

## **Portland Planning and Sustainability Commission**

November 24, 2020

5:00 p.m.

Meeting Minutes

**PSC Commissioners Present:** Jeff Bachrach, Ben Bortolazzo, Mike Houck, Katie Larsell, Steph Routh, Chris Smith, Eli Spevak [2 open positions]

**PSC Commissioners Absent:** Oriana Magnera, Katherine Schultz

**City Staff Presenting:** Andrea Durbin, Nicholas Starin; Justin Douglas (Prosper Portland); Shannon Callahan, Leslie Goodlow (PHB)

### Documents and Presentations for today's meeting

*Chair Spevak* called the meeting to order at 5:00 p.m.

*Chair Spevak:* In keeping with the Oregon Public Meetings law, Statutory land use hearing requirements, and Title 33 of the Portland City Code, the Portland Planning and Sustainability Commission is holding this meeting virtually.

- All members of the PSC are attending remotely, and the City has made several avenues available for the public to watch the broadcast of this meeting.
- The PSC is taking these steps as a result of the COVID-19 pandemic and the need to limit in-person contact and promote social distancing. The pandemic is an emergency that threatens the public health, safety and welfare which requires us to meet remotely by electronic communications.
- Thank you all for your patience, humor, flexibility and understanding as we manage through this difficult situation to do the City's business.

### **Director's Report**

Andrea Durbin

- PSC applications closed last Friday. We received 55 applications. We will be doing a review of them in the next couple of weeks, and we hope to have the first round of interviews before the winter holidays. Then Mayor/staff interviews in early/mid-January.
- The Mayor interviewed the Youth Commissioners, and we expect to have our new Youth position on board at the end of January.
- Tree Code passed at Council.
- Happy Thanksgiving to all.

### **Consent Agenda**

- Consideration of Minutes from the November 10, 2020, PSC meeting.

*Commissioner Smith* moved to approve consent agenda. *Commissioner Bortolazzo* seconded.

(Y7 – Bachrach, Bortolazzo, Houck, Larsell, Routh, Smith, Spevak)

The consent agenda passed unanimously.

### **Interstate Corridor Urban Renewal Plan**

Hearing / Recommendation: Nicholas Starin; Justin Douglas (Prosper Portland); Shannon Callahan, Leslie Goodlow (PHB)

#### Presentation

Nicholas reintroduced the proposal and reminded the PSC of the briefing held on November 10. The proposal increases the maximum indebtedness by \$67,000,000 to a total of \$402,000,000:

- 70% (~\$45 million) to PHB for affordable housing that implements the N/NE Neighborhood Housing Strategy.
- 30% (~\$19 million) for Prosper Portland programs and projects that implement the goals and objectives of the N/NE Community Development Initiative Action Plan.

These initiatives are intended to advance economic opportunities for communities that have not fully benefited from previous urban renewal activities, particularly the African American community, and to address the legacy of involuntary displacement in N/NE Portland.

Contemplated investments from the additional TIF funding include new affordable housing projects on three land-banked sites, a cultural business hub, and development of the Williams & Russell site returned to the community by Legacy Health.

There was good discussion at the briefing and Prosper and PHB followed up with a memo to the PSC, hopefully helping to answer some of the questions raised by PSC members.

we here today because Oregon's urban renewal statute requires urban renewal agencies to bring urban renewal plans and substantial amendments to such plans before the City's planning commission and allow the Commission to make recommendations to City Council, which adopts the plans and their amendments and must find them in conformance with the Comprehensive Plan

Staff believe that the proposed amendment complies with the Comprehensive Plan as a whole, for the reasons described in more detail in the staff memo and draft findings in your packet.

Justin thanked Nicholas and BPS staff for working through the complex findings. We have been told that the Council meeting on December 23 is canceled, so the second reading will be in early January 2021 instead.

#### Written testimony

##### **Testimony**

1. Dr Steven Holt: N/NE Chair for oversight committees. Participated in one of the most vital aspects of community development – the necessity for housing. This work is close to my heart. Unfortunately in our city in the past, people who are most impacted have not been able to come to the table, weigh in and participate, when it comes to economic development. We have a

chance to change this and invest in opportunities for affordable home ownership for families of color who have been displaced. We voted 100% to maximize the indebtedness. We support PHB's preference policy to elevate those who have been displaced. I support this work that many other voices have already supported. We won't get another opportunity like this, so I fully support it.

*Chair Spevak* closed oral and written testimony at 5:13 p.m.

## **Discussion**

*Commissioner Bachrach:* I'm looking at the extension of the district = \$45M to PHB. New housing piece my numbers don't quite add up. \$150k of subsidy per new unit with a goal of 350-400 new units. But if all \$45M was spent on new housing, that's only 300 units. Plus I'm assuming not all that funding is going to new housing. So what is realistic for the actual number of units? And I am curious why the housing produced to date you've spent \$94k in subsidy per unit. I don't think construction costs have increased that much – so what is this difference? I'm supportive but want some more detail please.

- *Leslie:* The original 6 buildings, 1 had 289 units for #15M... so it was a deal, and that brought the subsidy across the buildings down significantly. We might get other, smaller opportunities in the district that we wouldn't have to subsidize as much.
- *Shannon:* We are confident we'll get 350 new units at about \$128k investment for each. Home ownership units have less opportunity for subsidy. \$150k is the maximum we set for ourselves in the last solicitation and housing bond. Development will need additional forms of financing. The majority of the money will be for development, not for other programs in our bureau – but there is still lots to be determined in terms of pandemic pricing, etc.

*Chair Spevak:* URAC was an impressive group as Dr Holt knows. Utilization of funds seem to still be TBD. What is the N/NE oversight committee and PHB's relationship in terms of decision-making?

- *Leslie:* Oversight Committee has reviewed the 3 projects and have approved them. Long-term affordability for home ownership is partially determined by how we do the RFP, so until we get to that point, we can't determine the affordability. That will be discussed with the Oversight Committee and integrated into the process.
- *Shannon:* We consult and take the guidance of the Oversight Committee, but ultimately the consideration is that of PHB. There are some real questions about length of affordability, particularly about Black home ownership and a land-trust model.
- *Dr Holt:* Everything that's been communicated is accurate. The work of PHB is a great partnership with the Oversight Committee. They have been responsive to our input and feedback with authentic effort about promises being kept.

## **Motion**

*Commissioner Bachrach* moved to recommend that the Portland City Council adopt the 13<sup>th</sup> Amendment to the Interstate Corridor Urban Renewal Plan.

*Commissioner Houck* seconded.

*Chair Spevak:* I'm thrilled this is going through with these great priorities.

*Commissioner Larsell:* This is so gratifying to see all the money going for housing and supporting Black ownership.

*Commissioner Smith*: I want to suggest a friendly amendment to include “We find the amendment conforms with the Comprehensive Plan.” Commissioners *Bachrach* and *Houck* accepted the change.

(Y7 – *Bachrach*, *Bortolazzo*, *Houck*, *Larsell*, *Routh*, *Smith*, *Spevak*)

The motion passes unanimously.

### **Adjourn**

*Chair Spevak* adjourned the meeting at 5:30 p.m.

Submitted by Julie Ocken