed is negligible on any kind of shading of the future part. Number nine fails to provide required public spaces. Well, again we are providing and we are going to be required to as a part of this project, going through permitting and review an access easement of 45 feet on the west boundary, a 60-foot easement on the north boundary for the festival street. So we comply and the final item was just too much building, and I think we've hit on that far too many times. So I would like at this point to turn over the microphone to Tom Grienke.

Tom Grienke: Good afternoon, commissioners, mayor Wheeler. My name is Tom Grienke I am with guardian real estate services, I'm the president of the company, property owner and the property developer. We're finally here. 39 months ago we began what has turned out to be an extraordinary effort to obtain permits for block 290 in the con-way master plan area. As previously highlighted by our professionals, we've gone above and beyond in an effort to create a feasible project that meets the requirements of the master plan. Significant efforts were made to work with northwest district association members to achieve a design that would be approved by the city and economically viable. We've employed two different design teams on the project and worked through many iterations of building plans. As our neighborhood advocates have often acknowledged, our challenge has been to put seven-pound of sand in a five-pound bag. As previously articulated we firmly believe that the master plan's objectives and goals have been met. City staff agrees and design review commissioners unanimously approved the design. The city parks department is fully supportive of the design and Portland housing bureau is also supportive. Unfortunately, we will probably never agree with our opponents on such a subjective matter as what constitutes a successful public square. We've gone to great lengths, though, and are very proud of our final design. While we can debate heights, f.a.r., square footage, and amendments, I ask that you not allow the most pressing concern here to be lost in the conversation. Call it what you want, Portland has a housing shortage. We have a significant shortage of affordable housing. Nowhere near enough to meet current or future demand. We intend to build 200 apartments right at the future street car stop and still leave 65% of the site open to the public. You already approved our multi-affordable housing proposal, and now 40 units are designated for households at or below 80% area median income. For those households, rents will be discounted 37% to 56%, representing \$400 to \$1,500 each month in rent.

Fritz: For how long would that be?

Greinke: The initial period is 10 years.

Fritz: Thank you.

Greinke: I urge you today to uphold the design commission's unanimous decision and finally allow us to move these apartments from the drawing board to the leasing office. Thank you.

Wheeler: Thank you.

Fish: I have a few questions.

Wheeler: Commissioner Fish.

Fish: Mr. Ramis, thank you for bringing the backup document and I'm sorry about our technology, but it's an equal opportunity technology snafu. It just seems like every PowerPoint every time we meet doesn't work, but that's after the last upgrade we did.

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Maybe that was our mistake. When I'm standing on northwest pettigrove street and I'm looking north on the eastern edge of the property, and you have designed a kind of promenade that looks like a pedestrian-friendly promenade going north, and then it abuts the park. That land is owned by whom?

Ramis: It is owned privately. It's not part of a public right-of-way now.

Fish: And so, but that would be dedicated to public right-of-way?

Ramis: Yes, it will be subject to a public easement allowing access as we've discussed.

Fish: And that would be in perpetuity?

Ramis: Yes.

Fish: Okay and so that just from my point of view that's a very attractive buffer, but that gives pedestrian access north-south on that side of the building?

Ramis: Yes, its designed to do that and designed to align with other north-south streets.

Fish: And can you state just succinctly for us again why inclusionary zoning does not apply to this project?

Ramis: Yes. You have in the packet I've given to the clerk, which we can pass out now, a zoning opinion letter from the staff of the city which makes the point that Ms. Adams made earlier, which is that within the area of the con-way master plan, the criteria that apply were vested in 2012. Since the city's requirements came in after that, they don't apply in this area.

Fish: So you're saying that this is a situation where a vesting occurred even before a developer submitted an application?

Ramis: Well, the theory of the letter, and I think the legal status of it is that the plan vested the criteria. So the critical date is back in 2012.

Fish: And this, you've handed us a legal opinion from the bureau of development services?

Ramis: What you have is.

Fish: Your letter.

Ramis: No this is over the letterhead of the city of Portland bureau of development services.

Fish: So they have affirmed that view that the vesting occurred in 2012, notwithstanding the fact that no developer had submitted an application?

Ramis: That's right.

Fish: And so Mr. Ramis, how would you respond to the comment Mr. Michaelson made that, from his perspective, you start by designing the plazas, the parks and the streets and you build the structures to complement the public realm and in his view, as I understood it, this process has taken the reverse approach? I want to give you a chance to respond to that.

Ramis: I think that's a mischaracterization of that process and Greg Mitchell knows the process better than me. The instruction that was given by mister Greinke to the design team was follow the master plan. Meet those requirements. And if you can't, then bring the process through the required -- the required filter of modifications and see if it passes muster, but the direction has been to start with the template created by the city and the plan which has a park, which has the north-south access we're talking about and has a square. Make that work.

Fish: I want to go back to IZ for a second when was this project filed? Was it --

Greinke: Just a second 2014.

Fish: 2014. So prior to the adoption of our inclusionary zoning ordinance so you would argue you're exempt for two grounds, one is that some entitlement may have occurred in 2012, second that the filing occurred in 2014.

Greinke: 2016.

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Fish: Pardon me?

Greinke: It wasn't 2016. Oh 39 months of this. I'm sorry it's been a long time.

Fish: Prior to the effective date.

Greinke: You're correct.

Fish: So the only risk that you have legally in this is if you had to file again and then there's a question about whether you're covered because it's a new application or whether you can still claim that the entitlement occurred in 2012?

Ramis: Well, I think we would rely on the city's analysis to say that the rules that apply are the 2012 rules.

Fish: So Mr. Ramis the difference between this project being subject to inclusionary zoning or housing and the multi project is the difference between say 90 years of affordability for some 20% of the units, either on the site or off the site, or 10 years of tax abatements for 20% of the units being affordable, 80% ami or lower? Did I state that wrong, Dan?

Saltzman: No, I think you got it right.

Eudaly: For 10 years.

Fish: So there's a huge delta here. If this was an inclusionary housing proposal, we get roughly nine times the covenant in terms of affordability and they're baked in, and the consideration may be a little different. Under the multi plan, what the applicant gets is a tax abatement, correct?

Ramis: Yes.

Fish: And that's to the whole building or just the units?

Ramis: It's the value of the units, isn't it?

Greinke: It's the residential portion.

Fish: Just the residential portion for the entire building, so all the residential units would be abated for 10 years in order to essentially get the public benefit of 20% of the units affordable to 80% ami?

Greinke: Correct.

Fish: I think we all acknowledge there's a huge ravine between those two outcomes and in terms of public benefit. So if you're asking for changes to what the master plan would otherwise provide, does the council have the authority or the discretion to ask for an extension of the multi program?

Ramis: Well, the criteria are driven by what's in the code. You can always, of course, ask an applicant to go beyond the requirements of the code. So your question, do you have the ability to ask? Sure. And the applicant would have the ability to consider that. It's not something that can be imposed in my view, but certainly it's a question that can be asked and --

Fish: Has the applicant taken a position as to whether at the expiration of the initial 10-year period, he, she would be amenable to negotiating with the city a further extension?

Ramis: I don't know that we've discussed that at this point.

Fish: Okay. Thank you.

Saltzman: So how does this relate to any of the decision making criteria for us?

Wheeler: I was going to ask legal counsel.

Saltzman: I appreciate the discussion I'm not sure it relates to our decision today.

Wheeler: And that is my concern, I'm very interested in the line of questioning of commissioner Fish, but I want to make sure we're staying on track with the record.

Fish: They've asked for modifications, mayor, to the master plan, that's a discretionary act and we have the right to impose discretionary conditions on anything beyond what the master plan would otherwise provide and since the design commission has rendered a decision that some changes are warranted based on the view that it better meets design,

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overall, design conditions, that's still a discretionary act, my understanding is we have the right to set discretionary conditions on anything that alters the existing master plan.

Ramis: The limitation on that law, which you've generally stated, is that the condition has to relate directly to an approval criteria, and I think that's why --

Wheeler: I would like to hear from our legal counsel on that, as good as you are Mr. Ramis.

King: Mr. Ramis is correct, that the conditions of approval have to be geared towards the actual criteria. So one of the criteria here for a modification is and I just closed the code, but it is does it further a public benefit, can you remind me the language of the condition? For modification? [inaudible]

King: Okay. So the modification -- I'll pull out the code because that will help me.

Fish: We should probably get this on the microphone so people at home can hear.

King: And I want to have the code in front of me. 8.25.040? Okay. So conditions of approval have to be geared towards making the applicant move closer to satisfying the criteria. As Mr. Ramis mentioned, the applicant can agree to conditions through a negotiation that the city and the applicant decide are worthwhile, but the city can't necessarily impose them unless they're intended to further the criteria of approval. One of the criteria of approval at issue here with the modifications is whether it better meets design guidelines and the resulting development will better meet the applicable design guidelines and the other criteria is the purpose of the standard on balance, the proposal will be consistent with the purpose of the standard for which the modification is requested and there is a lot of discretion in those criteria, yes.

Fish: So strictly speaking, we've done dozens of these hearings, mayor. The council can always say that we disagree with the design commission on any modification. Or can say we're agreeable to certain modifications provided there's a parallel negotiation about other public benefits that we've identified as being compelling. We've done that repeatedly. Mr. Ramis's job is to make sure we stay in our lane. Is that a fair comment?

Ramis: I would agree with that.

Wheeler: That's very helpful and I appreciate that clarification. Thanks, commissioner. Thank you.

Eudaly: Mayor? Thank you. All right. Bear with me, I have a few questions. I'm about to prove I've had no ex parte contact because I have so many questions about this project. I just need a clear number on how much public space we're giving up, 3,000 square feet for the encroachment on the park? Anything on the plaza? I don't know if you actually gave the final number.

Mitchell: The plaza is 16,008 I believe is in the exhibit you have and that was established through discussions with design commission as to how the measurement would be accomplished.

Eudaly: And that was roughly the required area?

Mitchell: It meets the standard.

Eudaly: And the festival street, I love that name. Is that something that's planned or actually happening already? Are they using that street? I haven't been to that area for a while.

Mitchell: Currently, there is no street. It's a parking lot currently, I think it's a driveway. It's more aptly I think termed as the alignment, the street alignment. And yes, absolutely the design is shown to show flexibility and also some of the other guidelines in the master plan was to not impact pedestrian connectivity, meaning there's safe harbor along the edges of the festival street for pedestrians and bikes, which we've provided for. One of the things that again, we look to as we went to pbot for some direction on festival street and unfortunately there is none. And so what we determined in going through this and this has

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happened on other projects, basically the term I use is anything that's not built to a city street standard could be considered a festival street, meaning we call zero curbs, no conventional curbs, enhanced landscaping, larger buffers, interesting paving patterns, all those things could be considered part of the festival street and we're not discounting the fact that that street could be occupied for a neighborhood event, although it would impact the residents, but that's something that could be managed very easily and right now the only vehicular access on the festival street would just be for access for the residents.

Eudaly: Okay. So just to be clear, the modifications would be the encroachment on the park, not requiring a setback for that top floor, and allowing the penthouse amenity are those the three main.

Mitchell: I think that's a better question posed to Hillary to make sure we're defined on that, but those are some of the modifications that we've requested and were granted. I would also like to mention the technicality of the 47 feet is that we're allowed under title 33 to have encroachment over 47 feet, which we always had in the building and actually we made sure that when we did do the 10-foot additional story height we set that back. We moved that back to the west so that the idea is that we would not cast any more shadow from that club room than you would have from the parapet at 47 feet.

Eudaly: Ok, can you and I understand if you can't, but would you be able to give us an estimate of how many units you'd have to reduce the development by if you didn't get that 3,000 foot—the encroachment on the public park. Would you have to.

Michelle: Yea we did run the numbers on a couple of different metrics on that and that again I want to clarify something, when we came in with the prior design we actually had stoops where we have live work units and at that point in time we actually had 10 foot stoops extending out which I hear the word encroachment and encroachment usually conveys that its going into a public-right-of-way I like using the word encroachment here because its really no. But we did was we actually removed 10 feet and then we pushed the building over slightly and actually the net reduction over the prior design is actually five feet I want everybody to hang onto that number its five feet because we actually had something that pushed out into that realm before. 41 units to answer your other question. If we were to cleave off the edge of the building we would lose 41 units.

Eudaly: Ok, can you tell me a little bit more about why retail was reduced?

Mitchell: It was not reduced.

Eudaly: Okay.

Mitchell: I don't know where that comes from, but it's interesting. I wish staff could talk more about this. But there's so many guidelines and so many standards that are buried and contained within the master plan and in some cases the guidelines of the standards are actually in conflict with one another and so interestingly enough it doesn't really codify exactly how much retail and square footage it required. What it does say is now you have to have 50 feet of depth and that the square has to have 70% active use and interestingly enough in the master plan it does not address resident lobbies as meeting that standard. However in a lot of the other urban jobs projects that we do that is considered active use and actually we are conditioned by the design commission and rightfully so to put a door an entry off the plaza as well as an entry off of the street to activate so the comings and goings of those residents who will be part of the neighborhood can come and go and meet and greet and be seen in the plaza.

Eudaly: And where will the public art be? You mentioned adding public art

Mitchell: I'm going to use my little exhibit here, the connection here there's a wall here around this unit and we're proposing a mural and actually we're proposing in the approved design was a folk art that was a part of the existing service facility that is on the side that will be raised.

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Eudaly: I would like to comment that I do think the public square versus courtyard conversation is really important. I have actually been to the John Lennon plaza in Barcelona. I have been saying Amsterdam ruined me for cycling in Portland and Barcelona kind of ruined me for public spaces in Portland because they are amazing. It does sound like you are by and large following the letter of the law, but we want to make sure that the spirit is also there. And that the space doesn't feel like walking in the street I wouldn't feel like an uninvited guest because I don't live or work in one of these spaces. So I think those concerns are legitimate and I would just encourage you to consider thinking about how to make it truly welcoming. Obviously, the retail businesses are going to draw people in. Well, and I would like to point out somewhere building closer to my neighborhood is called one north, and they had somewhat similar requirement although I don't think that they were charged with creating a square, but there was an alley previously, you know, running through the lot so they are required to give public access. Well, that space, if you want to drive by, does not feel welcoming to the neighborhood. I drove to work by this space for three years and I don't I think saw anyone hanging out there. So if you want an example of maybe what not to do, you could look at that. No offense to anybody that might have anything to do with that but for whatever reason it's not inviting the community sorry.

Ramis: I was going to say that that issue was a central theme of the conversation before the design commission. And the team was sent back a couple of times to try to improve on just that question, and it might be available to you today to hear from someone from the design commission on that question, but that's been critical issue of design from the start. How to make this a square rather than just a courtyard, that's been our goal. Of course it's your judgment as to how successful we have been, but I think that the design commission in the end felt that the right moves have been made to create that situation.

Eudaly: Thank you.

Wheeler: Commissioner Fritz?

Fritz: Thank you. I'm going to follow on with commissioner eudaly's excellent line of questioning. You said having the parking ramp off the festival street might create some conflicts. It surely would create conflicts if that's the only way the residents can get their vehicles in and out you couldn't have the whole thing being a festival, could you?

Mitchell: I'm sorry, is there -- is there a question.

Fritz: The question is how would you envision that happening if there's some kind of street fair, all these people need to get their cars in and out.

Mitchell: Once again that's for resident parking. I would envision that management could basically inform residents on a lot of streets that get closed that the street was going to be closed for a certain time for a festival to occur and to plan accordingly.

Fritz: How many units of housing are you proposing here?

Mitchell: We have 200 units of housing, but we're at a .5 parking ratio, so not all of these residents actually park in the park structure.

Fritz: So where will they park?

Mitchell: We're hoping they will take public transportation that's going to be available to them.

Fritz: Why did you put the parking ramp off of the festival street rather than off 21st or pettigrove?

Mitchell: They're were restricted streets under the master plan.

Eudaly: Pbot.

Mitchell: And northeast 21 is designated a light-rail street so there's no opportunity. And then additionally, there's been debate going back and forth about having a driveway crossing on pettigrove. If we did have a driveway crossing on pettigrove then we would be hard pressed to meet the other guideline requirements of the active retail.

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Fritz: Okay. What's this number 44,014?

Mitchell: That's the entire blue area.

Fritz: Ok and how big is the square?

Mitchell: The square is 16,008 square feet not including the breeze way or the arcade.

Fritz: And when I'm thinking back to some of the great places in Europe, I'm thinking of St. Mark's piazza in Venice where at each corner there are accesses to get in because it's not obvious from 21st which is one of the busy streets that you can, you look into here and then there's not much to see and then you're going to have to jump around to be even able to see the park.

Mitchell: While there is no direct public access at one time we did I think the staff even said at one of our previous designs we actually had a connection directly to northwest 21st. In the inside what I call the inside knuckle of the building. However, design commission did not feel that that was the right answer and that the idea was to push the building back and open it to the corner would be a better design solution. The other aspect of that is when you start to bifurcate the floor plan we start to impact some of the other guidelines of the master plan ironically, so that when you start to try to meet all the percentages of the active uses fronting on the square, it becomes very difficult to meet all the metrics of that.

Fritz: How long is the private space here, which is for the residents to get on to the square, how long is that distance?

Mitchell: The resident portion or just the entire length?

Fritz: The resident portion.

Mitchell: The resident portion is probably about 65 feet of that length.

Fritz: And that will be private. There won't be a right of way through to the other side?

Mitchell: That will be for the residents. That is correct.

Fritz: The 70 feet is quite a long way when you have that amount. I'm actually curious on some of the details here. Why have you specified it's going to be bike repair and a pet wash? How did that come up as the most urgent need in this neighborhood?

Mitchell: That's actually one of the amenities that is outlined in the master plan. What's really interesting about the master plan when they talk about the libraries and other public spaces is that there's also a provision in there if I remember the master plan correctly it actually gets you bonus far. We did not choose to use bonus far and we knew that we were trying to put retail in that back corner that would be very difficult for us to make an active retail space. We know we need an amenity for the residents and we decided to make that amenity for the residents as well as the public.

Fritz: So presumably on this retail then this entrance is both sides. So the entrance off of Quimby and there's an entrance off of the plaza.

Mitchell: That is correct.

Fritz: How do those businesses get their stuff in and out.

Mitchell: Through the front door.

Fritz: Off of the festival street.

Mitchell: More than likely off of Quimby the front door loading.

Fritz: So that would also be happening on the festival street in the event of a...

Mitchell: Or it could occur off northwest 21st because there is on-street parking and loading there as well.

Fritz: Except for this one here. What's the retail it says retail trash here. How is the garbage collected from that? Why is the trash there?

Mitchell: Well, at one point you do run out of space on plans for certain things like services. We tried to take and put it in a place where retailers could actually get to. The idea is that the trash collection would be at the street so basically those are contained in

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bins and so the bins would be rolled out at the time of trash pickup.

Fritz: To where?

Mitchell: To the street to the right of way.

Fritz: Which one?

Mitchell: More than likely pettigrove.

Fritz: So everybody is going to be bringing their trash out there?

Mitchell: Yes, just like most of the downtown buildings are wheeled out to the curb.

Fritz: Yes, but squished in here. Commissioner Saltzman had a question.

Wheeler: Commissioner Saltzman and Commissioner Fish had a question from parks and the I'd like for us to keep moving. We'll have plenty of opportunities to ask questions at the end. Thank you.

Saltzman: I'm going to approach this on a much more global level. This project has been at it for 40 months, around 39.5, 40 months, and that's over three years if I'm doing the math right.

Greinke: Over three years.

Saltzman: So there was a I think Tim you mentioned there was a three-person committee from the neighborhood who engaged in a three hour meeting with you, the development team, I presume.

Ramis: Yes.

Saltzman: And reached an agreement of sorts?

Ramis: Yes. The commission essentially at one point said to get this right let's appoint a subcommittee. Let's have that subcommittee or commission meet with representatives of the developer and the neighborhood and see what can be done. In that committee meeting, different design options were considered. I can say on behalf of the development team that we thought when we left the meeting we had a conceptual agreement with the neighborhood. We have been disabused of that idea since then but that process took place and a lot of tradeoffs were considered. And the key -- the configuration you see here is the product of that conversation.

Saltzman: So there was never a sign-off per se by the neighborhood.

Ramis: No. I wouldn't want to represent that. That they always had to go back to their board, of course.

Saltzman: Okay. And then this is private land, right?

Yes: Yes.

Saltzman: This is owned privately. So I guess and I'll ask this of opponents too. Is it fair to hold up a John Lennon square or a Pioneer square, something like that, which arose out of public ownership and was developed under public ownership expectation of this is what a square should look like. Is it fair to take that same expectation and impose those expectations on privately owned property? This is purely an opinion I realize.

Ramis: The difference here is we're funding this square as part of a development project, so we have to be able to do the math and have a pro forma that shows that the development project can be successful enough to actually carry the weight of the additional investment in creating a public space. That's the challenge here. It's different than probably whatever happened in a medieval era in Barcelona.

Saltzman: Okay. Thank you.

Fish: First I just want to go on record as saying having spent time in my wife's family beloved country of Spain I actually think our parks stand up quite well and I think the suite of parks we have in the river district are the envy of any city our size in this country or in Europe, but that's just one person's discretionary view. What's the status of the park to the east? When will that be built out?

Greinke: Subsequent to our development being completed. They will begin planning when

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we start construction.

Fish: That will be pursuant to a robust public process for designing a public space?

Geinke: That's what I understand. Yes.

Fritz: I don't believe we have development agreement for that right?

Greinke: Correct.

Fish: That's ongoing negotiation.

Greinke: Parks has been involved the whole time here.

Fish: But there will be a park in short order once the development is up and running?

Greinke: Yes.

Fish: One of you gentlemen said that you're planning to have some folk art in the passage way between the building. I don't know what the rules are, but because I'm the council liaison to the regional arts and culture council may I at least just suggest that if we're going to be doing public art in this area and there will be public art obviously in the park because of our rules, how wonderful would it be to think about some connectedness with the public art so that it's not just some folk art here and something else there, and I would urge you to consider engaging the broader public in a narrative that links the two spaces. Regional arts and culture council does public art for the city. It would just be a shame if we're going to have an iconic plaza and new park that the art was not speaking to each other or was it at least someone wasn't actually thinking about the two. So I would urge you to consider that. When I look at the -- I'm still coming back to the space to the east of the building which is there any reason why that could not be the future home of a festival if it was the intent to have some kinds of outdoor event? It abuts the park. It's on a side of a building. It has pedestrian access. To me it actually with all due respect looks more attractive than a street. Could that be festival -- could there be festival programming on that public space so we're actually connecting it to something, i.e. the park?

Greinke: There's no good reason not to do that.

Fish: Ok other than the private developer can say no, but it seems to me I agree with my colleagues, if we're going to have -- if the parking is the primary purpose of what used to be called the festival way, I think we should be thinking about an alternative and this seems to be a much more successful public realm for festival if we're talking about setting up a family friendly event and welcoming people because it abuts the building and the park. Mr. Ramis, is that a solution?

Ramis: It makes perfect sense there would be no interference with the driveway access on Quimby to do that. It has -- the great advantage of allowing people to spill into the park as a part of the festival or if it begins to rain to move the other way towards the square where there is some rain protection.

Fish: For example, in the fields park which was the last park that I had the honor of working on, we have created a festival way, if you will, festival loop around the permeable surface. Its not my favorite configuration for certain events where alcohol is served but it does bring people into the park and also provides an amenity. I think we may have a solution or at least a concept.

Ramis: It's reasonable.

Fritz: What's the width of that easement there versus the easements on Quimby?

Mitchell: Its 45 feet.

Fritz: That's 45 and what's Quimby?

Mitchell: 60 feet.

Fritz: And that's where we get into the encroachment into the park space, right?

Mitchell: Correct. I see pbot has conditions of frivolous spelled out in the staff report that we're to basically provide the easement a full 45 feet and the full 60 feet on Quimby.

Wheeler: Very good thank you gentleman, opponents, three minutes each. How many are

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signed up?

Moore-Love: Four people.

Wheeler: Four very good. If anyone else wants to sign up Karla is the person to see.

Moore-Love: The first three are Julie Livingston, Homer Williams and Sarah Beaubien.

Wheeler: Come on up, name for the record please.

Julie Livingston: Good afternoon, commissioners and mayor Wheeler. My name is Julie Livingston and I am chair of the Portland design commission. I have some very brief testimony this afternoon. The conway master plan document describes a phased development section 7 of the conway master plan describes a phased development. Phase 1 is the grocery store Ilhawkins and the city park. Phase 2 is block 290w, the block we're talking about today. And the remaining two blocks to the north that then constitute a superblock that is the park, this development and the two blocks to the north. Many of the issues that are relevant to this appeal layer into the assumptions around phasing of this superblock. The site of the building sites, the size of the building sites, the access to below grade parking, the development of the new city park and as we now know the phasing is not happening as the master plan projected that it would. Viewed through the lens of the master plan there is some inherent compromise in the building being discussed today because the park is not yet complete and the two blocks to the north aren't part of this developer's current proposal. So conway is under no obligation to sell parcels in the order described in the master plan. Nor is the developer of block 290 obligated to purchase and develop the remaining parcels on the superblock. The master plan actually contains language that recognizes the difficulty of achieving a perfect rollout of the idealized vision. I'm quoting now from the master plan, market needs, economics and developer capacity will clearly influence the pace and viability of every parcel. As such conway cannot make any specific commitments at this time for eventual placement, program or timing of any of the individual parcels within the master plan boundary. So as you know the Portland design commission assesses all buildings subject to a type three review for compliance with relevant design guidelines and no building fulfills the intent of all guidelines perfectly but it was the view of the commission with a 5-0 vote that this building was compliant with guidelines that applied. Thank you.

Wheeler: Thank you. Good afternoon.

Sarah Beaubien: Good afternoon, mayor and commissioners. My name is Sarah Beaubien, I'm the senior director of stewardship and farm engagement at the Tillamook county creamery association. As you may know we are a 109-year-old cooperative in Tillamook, Oregon. You may be wondering why I'm here. [laughter]

Fish: Can we start guessing and the one who get the closest gets a lifetime of cheese or something.

Wheeler: I was assuming it was to bring free samples of ice cream.

Beaubien: Surprise. While our headquarters is still in Tillamook we have a growing presence in Portland. We just moved our Portland outpost from Tigard to the slab town neighborhood four weeks ago. We are currently leasing parking spots for employees in block 290, and while with the development we'll be extremely challenged by lack of parking in the neighborhood we realize it's critical to Oregon's future to solve the housing crisis in Portland and beyond. While not an expert on squares or the master plan, we support buildings that are part of the solution to the housing shortage. With a range of rents including inclusionary housing for families earning 80% of the Portland median family income, the development provides options to Portlanders looking for stable housing. Potentially including some of our employees I don't want to be shortsighted but it seems that the longer this process drags on the longer it takes to provide this housing. As part of our enriched communities commitment our objective is to provide social innovation and

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investment toward community resilience. The complexities of housing, planning, real estate, economics and development are such that they eliminate a one solution approach. The goes without saying the central dilemma of our affordable housing challenge is that housing costs more than -- housing costs more than local wages have the power to buy or rent. It's a wage problem at one end in the case of Oregon markets, a problem of strong demand for external equity and wealth on the other. Inevitably it boils down to math for us affordable housing for our hourly work force is our big concern. We frequently have more than 20 positions that we cannot fill because of lack of rentals, but stable housing for all Oregonians will lead to community resilience and a strong foundation for our business. We support the development for its voluntary focus on inclusionary housing, the public square for engaging the community and the on street shops to provide nearby services. Thank you.

Wheeler: Thank you. Good afternoon.

Homer Williams: Good afternoon. Homer Williams, Portland, Oregon. Mayor, commissioners, commissioner nick, warms my heart to see you here.

Fish: Thank you. I feel grateful for every day.

Williams: Yeah you betcha. It's a little bit hard when you compare a park, the type of parks we're able to do in pearl or south waterfront where either the developer and developer and city have significant parcels of land, and so as part of a larger planning process, whereas here where individual buildings are being asked to do something, it does make designing buildings problematic, and I think that they have really done a very good job. If she can pull it up I would like to show you a similar plaza that we did with the residents inn.

Moore-Love: It hasn't come through.

Williams: Oh, is that right?

Moore-Love: It might have been too big I think. I can --

Williams: Let me see here. Yeah. Maybe you could just pass it around. [laughter]

Wheeler: If anyone has any long distance calls they would like to make now is your chance. [laughter]

Fish: I think a number of us have already had ex parte contact with this plaza. [laughter]

Williams: So what you have there and frankly we were very, very nervous in the beginning, and even had plans as to where we could gate it, but it's turned out to be a great addition for the hotel. It gives them an opportunity to mix with people from the neighborhood. We have had weddings there, all kinds of events, not just from guests. So I think that these can work really well, frankly and in the early years we would never have considered doing that in any of our buildings. River stone, any of it. We were so fearful of what might happen, but what we found over time was that these do work, and they are safe. Now, you will have some issues like we're having right now because of the homeless situation, but generally, it can be managed, and but I do think that it certainly opens up the neighborhood. I think the idea of opening up to the park, participating in the kind of events that would take place, I think it's very engaging. So the only other comment I would have is that if anything I have learned in the last couple of years is any nook and cranny anywhere we can find affordable housing we need to get it and we need to get as much of it as we can. That's all.

Wheeler: Thanks all three of you.

Moore-Love: The last person signed up is Garrison Creamer.

Garrison Creamer: Hello again. Good afternoon. Garrison creamer, I'm a infrastructural consultant. Took a look at this building, and I want to start off by saying I do agree that the seven story limit is good. I think southern exposure is good as well. The no entrances I believe is on the north side or basically there's two sides that I believe don't have

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entrances. Oh, man, that is very despotic, that will be sure to bring depression to the area. I mean architecture and vision -- I'm a little disappointed. I came to Portland because I believe it's supposedly the greenest city in America. You know, the leading example of bicycles or whatever you want to call it in the nation, but from what I'm seeing, this town still ran on oil. If you go to the east side and look back on the bank you can clearly see that this town is moving towards more of a New York metropolitan model although there are codes supposedly that keep it from doing that. There's a difference between an open space and a negative space. Not all open spaces are negative spaces but all negative spaces are open space. When I look at the design of the square and on this 90 degree rigid flat, it's very cold and to me the square that they are developing is an example of a negative space. Now, mayor, I know you said you have no financial gain from this vote, but I disagree with that because every time you take an action it's a risk which there's an opportunity cost involved and any time you vote on something that could affect your future as politician. If you're planning on running for governor, this vote has some type of financial gain. 30 seconds. Basically before I got here I watched a video on infrastructure, and with a few questions asked was how ready is the infrastructure to accommodate the next level of mobility? Basically what makes this city mobility communication and energy and the main issues are designing privacy and security in the future and some of the more aggressive mayors are looking at how can I retrofit our current infrastructure. I agree with them that maybe it's more like how can you be part of the change and make maybe more a shift towards experimentation. I'm going to say I completely disagree with this architecture. It's despotic.

Wheeler: Thank you, sir. We now have rebuttal by the appellant. Five minutes.

Walters: I'm only here in case you may have some questions or want to refer to my expertise as the nwda president when this was negotiated.

Wheeler: Very good.

Walters: Otherwise I will not assert myself.

Karlsson: I'm trying to find my power point. There's a few things at the end of it that I would like to point out but I don't know where it is. Okay. I want to slip to a couple of things and talk about something that's really basic to the master plan that I don't think has been brought up and I think there's some misunderstandings. There's a fundamental part of the master plan that says that the entire site has a 3-1 far, but that far must be placed on these blocks and if you can see in the lower left we created the 200 by 200 foot block pattern. So what happens is you can transfer off of this public open space, the far, on to development. That was the big trade so that we could get our public open space and they could get greater development. I would like to touch upon what that sort of means the way the master plan looks at it. Every building has a footprint and a height that creates a building envelope. So in this particular case this block has a building envelope of as you've heard 77 feet and 47 feet. In this one you have another obligation, and that's the 16,000 square feet of public square. So where you now you have a smaller volume, and this smaller volume is about 120,000 square feet. The master plan itself in the appendix assumed there'd be about 80,000 square feet of development on this site. The proposal is for 182,000 so there's a different understanding of building volume versus the far that I think is really a challenge to try to express but I think what this means is that in order for the early development came in with not enough square so the solution was not to decrease the amount of development but to push it into the park. That's sort of where we believe this problem started. I think we also need to be reminded that the approval criteria is to better meet these things and not better meet the prior proposal where the square was too small but better meet the master plan. I want to also mention a couple of other things. I think this master plan is there since 2012, and the intent is that this block is about the square and

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the development supports that square. It's the master plan that was there when the developer purchased the property. We think it's an opportunity to create an amazing development that is there with a square and there with a park and what the developer looked at was an obstacle. Gosh, we have to provide these public open spaces. Gosh, I have to have more in order to do that. That's why it's taller, it's into the park, the square is smaller, et cetera. So I think that that's sort of where one of the fundamental disagreements is between the developer and the neighborhood. There's a couple of things that have come up about sort of movement and changes to the park and I think or to the master plan and I think it's important to think about what a master plan is and the efforts that were put into it and whether or not a master plan can be supported by this city. If we're making all of these changes to it, why are we having a master plan at all? I'm going to ask Ron again to talk a little bit more about the process by which and all of the work and all of the years developer talks about the years he's put into this development, there are a lot of years put into developing the master plan.

Walters: Thank you. Following up on both what Karen was saying and commissioner Saltzman asked about the master plan predates the applicant's ownership. So they knew what they were getting into when they bought it they knew its limitations. That has not changed, so the aspirations were what was developed by the community, hundreds of people in this community, not in Barcelona, so while we can aspire to Barcelona I think the community was aspiring to simply have what's in the master plan. That was considered the reasonable compromise by at least three members in this group. Another complicating factor that hasn't really come up is the developer chose -- the applicant decided to choose to develop this parcel as a stand-alone parcel.

Wheeler: Just so you know I'm going to let you continue and we'll count the time and then I will let the principal opponent if they would like to add to their time.

Walters: I'll keep it short. I appreciate that.

Wheeler: Sure.

Walters: So the fact that they decided to develop it as a stand-alone parcel has created immense problems. The master plan did not envision that one of the opponents said that there's a phasing plan and there is. Things like the entrance on to the parking garage on the Quimby festival street wouldn't happen if the phasing and master plan were followed because it would block 290 and 291 would be developed together and the parking entrance would be on Raleigh. Some of the problems have been caused by the fact that conway decided to sell this as a stand-alone parcel and the applicant and developer are developing it as stand-alone parcel. I'll reiterate what Karen has said, this looks nothing like what was envisioned by the developers of the master plan and the community that was predating it. It has nothing to do with Barcelona though I think some of those examples are fantastic inspiration.

Wheeler: Principal opponent, if you want an extra minute and 15 seconds after commissioner, there's questions commissioner Fritz.

Fritz: Minute 15 is extra, but I have a question about the far. Floor area ratio. Is that relying on transfer from the adjacent park?

Karlsson: It is reliant on transfer from the Quimby festival street to the north or part of the Quimby festival street to the north and the west -- west 60 feet of the park. That additional far is transferred on to the development footprint. That's where the 182,000 came from I think they actually had 200,000, but --

Fritz: That's a very wonky thing. I appreciate your knowledge of it because I'm not familiar with it. You are stating that it's too much and the applicant says it's not. Could you just explain the different points of view?

Karlsson: So again there's a building envelope defined in the master plan. So you have a

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building envelope on this block that's like a quart bottle and you can transfer far anywhere. So the far that he's transferred to the site can be transferred anywhere in the district and if you look at the master plan heights limits, you'll see that there are blocks that are all the way to 150 feet in height. So the intent has always been that the far would transfer off of the open space and on to blocks that can handle it and are actually meant to handle it and not this block. So I think the challenge has been since the beginning is to try to put two quarts of water into a one-quart container.

Fritz: Thank you that's very helpful and does the applicant now own the entire site or have they just purchased this property?

Karlsson: I think you'd have to ask them. My understanding was they had purchased the southern -- all of block 290 including the park itself. So the development site, the 200 by 200 development site and 200 by 260 and maybe quimby you'll have to ask that.

Fritz: I will ask. Thank you that's very helpful.

Wheeler: Very good.

Karlsson: Any other questions?

Wheeler: Principal opponent 1:15 if you want it.

Greinke: Probably most useful thing would be to answer questions that you have and I think one was about ownership of the site. We own the entire parcel so both the park parcel and then the building footprint parcel.

Fritz: But not anywhere else so from your perspective you either put the far on to this project or you could sell it, though, right? You could transfer the development rights to the next adjacent property?

Greinke: I'm not sure I understand your question.

Fritz: We just had explained to us by the neighborhood association that it was envisioned that there wouldn't be quite such intense building around the plaza and that the transferable development rights were envisioned to go somewhere else in the district. If you only own 290 and the adjacent park then you're not going to be saving any transfer of development rights to sell to somebody else?

Greinke: No. We're utilizing all of the available far on our site.

Fritz: But you could keep them and sell them elsewhere, couldn't you? Even though you don't -- maybe I could check with staff on this.

Greinke: Right we have an agreement with our seller who's xpo formerly conway where we cannot sell any incremental or extra far. That needs to go back to xpo.

Fritz: They own the rest of the site still?

Greinke: We have to give them back -- we cannot sell any surplus far. We cannot benefit from that so we're utilizing the far that we're allowed on our site.

Fritz: Right.

Greinke: We can't benefit from additional far.

Fritz: That's where we're getting into problems because the master plan was done looking at the whole area and now we're doing a phase and just looking at these two parcels, which is challenging.

Ramis: The theory if I understand their theory of calculating far, we would have to reduce the available far by the far that would be associated with the square and perhaps by the north-south pedestrian access way, but that's not required anywhere. There's no mandatory transfer of far off the site.

Fritz: I understand that. Thank you.

Fish: I have just a comment. Having been charged with building out a number of master plans I have been humbled by things called market timing, access to capital, private sector decision making, the best of intentions we're still going to build out in a way that is flexible and is market driven and the best example of that on the negative end is how few cranes

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we had in the air during the recession. How difficult it was to do affordable housing. Mr. Ramis I'm inclined to offer a condition of approval unless you accept it as a friendly amendment, that the applicant will consult with racc in the development of the public art both at the private development and at the park.

Ramis: I think that's an excellent idea and I think we would agree to such condition.

Fish: Thank you.

Fritz: Are they not required to do so anyway?

Fish: As I understand it, there's a question mark about on the plaza where they have to engage racc. They do have to use racc on the park. My suggestion is we do them holistically so we're not disconnected and the applicant has agreed to that.

Fritz: Ok, thank you.

Wheeler: Very good thank you, gentlemen. We appreciate it. Council discussion. Legal counsel, if you could restate the three options before us, please.

King: So first you have to decide whether or not you're going to close the record or leave the record open and continue the hearing or close the hearing completely.

Wheeler: Very good, so we have three options there. We can close the evidentiary hearing, we can keep it open --

Fish: Mayor I move to close the record.

Wheeler: We have a motion from commissioner Fish.

Saltzman: Second.

Wheeler: We have a second. Any further discussion? All in favor vote aye -- excuse me. I'm sorry, I'm not at the county any more. Karla, please call the roll.

Eudaly: Aye. **Fritz:** Aye.

Fish: I'm voting aye because I think it was a comprehensive and very thoughtful hearing with a full record. Aye.

Saltzman: Aye.

Wheeler: Aye. The evidentiary -- the record is now closed. This means council accepts no more oral or written testimony on the land use appeal.

King: Hillary would you like to present to them their options?

Fish: We have the cheat sheet.

Wheeler: It sounds like commissioner Saltzman is ready to make a motion. We can go ahead and let him do that.

Saltzman: With the condition just offered by commissioner Fish I would move to deny the appeal and uphold the design commission's decision to approve.

Fish: I'll second that.

Wheeler: So we have a motion to deny appeal from commissioner Saltzman and uphold the design review commission with the added condition as stated by commissioner Fish with regard to public art. Is there a second?

Fish: Second.

Wheeler: Commissioner Fish seconds. Discussion?

King: Just as a reminder today would be a tentative vote then you come back to adopt the final vote when staff has had the opportunity to prepare the findings.

Wheeler: Very good.

Fritz: So I would like to discuss the issues for me. We were told that we need this housing, therefore the public benefit outweighs the public damage, but the affordable housing is paid for by tax abatements and it's on the whole building and its not all that affordable anyway, 80%. So we already have way too many luxury apartments or condos as it is. So I don't think that's the crux of the issue. I think the issue is does it conform to the master plan and does it provide the kind of vibrant open spaces or public open spaces that was envisioned as the neighborhood said they spent a long time doing that master plan. This

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being the first project task to be a major disappointment I think gives me pause about whether we should ask for some more -- more appropriate development.

Saltzman: On the discussion point of view I would agree with you commissioner Fritz, there's a benefit to the developer by doing the affordable housing. I still think that we need housing, period whether it's affordable of any kind, we need housing in the city. So there is affordability there, but I guess what sways me is that with all due respect to the people who labored long and hard over the master plan, it takes someone to step forward and give life to that plan and this is the proposal before us. This is the proposal that is then before the design commission for over three years now and with your input every step of the way and it seems to be a consensus proposal. I know that the opponents don't like every aspect of it, but it seems to me there has to be a marriage here of what the master plan calls for and what the private sector is stepping up to give life to. It seems to me the marriage is a pretty good fit and I look at the design commission as the ultimate entity that I'm taking my queues from on this one. That's why I'm supporting the design commission I think they labored long and hard over these issues that we're hearing today and this is where they came down. I'm going to back it on this one.

Wheeler: Further discussions? Commissioner Fish.

Fish: For me this is a close call, mayor. I appreciate the comments of both my colleagues and frankly, early on in the hearing, I was probably leaning a little bit the other way, but here's why I'm prepared to support commissioner Saltzman's motion. This process has gone on for 39 months and even by the expansive standards of some of the other matters that have come before us 39 months is a goodly long period of time with a lot of eyes and over that time, I actually think the product has gotten better. In fact, while it's not necessarily germane to our decision, I actually think this building is quite attractive. Second, we have a 16,000 square foot plaza I was on the council when we adopted the master plan I believe I was parks commissioner at the time and I take a second seat to no one on this council in wanting to have vibrant and humane scaled and successful public spaces. I don't feel as negative about this space I think the challenge is going to be how it's programmed. So I think the developer is taking on a significant responsibility to program it in a way that makes it attractive. I got a little nervous when I saw the guy with the electric guitar in the middle of the plaza cause I live in a building where the owner I live in a rental building where the owner had the bright idea of putting this big deck just below my window and people play loud music at night. Maybe I'm just getting older but I would prefer they not. [laughter] on the question of a master plan, I think we're at risk here of investing almost a scientific precision to a master plan rather than an organic and evolutionary concept. A master plan is a statement of aspiration, but everything that follows is based on the ability of capital to be brought in, a developer to take a chance, design process, interaction with the community and by definition it's going to evolve and change and it doesn't actually have to meet my own personal aesthetic standards although I prefer that the final project be something that I could imagine sometime living in although I probably could not afford this building I still would like it to be a place I could live in and I think it's an attractive building. I don't think the multi program on this building is such a compelling public benefit. The fact that we have a program that gives a ten-year tax abatement on all residential units in exchanges for 20% that are 80% of ami is better than nothing and I appreciate the developer doing it. I'm not being dismissive it is a program we offer, it does not address the current crisis on our streets. Therefore I think we are erring on the side of investing public resources in a kind of housing that does not currently meet the crisis. It's nice to have but it is not what is the essential missing piece in my view. Finally, it means a lot to me that the design commission spent all the time they did and got to a 5-0 vote. I'm just going to say that if we are going to have high level advisory bodies

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with expertise helping us make these decisions, I think we have to pay attention to how they vote and how they interact with the application or else we should relieve them of all the thankless work we ask them to do and we should just become the design commission. Which I actually think would be a terrible mistake not because I have any doubts about the aesthetic judgment of my client but we don't have the time to be the design commission. So we have asked a bunch of enlightened citizen volunteers to do the work for us and make recommendations. We have had split votes before we've had vigorous disagreements but I think a 5-0 vote after all the effort put in is noteworthy and so when I look at the time this project has been in the pipeline, when I look at the high quality of the design and I look at the fact that there's 16,000 square feet of plaza which needs to be activated to be successful, when I add the modest but important public benefit of some affordability, when I think about the fact that a master plan is nothing without some further discussion which require flexibility and compromising engagement. When I consider a 5-0 vote I respectfully have to conclude this now is ready to move forward and while I appreciate the concerns raised by the neighborhood and I listened very, very carefully to them and they were thoughtful, on this particular motion I will vote with commissioner Saltzman.

Wheeler: Any furthers discussion? Please call the roll.

Eudaly: Well, thank you to Hillary once again for a clear, concise presentation. Thank you also to Julie for your service on the design review committee and to the design review committee. These hearings are always fascinating to consider, and they are always challenging to decide on because both sides bring legitimate concerns to the issue. I'm excited about the park, I'm excited about the plaza, I'm happy we'll get some affordable housing. I agree with commissioner Fritz and Fish, though, that we really have a glut of market and luxury rate units and you know by and large developers are not building to the demand that exists in the city but are building I guess in the hopes of more wealthy people moving here, which doesn't help our crisis in the end, but I really can't find significant enough grievance or conflict and defer to design review committee on this. Aye.

Fritz: Well yes I agree with all the thanks to everybody. Just to be clear though the previous owner was the one started it three, four years ago. The current application started in April of 2016 and the notice of proposal was April of 2017. So the approval criteria is not is it better than the previous version it's does it meet approval criteria and does it meet the master plan standards in this case. It seems to be clear that it doesn't. Encroaching 15 feet into the park area, I don't like the access from so-called festival street. I think that's going to be a major problem with 200 residents maybe calling uber or somebody else if they can't find places to park their cars but I think that's likely to be used quite a lot by the residents. I don't like the 70 feet of essentially dead space fronting on to the plaza of the access only for residents. I think that doesn't develop the kind of vibrancy that I was hoping for when I voted for the master plan and with the development agreement for the adjacent park not yet -- I'll say finalized, that's the accurate it's not really finalized it's of concern to me that we're approving this development before having some of the other pieces in place. No.

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

Wheeler: Aye. This is a tentative vote. The motion passes for one the appeal is denied subject to conditions.

King: When will you be coming back to adopt the findings.

Wheeler: We'll be coming back Karla for the final vote --

Moore-Love: How long do you need?

King: November 1, November 2? Does that work?

Moore-Love: November 1 would be better. It would be 2:45.

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King: And does that work for you Mr. Ramis?

Wheeler: That's good to go?

King: 2:45, November 1st. Per Portland's zoning code the applicant will be preparing the revised findings in coordination with bureau of development services and the city attorney's office.

Moore-Love: Commissioner Saltzman is gone in the afternoon. Would the morning --

King: Oh, in the morning?

Moore-Love: Let's move it to the morning. 11:00 a.m.

Wheeler: The final vote will take place on November 1st, 2017, 11:00 a.m. Portland city hall chambers. There being no further business we are adjourned.

At 4:30 p.m. Council adjourned.