

From: [Lents Strong](#)
To: [McClymont, Keelan](#)
Subject: Re: April 29 City Council Communication?
Date: Monday, March 9, 2020 11:37:34 AM
Attachments: [image001.png](#)

Thank you. I would like to have the spot on April 29.

My personal contact information is:

Joanne Rees (Luchini)
Ken_Luchini@hotmail.com

Topic: Lents Town Center Development Phase I Auditor's Report

Thanks again for the reminder.

Sincerely,

Joanne

On Mon, Mar 9, 2020 at 9:35 AM McClymont, Keelan
<Keelan.McClymont@portlandoregon.gov> wrote:

Hi Joanne,

We are holding one spot on April 29th for you for a Communication before City Council, but we need you to confirm that you want this spot by the end of the day tomorrow. You can reply to this email to confirm. **If we don't hear from you by 5 pm tomorrow, March 10th, we will release the spot to the next person waiting for it.**

Thanks,

Keelan McClymont

Assistant Council Clerk | City of Portland

(503) 823-4085

she/her pronouns



Request of Joanne Rees to address Council regarding Lents Town Center
Development Phase 1 Auditor's report (Communication)

April 29, 2020

Placed on File

Filed 4/21/2020

MARY HULL CABALLERO
Auditor of the City of Portland

Keelan
By McClymont Deputy
Digitally signed by Keelan
McClymont
Date: 2020.04.21 10:39:32
-0700

| COMMISSIONERS VOTED AS FOLLOWS: | | |
|------------------------------------|------|------|
| | YEAS | NAYS |
| 1. Fritz | | |
| 2. Vacant | | |
| 3. Hardesty | | |
| 4. Eudaly | | |
| Wheeler | | |

From: [Ken Luchini](#)
To: [Council Clerk – Testimony](#)
Cc: [Wheeler, Mayor](#); [Commissioner Fritz](#); [Commissioner Hardesty](#); [Commissioner Eudaly](#); [Lents Strong](#)
Subject: Thank you for the Public Communications slot at yesterday's City Council Meeting; text of testimony (April 29, 2020 and April 24, 2019)
Date: Thursday, April 30, 2020 8:30:24 AM
Attachments: [City Council Communications LTC Audit Report Phase I.doc](#)
[City Council Communications Statement re LTC and Prosper.doc](#)

Dear Mayor Wheeler, City Commissioner and the City Council Clerk,

This is Joanne Rees (Luchini). My husband and I share an email address. We live in Lents.

Thank you for the Public Communications slot at yesterday's City Council Meeting.

Attached is the text of my testimony (the first attachment) given at the April 29, 2020 City Council Meeting. I am also attaching the testimony I gave to City Council on April 24, 2019 (second attachment). At that City Council Meeting, which was held at City Hall, the audio was not functioning, and I don't recall whether I ever submitted the text of my testimony.

I am also reminding that Lents Strong! Housing Team ("Making Lents a Home for ALL Our Neighbors"), which did most of the community organizing and advocacy surrounding 92H (S.E. 92nd and Harold) Prosper property, together with nonprofit Green Lents, renters rights (Portland Tenants United) and houseless advocacy (Right2Survive and Sisters of the Road) and other grassroots social justice advocacy community groups, including those at the forefront of the current Portland mutual aid networks (Symbiosis PDX and Portland Assembly), want, need and demand an invitation to the table when the Auditor's presentation is being held.

It is unclear to me which City Agency (Auditor's Office? Mayor's Office? Auditor's Office? Civic Life? Prosper? East Portland Action Plan (EPAP)? Lents Neighborhood Association (LNA)?) will be in charge of scheduling and doing outreach for this event.

Lents Strong! Housing Team's email is: LentsStrong@gmail.com

Lents Strong! Housing Team is being cc-ed here.

Lents Strong! Housing Team would appreciate knowing about the planned Auditor event (work session/listening session/presentation?) as soon as a date is scheduled and planning starts, so we can do outreach to our wide network of community neighbors, housed and unhoused, and to community groups based in and serving Lents, and they can calendar accordingly.

Speaking for myself, I've been very disappointed at so-called "outreach" being done to events

that impact Lents and East Portland. A first-time Facebook post less than 12 hours before the event is NOT inclusive outreach, nor is it designed to encourage robust participation of community neighbors in civic life.

We look forward to participating in the Anti-Displacement Residential Infill discussions. Thanks very much to Commissioner Hardesty for reminding that these meetings will be open to the public.

Thank you again for the public communications slot at yesterday's City Council Meeting.

Sincerely,

Joanne Rees (Luchini)
Lents Resident

My name is Joanne Rees Luchini. I am a member of the Lents Strong! Housing Team, but I am speaking for myself.

Activism surrounding Phase II Lents Town Center Development was spearheaded by Lents Strong!, Green Lents, accomplices in tenants rights and houseless advocacy and community groups at the forefront of Portland mutual aid. We are NOT associated with the Neighborhood Association.

“Lents Town Center Development – 22 years in the making, yet seemed to have happened overnight,” boasted an official at a January, 2019 Prosper Community Conversation. PDC came and developers prospered, capitalizing on 22 years of historic disinvestment, City-sanctioned blight, deliberate depreciation of the livability of a community.

One year later, an Auditor's Report on Lents Development indicated, “20 years of investment with minimal evaluation.”

\$200 million later:

Median Household Income in Lents is down 24%, from \$46,000 to \$38,000. (Most of the so-called “affordable” housing in Lents was at the 60% to 80% of MFI, which in Portland is \$81,000.)

Nearly two-thirds of Lents residents can't afford their rent due to stagnant wages and falling incomes.

23% of Lents residents live in poverty, up 7%.

Homeownership among people of color dropped from 51% to 41%.

Lents homeowners pay disproportionately higher property taxes.

Less than 1 percent of funds went towards grants and loans to small businesses.

Community Livability Grants, despite being announced, sometimes never get awarded.

More than one dollar out of five (\$41 million) went to administration and staffing.

Lents is a struggling diverse community of neighbors. In the midst of the coronavirus crisis – faced with fears for health and financial ruin – the mantra of "We are resilient" is replaced by, "Enough is Enough!"

Plans for the Prosper property at S.E. 92nd and Harold must be reconsidered to reflect community needs of poor, working poor and working class people. Our houseless neighbors are being swept. Our renting neighbors worry about a catastrophic rent increase. Our homeowners are being steered by predatory real estate developers. Taxpayer-funded market-rate housing is NOT a solution.

Lents has been victimized by urban removal as urban renewal. We are one of four neighborhoods likely to be negatively impacted by residential infill.

We demand an invitation to the table at the City Council work session to discuss the Auditor's Report and a seat on the Anti-Displacement Committee.

Nothing about us without us.

Thank you.

CITY COUNCIL STATEMENT

My name is Joanne Rees Luchini. I live in Lents. I am a member of the Lents Strong! Housing Team.

“Lents Town Center Development – 22 years in the making, yet seemed to have happened overnight,” boasted an official at a Prosper Portland Community Conversation. PDC came and developers prospered, capitalizing on 22+ years of historic disinvestment, City-sanctioned blight, deliberate depreciation of the livability of a community.

But did Lents prosper? Families facing unsustainable rent increases uprooted their children mid-school year to head further east. Neighbors moved to cars – or tents – or couchsurfing. Lents Town Center Development became another historic example of urban renewal as urban removal.

In the midst of stagnant wages, those of us still blessed with a home frantically juggle budgets. What will happen when the next rent or property tax increase occurs – and there is nothing left to cut? Most vulnerable are low-wage workers; seniors on fixed incomes; and people with disabilities.

Lents is a diverse, resilient community. We include people of color; immigrants and refugees; families; seniors; people with disabilities; people suffering from mental illness and drug addiction; transit-dependent people. We did not expect Prosper to be Robin Hood. Neither did we expect the use of public tax dollars to subsidize robber barons and our own displacement.

Community engagement during the urban renewal process was tokenized, held at

times that posed significant barriers to participation and/or at community meetings that were known to not attract a diverse audience. It remains difficult to ascertain who the decision-makers were.

During Phase I development, Lents was promised affordable housing. Portland Median Family Income (MFI) is \$81,000. Lents' MFI is closer to \$44,000. Lents would have needed more units affordable at 0 to 50 percent, not the 60 to 80 percent level we received. Portland Housing Bureau admitted that many of the renters of “affordable” units in Lents are paying up to ½ their monthly income on housing.

Phase II is now here. Despite paying disproportionately higher property taxes, Lents lacks essential services. The messaging has consistently been that we need to use urban renewal dollars to attract richer people to our neighborhood and then we'll get services. The plan during Phase II is market-rate housing. Public tax dollars of poor, working poor and working class people should not be used to make private deals to create market-rate housing that we ourselves cannot afford.

Thank you.