



CITY OF  
Portland, Oregon

Official  
Minutes

January 20, 2021

**Date and time**

January 20, 2021 at 9:45 a.m.

Council adjourned at 10:44 a.m.

**Officers in attendance**

Keelan McClymont, Clerk of the Council; Robert Taylor, Chief Deputy City Attorney

**Consent Agenda**

On a Y-5 roll call, the Consent Agenda was adopted.

MARY HULL CABALLERO  
Auditor of the City of Portland

*Keelan McClymont*

By Keelan McClymont  
Clerk of the Council

**PORTLAND CITY COUNCIL AGENDA**  
**City Hall - 1221 SW Fourth Avenue**  
**WEDNESDAY, 9:30 AM, JANUARY 20, 2021**

**Disposition:**

Those present by videoconference were: Mayor Wheeler, Presiding;  
 Commissioners Hardesty, Mapps, Rubio and Ryan, 5.

**Please note, City Hall is closed to the public due to the COVID-19 Pandemic.**

Under Portland City Code and state law, the City Council is holding this meeting electronically. All members of council are attending remotely by video and teleconference, and the City has made several avenues available for the public to listen to the audio broadcast of this meeting. The meeting is available to the public on the City's YouTube Channel, eGov PDX, [www.portlandoregon.gov/video](http://www.portlandoregon.gov/video) and Channel 30. The public can also provide written testimony to Council by emailing the Council Clerk at [cctestimony@portlandoregon.gov](mailto:cctestimony@portlandoregon.gov).

The Council 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, flexibility and understanding as we manage through this difficult situation to do the City's business.

**Provide Public Testimony:** City Council will hear public testimony on resolutions and ordinances (first readings only). Testimony is not taken on communications, reports, second readings, proclamations or presentations in accordance with Code 3.02.040 F. and G. Public testimony will be heard by electronic communication (internet connection or telephone). Please identify the agenda item(s) you want to testify on, and then visit the Council Clerk's agenda webpage to register, [www.portlandoregon.gov/auditor/councilagenda](http://www.portlandoregon.gov/auditor/councilagenda). Provide your name, agenda item number(s), zip code, phone number and email address. Individuals have three minutes to testify unless otherwise stated at the meeting.

**The deadline to sign up for the January 20, 2021 Council meetings is Tuesday, January 19, 2021 at 4:00 p.m.**

**TIME CERTAIN**

**33**      **TIME CERTAIN: 9:30 AM** – Proclaim January 22, 2021 to be Genealogical Forum of Oregon Day (Proclamation introduced by Mayor Wheeler) 10 minutes requested

**PLACED ON FILE**

**CONSENT AGENDA – NO DISCUSSION**

**34**      Reappoint Thomas J. Juon to the Building Code Board of Appeal for term to expire January 19, 2024 (Report introduced by Mayor Wheeler and Commissioner Ryan)  
 (Y-5)

**CONFIRMED**

**Mayor Ted Wheeler**  
 Office of Management and Finance

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<b>*35</b>	Pay property damage claim of Paul Erickson in the sum of \$11,156 resulting from a motor vehicle collision involving the Portland Police Bureau (Ordinance) (Y-5)	<b>190263</b>
<b>36</b>	Approve a grant of \$150,000 to Travel Portland for a winter/spring advertising campaign (Ordinance)	<b>PASSED TO SECOND READING FEBRUARY 3, 2021 AT 9:30 AM</b>
<b>Commissioner Jo Ann Hardesty</b> <b>Bureau of Transportation</b>		
<b>*37</b>	Authorize a competitive solicitation and price agreements for real property appraisal services and right of way acquisition and relocation services in support of the Portland Bureau of Transportation for an amount up to \$1,500,000 (Ordinance) (Y-5)	<b>190264</b>
<b>REGULAR AGENDA</b> <b>Mayor Ted Wheeler</b> <b>Office of Management and Finance</b>		
<b>38</b>	Authorize short term subordinate urban renewal and redevelopment bonds on behalf of Prosper Portland to finance projects in urban renewal areas (Ordinance) 20 minutes requested	<b>PASSED TO SECOND READING JANUARY 27, 2021 AT 9:30 AM</b>
<b>Commissioner Dan Ryan</b> <b>Bureau of Development Services</b>		
<b>39</b>	Amend Building Demolition Code to require major residential alteration projects to comply with the same site control regulations as residential demolitions, consistent with related administrative rule (Ordinance; amend Code Chapter 24.55) 15 minutes requested	<b>PASSED TO SECOND READING JANUARY 27, 2021 AT 9:30 AM</b>
<b>Housing Bureau</b>		
<b>*40</b>	Authorize conveyance of City-owned real property located at 5827 NE Prescott Street and financing in amount not to exceed \$8,025,000 to NE Prescott Limited Partnership or a Community Development Partners, Inc. / Native American Youth and Family Center affiliate for development of a new 50-unit affordable housing project (Ordinance) 30 minutes requested (Y-5)	<b>190265</b>

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<b>*41</b>	Approve application under the Multiple-Unit Limited Tax Exemption Program under the Inclusionary Housing Program for 146th East Building 100 located at 20 NE 146th Ave (Ordinance) 10 minutes requested (Y-5)	<b>190266</b>
<b>*42</b>	Approve application under the Multiple-Unit Limited Tax Exemption Program under the Inclusionary Housing Program for 146th East Building 300 located at 30 NE 146th Ave (Ordinance) 10 minutes requested (Y-5)	<b>190267</b>
<b>43</b>	Approve application under the Multiple-Unit Limited Tax Exemption Program under the Inclusionary Housing Program for Shift located at 5680 N Montana Ave (Ordinance) 10 minutes requested	<b>PASSED TO SECOND READING JANUARY 27, 2021 AT 9:30 AM</b>
<b><u>2:00 PM WEDNESDAY/THURSDAY JANUARY 20-21, 2021</u></b>		
<b>DUE TO LACK OF AGENDA THERE WERE NO WEDNESDAY OR THURSDAY 2:00 PM MEETINGS</b>		

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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. The official vote counts for Council action are provided in the Official Minutes.

Key: \*\*\*\*\* means unidentified speaker.

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9:30 am

**Wheeler:** It's wednesday, january 20, 2021, morning session of the Portland city council. We have a couple of acknowledgements we'd like to make this morning. First, this morning is president joe biden and vice president kamala harris were sworn in to office. I want to say i was struck with an overwhelming sense of optimism and of hope. Today is a new day for our country. It's full of promise and potential. We now have leaders at the very highest level of our nation who will work to unite our country. Leaders who want to move toward a brighter future with intention and with urgency. We now have federal leadership who will guide our nation through pandemic recovery, create opportunities for those who for far too long have been prevented from thriving and strengthen our democracy. 2020 was without question a challenging year for nearly everyone in our city. Fortunately the tide is turning. A weight has been lifted. Millions of americans overcame barriers to cast their votes on election day. Our republic withstood an insurrection. We have a vaccine for covid-19 that is changing the landscape of the pandemic. We have a new, diverse city council that is energized and ready to make the city government a better partner for our community. We have new democratic majorities in the house and the senate. Now we must harness this turning tide. We must focus on partnership and on collaboration. Together we can ensure that portland's future reflects our collective values. Portlanders have always been creative, resourceful and committed to progress. That is part of the reason i love portland so much. If we work together, meaningful change and a better future are possible for everyone. So i just want to take this moment before we begin our formal proceedings and thank you, portland, for casting your ballots in the last election, for speaking out forcefully against injustice and for standing up for democracy. I look forward to all the conversations we are going to have about change as we move in to the future. And i ask that you do your part to keep yourself and your loved ones and all portlanders safe. And again, thank you and good morning to everyone. Colleagues, i don't know if anybody else would like to say

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something at the beginning of this auspicious new day.

**Mapps:** Mr. Mayor, mingus here. I'd like to say a few words.

**Wheeler:** Good morning to you.

**Mapps:** Good morning to you and my colleagues and everyone listening to us online. Today is an historic moment. A few minutes ago joe biden and kamala harris were sworn in as the new president and the vice president of the united states. I believe this is the 59th time the american community has come together to inaugurate a new president. Of course, our first inauguration was george washington's back in 1789. Today's inauguration also marks some important firsts. We just inaugurated our first female vice president and we have inaugurated our first vice president of color. This is both a sign of how far we have come and i would point out and argue it's a sign of how much work is left to be done. Despite the hard work that lies ahead, i hope that we can make today a day of celebration for the nation and our country. We have a lot to be proud of. In recent years, our country has come together to elect an african-american president. We have elected our first female president and the first bipoc vice president. In portland we have the first majority bipoc city council. That is enormous progress. Which i think that we should all celebrate and be proud of. But at the same time, i think it is important to remember that democracy is not just tradition that we pass down from one generation to the next. Democracy is a choice that we make every day. And today, i want to urge all portlanders, all americans and every member of the american community to choose democracy. Let's embrace and celebrate the peaceful transfer of power as we mentioned before. This is an american tradition that unites george washington's day to this day. From 1789 until this day. Every generation of americans has managed to peacefully transfer power from one president to the next. From one party to the next. And that is what we must do today. So like our ancestors have done today, let's come together as a nation and as a city to peacefully hand power from one president to the next. I think that we have a lot a stuff to celebrate but i want to urge everyone to be vigilant. Democracy is not something to take for granted. This morning biden and harris were sworn in, in front of the u.s. Capitol building. But just two weeks ago, a mob stormed that very same building with the intent of disrupting the events of today. They climbed walls. They smashed windows and looted offices and they left five people dead in their wake. And they also left our democracy shaken. I think that we have all seen the alternatives to a peaceful transfer of power. And that alternative is the politics of violence. Of course over the last couple of years we have seen the nation and the city transformed by the politics of violence. We mentioned before a few weeks ago we saw the nation's capitol, the people's building, captured by a mob. Determined to

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disrupt democracy. We saw something about a month ago similar down in salem. Our state capitol, where a mob tried to take over the state capitol building. Here in portland on nearly a nightly basis we see bands of vandals sweep through the city, smashing windows and trying to set buildings on fire to accomplish their political aims. I sure hope that today we can as a people and as a city choose not to go down that path. Instead, i hope we can choose and embrace the politics of peace. That is why i want to urge everybody tonight to embrace the politics of peace and celebrate our many accomplishments. Thank you, mr. Mayor, for the opportunity to speak.

**Wheeler:** Thank you, commissioner mapps. I don't know if anybody else would like to jump in. Hi. How are you doing? Commissioner rubio. Good to see you. Good morning.

**Rubio:** Good morning. So like all of you, i'm very thrilled for what today means for our nation and for restoring hope and some initial measure of safety. For some we still have work to do. For so many people who have suffered and lived in fear for the last four years. And in the last four years, we all witness the harm caused by an administration whose interests were not centered in compassion or humility and actively fought against that value from constant attack toward immigrants and overt racism to fail pandemic response. And the political targeting of our own city that seems, you know, like for a while it seemed like a nightmare that was never ending. Yes, despite all the hardship that our vulnerable communities, our bipoc communities, working families have been shouldered we have all had the privilege of working closely with the community members and the leaders across the state and the nation who saw the light and the opportunity and hope at the end of the tunnel and kept hope and faith in a new day and in our community alive. We have all witnessed the resiliency firsthand. I'm thinking of them today. I'm very eager and looking forward to rebuilding and fortifying the foundations of our democracy. At this time with our communities at the center. Already this administration has appointed an historic cabinet predominantly women and people of color. So the promise of this leadership is already palpable and it's exciting. They have already taken important steps to address several issues that are very important to all of us. And something incredibly important to me which is why i wanted to speak is that this administration has committed to a new push for comprehensive immigration reform for all 11 million undocumented immigrants. Nearly 113,000 of them who probably call themselves oregonians as well. And i can understand, you know, a lot of our impacted community who has been shouldering the weight in the last four years, the optimistic skepticism that might be there. Wanting to trust, we are all tired and we are also all resilient. So i am prepared to work with this administration on this promise to all of our community and to stand ready for much-needed accountability and reconciliation and

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rebuilding that is going to happen nationally and here at home. So, i want to offer my congratulations to president biden and vice president harris and congratulate all of us as well. Thank you, mayor.

**Wheeler:** Thank you, commissioner rubio. Commissioner ryan, good morning.

**Ryan:** Good morning, mr. Mayor. Good morning, colleagues. I really am moved by everything that has been said. I tend to shy away from national issues in general. I'm a role clarity nerd so i am overwhelmed with what we are doing here in portland but today is so special. It is every four years. I watched every inauguration address i can think of because i have always been a political geek. I didn't like it half the time, who was speaking. I didn't vote for them or i didn't want them to win but i still always watched. Today was really refreshing on so many levels. I believe president biden when he said he is putting his whole soul in to this job. I really trust somebody that has endured so much pain in their life and suffering. You know, he has been widowed, he has lost children. He is an elder that decided to suit up and do what is best for his country at this time. You know, somewhat early on when i often wanted to vote for a third party candidate when i was in college. A professor said it comes down to two things. Federal justices and international affairs. So don't overthink this. I can't told you how relieved i am that we have somebody that in my humble opinion will make much better decisions and represent our country on the global stage in a way that will make me proud. I just want to say i'm thinking about him and his family today. And vice president harris and her family, the beautiful family. I just hope that everyone today can take a breath and be grateful that we have somebody of good conscience wanting to do the best thing for our country at this time. I believe we have a healer in chief. I hope that our city can align with that. And i believe we are and we will. I'll so grateful to be part of this city council in this city of portland on this beautiful day. And the sunshine this morning was wonderful to experience. I looked at north delaware street in a much different street when i ran by it. That is my homage to president biden. Have a good day, everybody.

**Wheeler:** Thank you, commissioner ryan. Commissioner hardesty, good morning again.

**Hardesty:** It's been wonderful listening to the comments from my colleagues. I want to thank the activists that the day after 45 was elected took to the street and continued to demand change. I want to thank the black women all across the women who continue to stand in line to vote for four, five and six hours. And we act like that's normal. But white upper middle class communities, they don't have any wait at all. I want to thank the sense of hope that we all have this morning. The reality is that yes, we have a change in leadership but we still have a federal government that we, that isn't as responsive as we would like to see it be. It is a new day. It's a new



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opportunity. I am hopeful that with the change at the federal level we will have partners at the federal level in our federal government to actually help provide the resource necessary for us to get out of this economic devastation that we are in. I got to say i woke up this morning with a bounce. I was like excited. It's like, it's here! Is it really, really, really going to happen? It did happen. I watched. It did happen. Yes, i think for me it is the sense of hope and opportunity. And remembering that everyone when democrats control both houses and the presidency, we still did not address the racial inequality that is still systemic in the united states of america. So hopefully this time we will do better. And we will actually be committed to making sure that our most vulnerable community members are the ones that we prioritize. It's a pleasure to be part of this council. And the new beginning that we are all about to experience. So i'm holding on tight. Thank you, mayor.

**Wheeler:** Thank you, commissioner hardesty. Thank you to all of my colleagues. This is wednesday, january 20, 2021. This is the morning session of the portland city council. Keelan, good morning. Can you please call the roll.

**Clerk:** Good morning, mayor. Rubio?

**Rubio:** Here.

**Clerk:** Ryan?

**Ryan:** Here.

**Clerk:** Hardesty?

**Hardesty:** Here.

**Clerk:** Mapps?

**Mapps:** Here.

**Clerk:** Wheeler?

**Wheeler:** Here. Under portland city code and state law, the city council is holding this meeting electronically. All members of the council are attending remotely by video teleconference. The city has made several avenues available for the public to listen to the audio broadcast of this meeting. The meeting is available for the public on the city's youtube channel, egov pdx, portlandoregon.gov/video and channel 30. The public can also provide written testimony to the council by e-mailing the council clerk at -- cctestimony@portlandoregon.gov the council is taking these steps as a result of the covid-19 pandemic, the need to limit in-person contact and promote physical 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 as always for your continued patience, flexibility and your understanding as we work

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together and manage what is a challenging circumstance. To conduct the city's business. We have no communications today, colleagues. With that, we will jump to the first time certain item which is item number 33, please, keelan.

**Robert Taylor:** Mayor, would you like me to read --

**Wheeler:** I'm sorry, robert. How can i forget? Good morning. How are you?

**Taylor:** Very good. Thank you, mr. Mayor. To participate in council meetings, you may sign up in advance with the council clerk's office for communications to briefly speak about any subject. You may also sign up for public testimony on resolutions or the first reading of ordinances. The published council agenda at [portlandoregon.gov/auditor](http://portlandoregon.gov/auditor) contains information about how and when you may sign up for testimony while the city council is holding electronic meetings. Your testimony should address the matter being considered at the time. When testifying, please state your name for the record. Your address is not necessary. Please disclose if you are a lobbyist. If you are representing an organization, please identify it. The presiding officer determines the length of testimony. Individuals generally have three minutes to testify unless otherwise stated. When your time is up, the presiding officer will ask you to conclude. Disruptive conduct; such as, shouting, refusing to conclude your testimony when your time is up or interrupting other's testimony or council deliberations will not be allowed. If there are disruptions, a warning will be given that further disruptions may result in the person being placed on hold or ejected from the remainder of the electronic meeting. Please be aware that all council meetings are recorded.

**Wheeler:** All right. Thank you, robert. Sorry, i almost forgot you there.

**Taylor:** No problem. Thank you.

**Wheeler:** Good to see you. Item number 33, please, keelan.

### **Item 33**

**Clerk:** Proclaim january 22, 2021, to be genealogical forum of oregon day.

**Wheeler:** Colleagues, the genealogical forum of oregon based here in the city of portland is celebrating the 75th anniversary on january 22. The genealogical forum of oregon's mission is to promote an interest in genealogy, and to preserve and to provide genealogical and historical records and the information through the extensive research library and educational offerings. All of which are available to the public. Thank you to g.f.o. President vince patton and the g.f.o. All-volunteer board and the committee leaders for the dedication to this important mission and to expanding access to historical resources for our region. I'm going to now read the proclamation. And i'm told that quite a few folks who are involved in this organization are watching live and we thank them for all the great work they do. Now it's my honor on behalf of the entire portland city

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council to read this proclamation. Whereas, the genealogical forum of oregon is an all-volunteer organization dedicated to the understanding of both personal histories and common experiences; and whereas, g.f.o.'s library is one of the largest in the pacific northwest is part of the community, and the g.f.o. is blazing a new oregon trail of accessibility, by digitizing print resources and expanding the online educational opportunities; whereas, the g.f.o. is celebrating 75 years in portland on january 22, 2021, now therefore, i ted wheeler, mayor of the city of portland, oregon, the city of roses proclaim january 22, 2021, to be genealogical forum of oregon day in portland and encourage all residents to observe this day. Thank you to all of you who are staff, leaders and volunteers for the genealogical forum of oregon. We appreciate your contribution to the community and look forward to the next 75 years as well. Thank you. Next item is the consent agenda. Keelan, have any items been pulled off the consent agenda?

**Clerk:** We have no requests.

**Wheeler:** Very good. Please call the roll on the consent agenda.

**Clerk:** Rubio?

**Rubio:** Aye.

**Clerk:** Ryan?

**Ryan:** Aye

**Clerk:** Hardesty?

**Hardesty:** Aye.

**Clerk:** Mapps?

**Mapps:** Aye.

**Clerk:** Wheeler?

**Wheeler:** I just want to point out that item number 36 on the consent agenda is the approval of a grant of \$150,000 to travel portland for a winter/spring advertising campaign. This is something that the council has done on a regular basis. It takes on a sense of urgency this year as we seek to encourage folks to come downtown. Obviously safely and within the limits of the covid restrictions. But there are many things going on in portland with that safety in mind. And we encourage people to be aware of that. So i want to thank my colleagues for supporting the grant to travel portland for both the winter and the spring advertising campaigns. I vote aye. Consent agenda is approved. To the regular agenda. Item number 38, please, keelan.

### **Item 38**

**Clerk:** Authorize short-term subordinate urban renewal and redevelopment bonds on behalf of prosper portland to finance projects in urban renewal areas.

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**Wheeler:** Colleagues, this proposed legislation authorizes the issuance of the taxable short-term bonds that are secured by tax increment revenues. The short-term bonds will be issued on behalf of the prosper portland to finance projects in each respective urban renewal area. We have debt manager matt gierach here today to provide any additional information that you may want. Mel com, matt. How are you today?

**Matt Gierach:** Good. Thank you, mayor wheeler. Good morning, commissioners. For the record, i'm matt gierach, debt manager within the bureau of revenue and financial services. I'm also joined by tony barnes, finance manager with prosper portland. The purpose of this ordinance is to provide ongoing funding to prosper portland to carry out plans of urban renewal areas. This ordinance allows the city's debt management division to carry out periodic issuance of the short-term indebtedness for the urban renewal projects for the next three years. As background, the city of portland through prosper portland currently maintains six urban renewal areas, with capacity for projects. Urban renewal areas are frequently referred to as the tax increment finance districts. Under stated oregon law, property tax generated from the incremental assess value of the urban renewal area must be used to repay indebtedness. To accommodate this technical requirement of oregon law, the city of portland issues indebtedness for long-term bonds, lines of credit, or short-term overnight indebtedness or a combination thereof. The third option short-term overnight indebtedness is typically borrowed and repaid overnight. This results in the lowest financing cost and effectively provides prosper portland the ability to project on a pay as you go basis with the currently available property taxes as you receive. It's public finance jar gan for cash funding. Again, this proposed ordinance allows the city of the debt management division to issue the short-term indebtedness slowly but the tax revenue of the six t.i.f. District in the ordinance. It would be in any fiscal dollar amount for each areas. They issued the authorization of the urban indebtedness for three years and this ordinance is a reup for the next three years for the fiscal year 2022-2023. Upon authorization we will enter into agreement to purchase the overnight indebtedness through march of 2021. That is conclusion of formal presentation. We are happy to answer questions. Otherwise thank you for your time and consideration of the item.

**Wheeler:** Before i ask for testimony, does anyone have questions on this? There will be a quiz.

**Wheeler:** Do we have any public testimony on this item?

**Clerk:** We don't have anyone on the call for this item.

**Wheeler:** All right, matt, thank you for steering us straight on this. First reading of a nonemergency ordinance that moves to second reading. Next up, item 39.

**Item 39**

**Clerk:** Amend building demolition code to require major residential alteration projects to comply with the same site control regulations as residential demolitions, consistent with the related administrative rule.

**Wheeler:** Commissioner ryan?

**Ryan:** Yes. Good morning, colleagues, again. Today i'm request that the council adopt amendments to the residential demolition code. We strengthened the site control measures that were designed to manage dust and debris and the other materials that may contain asbestos and the lead-based paint in the residential demolitions. Major residential alteration project is when 50% or more of the exterior wall removed and it can generate as much debris as demolition. So they updated the administrative rule to be consistent with the changes we made to the demolition code, they also expanded the scope of the site control requirements to include those major residential alteration projects. This makes the demolition code consistent with the revised administrative rule. I now turn it over to mike liefeld and nancy thorington with the bureau of development services. Take it away.

**Nancy Thorington:** Thank you, commissioner ryan. Good morning, mayor and commissioners. My name is nancy thorington. I am a code and a policy analyst with the bureau of development services. With me today is mike liefeld, who is a supervisor in the property compliance division of the b.d.s. I want to welcome the new commissioners. Thank you for being here. This is a great day. The ordinance before you today as the commissioner said it amends the demolition code so that it is consistent with the related administrative rules we recently adopted. The rule was shared with the many stakeholders who had helped us craft the rules and the changes to the demolition code. Including back in june when we reviewed the proposed rules with the stake holders and then again when we presented the code to council in the fall. And then finally again when we adopted the rules in december. We have also communicated these changes in our outreach materials. And we will continue to do so. When we presented the code changes back to the council in september, we didn't identify the major alteration provisions in the code that also needed to be amended to support the changes in the rule. This makes the admin rule and the demo code consistent with each other. That is pretty much it. Thank you for your time. Mike and i are here to answer any questions you might have about the ordinance.

**Wheeler:** Colleagues, any questions that you have at this particular juncture? It's pretty straightforward. Thank you, commissioner ryan for this as well. Do we have any public testimony on this ordinance, keelan?

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**Clerk:** No one is on the call for this item.

**Wheeler:** All right. Very good. This is a first reading of a nonemergency ordinance and it moves to second reading. Next up, item number 40.

#### **Item 40**

**Clerk:** Authorize conveyance of city-owned real property located at 5827 northeast prescott street and financing in amount not to exceed \$8,025,000 to northeast prescott limited partnership or a community development partners, inc./native american youth and family center affiliate for development of a new 50-unit affordable housing project.

**Wheeler:** And this is awesome. Tell us about it.

**Ryan:** I am delighted to. Good morning, again, colleagues. The hayu tilixam development is the fourth project that combines the capital funds from the portland housing bond, with funding for supportive services from the joint office of homelessness services to provide housing for the most vulnerable residents. This is really a unique project and it leverages the city-owned site in an amenity rich location to serve the neighborhood. We want to thank the codevelopers, partners starting with naya, native american youth and family center. To bring this for individuals in a time of great economic uncertainty and for designing a project that responds to the critical need for the culturally specific services as the native americans are disproportionately represented in the houseless population in portland. This will help the critical needs of the residents in northeast portland on a site that is close to full service grocery store, parks, gardens, mexican markets, and pharmacy, transit options and schools. I will turn this over to director callahan for a presentation. But i would like to take a moment to welcome the executive director of naya, paul lumley and the c.e.o. Of the community development partners, eric payne. Take it away, shannon.

**Shannon Callahan:** Good morning, mayor and the commissioners. Shannon callahan of the portland housing bureau. It's truly my pleasure to be here today to ask for your approval of this affordable housing development and the transfer of land to make the hayu tilixam possible. As commissioner ryan mentioned, this is the fourth project of the housing bond to move in construction joining two other projects that are already in operation. And housing portlanders. Keelan, could you put up the slides? I'm not sure if they are up or not. Thank you very much. If you wouldn't mind advancing to the next slide. This map represents and shows where the hayu tilixam will be located. It will be located very close to another portland housing bond project in the neighborhood. I'm sure you are aware that affordable housing in the kelly neighborhood is needed and we are pleased that both of the projects will be moving in to construction in the

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spring of this year. Next slide, please. Community development partners and the naya family center entered in to a partnership to develop this vibrant new community asset located at 58th and northeast prescott in the heart of the cully neighborhood. Next slide, please. The housing bureau purchased the site in 2018. Specifically for the purposes of redeveloping the site. I did want to note that there was a household living at the site and i'm proud to say with the relocation assistance they have purchased the first home. So not only is this going to provide a new housing site for 50 new units but we have also been able to move a family from rentership to homeownership in the process. We are very excited for that family. The site is as commissioner ryan noted centrally located. And probably most notably located directly near an albertson grocery store which is critical service. Especially in the age we are living to be able to walk to get your groceries and to be able to get what you need easily for the family. It's one of the three sites that the housing bureau offered in the 2018 bond solicitation. Next slide, please. The project and the services and the partners are tailored to serve the native american and the alaska native community. And the people exiting homelessness. The development will provide a home to the 50 families and approximately 120 people. Nine of the units will be paired with the wrap-around supportive housing services. 17 of the units will be deeply affordable. Affordable to the families who make less than 30% of the area median income. 11 units are set to serve the families who make less than half of the area median income and the remaining 22 units will serve households at or below 60% of the area median income. Next slide, please. The project is also planned to serve families with the addition of the nine three bedroom units. Which is a rarity both in the private market and the affordable market. We are very excited that naya has chosen to ensure that large family size units will be available. 11 of the units will be two bedrooms. The project is on track to reach the advantage goal certification and trying to reach the platinum if it can. I mentioned that the construction is expected to start this spring. And welcome the families next summer. Next slide, please. To ensure culturally-appropriate and the specific services to holistically meet the needs of the households transition from the homelessness to housing naya is partnering with nara the native american rehabilitation association to provide resident and supportive housing services using the housing first model with the case management and the peer support focused on the housing stability and retention. Services will be offered related to mental health, income support, wellness and the social connection. As well they will be access to the culturally specific and supportive programming powwow, elder support group and after-school activities. The portland housing bond funds -- next slide if you wouldn't mind -- will leverage an additional \$11 million in other funding sources from the tax credit to the bank loans,

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energy incentives in portland s.t.c. Exemptions. And next slide, please. With your approval today, we will convey the land to the partnership and as well the funding necessary to develop 50 new units of affordable housing. With that, it would be my great pleasure to turn it over to the executive director of the naya family center. Mr. Paul lumley. Paul?

**Hardesty:** You are on mute, paul. [laughter]

**Paul Lumley:** How many times do i do that? It's such a pleasure to see you all today and such an historic day, too. Thank you, mayor. Thank you, all the new city council members.

Congratulations on your new roles. The entire city council, all your staff, we really appreciate all that you do for the native community. I'm paul lumley. I'm a executive director at the native american youth and family center. We are so grateful for your ongoing commitment to create housing, and housing opportunities for the native american community. As you know there is a great need for housing in the native community. I want to make sure that you understand that we are dedicated partners with you to address the very real native housing crisis in portland. We are also very excited about bringing yet another housing project to the cully neighborhood, where naya is located. This particular project is going to be a focus on the permanent supportive housing, which is something that we all know is dearly needed in the native community. We actually started about three years ago trying to create a pathway for new housing opportunities in the native community near naya's family center with the wrap-around services. This is our third project in the cully neighborhood. Hayu tilixam. A quick explanation on the name. "hayu tilixam" translated to "many nations" or "many tribes." hayu tilixam is the word -- hayu is a word for "many." and "tilixam" is for tribes and nation. It's the plural name for the newest bridge in portland. It's less than two miles from naya. It's also less than two miles from the p.c.c. Workforce center which is also going to provide great communities, not just at naya for the close proximity of the program and the post secondary educational opportunities but we also hope to collaborate with the p.c.c. And really help change the lives of the children and the families that are living in the neighborhood. So by the end of next year with all three projects being completed, we'll be the proud co-owners of 165 new housing units which is pretty exciting. This is going to be also, of course, a focus on the targeting the native community and we'll be partnering with nara as mentioned earlier. In fact we look forward to our continued partnership and growing our partnership with the community development partners who will hear from next, hopefully. And also nara. And we are going to be using our lessons learned from this as the first project that you were a part of and it won many national awards. Thank you for your ongoing award and partnership for project that was historic in its nature. I also wanted to thank



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director shannon callahan for your continued leadership and support for the native community. You have been an amazing partner to work with. And you have helped us grow in so many ways and helped us build the internal capacity and the experience in this arena. So I want to thank you specifically, director shannon callahan. So we believe that the answers to the most complex native housing challenges in the city really come directly from those experiencing housing insecurity. We will pledge to continue to listen to our clients and the community members to make sure that the housing solutions that we're creating are appropriate and will serve the needs for the community we're serving. Thank you again. Thank you for all of your support. We look forward to continue to work with you in the portland native community. Thank you again.

**Callahan:** Thank you, paul. I believe that the director, executive director eric is also on the phone. Thank you for your kind comments and the commitment to the community. Eric, are you available for a brief comment?

**Eric Paine:** I am. Can you hear me okay? Good morning, mayor wheeler and the commissioners. We are really excited to be here. I'm eric payne, c.e.o. Of the community development partners. I'm excited to be here for a joyous day for this project and at a national level. We are elated to be embarking on the third project together in the partnership with naya, providing housing and services for the native community in portland. All of the projects are in the cully neighborhood, which is great for us to have such a long-term focus and one condensed focus geographic area. The partnership with naya has been ground-breaking as paul mentioned. The first project completed won several national awards. It's been really great experience for c.d.p. And naya and the collaboration as we developed and evolved together. And really learned a lot about working with one another. There are so many lessons that were difficult challenges in the first project that we learned that we are excited to be rolling out and have that under our belt on the next two projects. One that is already under construction and then this project hayu tilixam. Our first project leased up successfully and is housing over 50 native families. It's been a great success. With naya, we are long-term mission-driven owners so we will be working collaboratively. Not only to develop the project and to get the lease up done but to stay hands on in the post development life cycle with service delivery. We appreciate all of the commitment from your team, from shannon's team, all the diligent work to get us here and the funding from the city. So, thank you very much for all of the commitments you have made to the native community.

**Callahan:** That concludes our presentation this morning. Thank you.

**Wheeler:** Thank you. Colleagues, any questions at this point? Keelan, do we have any -- I'm sorry. My daughter's dog is like chewing on my ankle. Do we have any public testimony for this item?

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**Clerk:** No one is on the call for this item.

**Wheeler:** Very good. This is an emergency ordinance. Please call the roll.

**Clerk:** Rubio?

**Rubio:** This is a wonderful project and i want to thank paul lumley and oscar arana and eric payne and the rest of the p.h.b. Team for making this a reality. I'm a long-time fan of paul lumley and naya. And for a long time, former colleague in my prior role at the latino network and it's a pleasure to be here today to support the project. C.d.p.es a critical role by focusing on the holistic health and the well-being of the portland indigenous community to development, services and the housing and more important, also importantly lifting up the native voices, advocacy, culture. Projects like this demonstrate the powerful impact of the community center and center led development projects and the importance of the culturally responsive services, culturally-specific services, too, to ensure that communities have an opportunity to thrive and to self-determine their lives. We need more of them. If we have to be successful in closing housing gap for the most vulnerable communities experiencing the most extreme of these disparities, we must continue to invest and partner with the culturally specific community-based partner organizations like naya that hold the trust of the community and honor the trust they hold. Naya is fulfilling and succeeding the mission every day and it takes great leadership and talented, dedicated staff to do this. I'm proud to say i witnessed the deep impact of the naya housing opportunity program in the communities. And running a full-service non-profit school and developing the projects is no small undertaking. I want to thank you, paul, you and your team. Please accept the full appreciation for all you do in service to building a thriving community. I'm thrilled to support this project and i look forward to celebrating with you at the completion. I vote aye.

**Clerk:** Ryan?

**Ryan:** Yes. Good morning, again. I really appreciate the comments from commissioner rubio. I just want to thank paul lumley for being here today. And also you, eric, nice to meet you recently. And great leadership, shannon, once again. I remember when i was first on the school board, there was an item on the agenda to transform a school that was in naya's new home. And i remember the executive director at that time saying that we envision having some housing opportunities, too, in the city. So, i'm reminiscing with joy right now to think that this is a fine example of that vision coming to fruition. The construction, the construction of this project keeps us on the track to exceed the city's goals under the portland housing bond. That is also good news. This project comes as a result of the significant collaboration among our funding

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partners, including the joint office of the homeless services, oregon housing community services, citibank and the national equity fund. Again, i want to acknowledge naya, american youth and family center, the community development partners and the rest of the team for serving the residents that are most in need. This is a good day to be on the city council to vote yes on such an outstanding project. I vote aye.

**Clerk:** Hardesty?

**Hardesty:** I want to start by really thanking director shannon callahan and paul. I remember years -- it feels like years ago this project was a vision of naya. And i know it was challenging as all affordable housing projects are to put together. And there were stops and stars along the way. But i'm proud that we came to an excellent project like this. I'm so thrilled that we are partnering with naya. Eric, your organization as well. What it shows is that sometimes it takes a little longer. Sometimes it requires us to really invest and culturally specific organization so they are prepared to do the work that we know that they can do. I think this project is a clear reflection of no one leaving the table. Right? Everybody coming back over and over and over again. Looking for a solution that would work. This is going to be such a good resource for the community. Paul and i have stood where that is and you have shared your vision of what was possible. And i'm just so proud to support this proposal. Because this is your vision that is coming to life. It's director callahan's intention, intentionality to make sure that she could figure out how to make this work for naya. Here we are. It is working. I am very thrilled to vote aye.

**Clerk:** Mapps?

**Mapps:** I'd like to echo all the praise that my colleagues have shared today. In the particular i'd like to call out commissioner ryan, the housing bureau and naya for putting together what i really view as a model project. I love the fact that we are getting the affordable housing bond dollars out the door. Obviously the city needs affordable housing now more than ever. Supportive housing is innovative and wonderful, culturally-specific programming. I love to and supporting one of my favorite neighborhood in the city, cully, is incredibly impressive. Great work, i hope we see more projects like this in the future. I look forward to supporting them in the future. I'm proud to vote aye today.

**Clerk:** Wheeler?

**Wheeler:** I want to thank commissioner ryan and his staff for shepherding this through. This is a significant positive step for the city of portland. I would like to shape my remarks maybe by giving a little bit of context. Government is under extreme scrutiny right now. It is so easy to criticize government that it almost sounds cliché to attack government. Because it's just

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assumed that government can't get it right. That is why i want to take some moment and give context here. First, this started with the community. Not just the vision for this particular project. And paul, i want to acknowledge your leadership and eric, on a really tremendous and exciting vision. Then having the fortitude frankly to push the vision through. I want to thank the director callahan in particular. Your leadership of the housing bureau has been exemplary. It's been innovative. Dare i say it, you have taken a lot of risks. I want to go back to the first risk taken with the portland housing bond. That was the decision to slow it down. And to intentionally on board community. Particularly community that was disproportionately impacted by the lack of affordable housing. But also those in the community who often don't have voices as dollars are being doled out throughout the community. There was some heat that came down upon you and the housing bureau and others for having slowed that process down. In order to intentionally unboard the community. And through that process there were two commitments that you make. Number one you committed that the housing dollars, half of it would go to very low income. And you committed that we would reflect the desires; particularly, of the community of color and low-income folks, more of the unit whichs, half in fact, would be reserved for family size housing. That was a bold, innovative, principled stand for you to take. It also reflected the reality of the need and the gaps and the community. As commissioner ryan just pointed out, here we are four-plus years later where we have not only met all of the criteria that we originally established that the voters supported in 2016 -- thank you, by the way to the people of this community for looking out and having the backs of others who don't have access to safe and affordable housing. But you have surpassed the goals now that were established. So, you know, we spent a lot of time in the virtual council chamber second guessing ourselves, criticizing ourselves, demanding more accountability from ourselves. Highlighting our shortcomings. We don't take enough time to really step back and breathe and acknowledge the really fantastic work that is being done in this community through the partnership with the community organizations, with our city bureaus, the city staff, our effective leadership at the bureau level. And so i want to take the moment and just say you know what? Sometimes we really get it right. We hit it out of the ballpark. This is one of those times. I just didn't want this to pass. Without acknowledging the importance of what this offers. And given the spirit of the day, which is the sense of expectation and hope, with a new administration in washington, d.c., my hope and expectation is that this becomes the template for the kinds of programs and projects that we do in the years ahead. What we have shown is we can do it. We can make it happen. So, i just want to acknowledge that. Dan, thank you for your leadership. Director callahan, thank you

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for yours. To the community partners, paul, eric and so many others who have worked for so long, thank you. To my colleagues on the city council, who show vision, really show vision for the future because we could have stopped at just saying maximum number of units. Bang for the buck. We could have stopped there. We would have had the support of the majority of the community -- majority of the community but we wouldn't have really filled the gaps that are the most extreme in this community without the kind of thoughtfulness that went in to this project. Good work, all. I'm very happy to vote aye. The ordinance is approved. This project is going to be fantastic. Next up.

**Hardesty:** Maybe we'll even be able to meet in person when it opens.

**Wheeler:** I'm sort of counting on it.

**Hardesty:** Me, too. I miss the grand openings.

**Wheeler:** Yeah. I'm getting tired of the kitchen table myself. Item number 41. Somewhat related.

#### **Item 41**

**Clerk:** Approve application under the multiple-unit limited tax exemption program under the inclusionary housing program for the 146th east building 100 located at 20 northeast 146th avenue.

**Wheeler:** Commissioner ryan?

**Ryan:** Yes. Thank you, colleagues. We have three, three multiunit limited tax exemption applications today. Two of which are emergency ordinances. And one that is not. Items 41 and 42 ask us to consider approving the multiunit tax exemption applications for 146th east and northeast portland. I request that the items be read together. Thank you, colleagues. I'll be returning this over to the staff for a detailed presentation. Please take it away. Matt and dory.

**Wheeler:** Keelan, can you read 42 as well. Do you want 43, commissioner?

**Ryan:** No. Do 41 and 42 together because they're emergency ordinance.

**Wheeler:** Good call. Read 42 as well, please, keelan.

**Ryan:** Thank you, mayor.

#### **Item 42**

**Clerk:** Approve application under the multiple-unit limited tax exemption program under the inclusionary housing program for the 146th east building 300 located at 30 northeast 146th avenue.

**Wheeler:** Back to you, commissioner ryan.

**Dory Van Bockel:** Good morning, "wall street journal," commissioners. Thank you, commissioner ryan for the introduction. I'm dory van bockel, development incentive program manager at the

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housing bureau. I'm going to share the screen and put up the presentation. Hopefully. Okay. So just as a quick review from some of what you heard last week about the inclusionary housing program. Starting in february of 2017, any building adding 20 or more new units is required to contribute to the city's rent restricted housing inventory through the inclusionary housing program. It does also fall in place for the for-sale units as well but today we are talking about the rental developments. Developers must choose from several options to fulfill inclusionary housing requirement. They can provide inclusionary units in otherwise market rate building, send units to another building or pay to the inclusionary housing fund. The multiple unit limited tax exemption or multe program restricts unit in the housing program rather than pay a fee in lieu. Each application comes before city council as approval. Today we are bringing three. The first two that we are discussing are the 146 east buildings. 100 and 300. So the building 100, it is a three-story 30-unit residential-only apartment building comprised of 24 one-bedroom and six two-bedroom units. The developer has chosen to restrict 8% of the unit at 60% median family income for 99 years under the program. That amounts to the two of the total 30 units. So this building has also opted to restrict remaining 28 units to households that are earning up to 60% median family income to make all 30 units restricted for the 99-year period. So to look at the exemption details, under the inclusionary housing program buildings outside of the central city plan district are eligible for property tax exemption on just the inclusionary housing units. However in this case, since all 30 units will receive exemption for the ten year since they are all affordable. The land will be fully taxed. And the estimated tax exemption for this building is \$277,657. In comparison, the annual rent reduction per restricted unit estimated at \$1,390. Across the 99 year term total rent reduction for the building is over \$4 million. So compared to again that \$270,000 exemption value. In addition to the ten-year tax exemption provided by the multe, the restricted units will receive extension of the affordable housing construction excise tax and the system development charges that would have been due on the restricted units. This is the third i.h. Application for this particular owner group. I guess i could have scrolled forward there. Going on to the next building the fourth application for ownership group, 146th east building 300. Which is also a three-story building with 24 units. Comprised of 18 one-bedroom and six two-bedroom units. The developer -- i think i went too far on this one. There you go. The developer chosen to restrict 8% of the units at 60%. Median family income for 99 years under uncollusion hair housing which would be 2 -- of inclusionary housing which is 2 of 24. But they opted to restrict all the units at 60% of the median family income for 99 years. Under the inclusionary housing program like with the other ones they are all affordable so all of them will

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receive the tax exemption but the land will be fully taxable still. So the total estimated exemption value for this building is \$215,198. Across the 99-year term this amounts to the \$91 of foregone revenue annually per restricted unit compared to average annual rent reduction of the \$1,374. So, again, over the total 99-year term we estimate rent reduction over \$3 million compared to the \$200,000 exemption value. So i will pause there before we move on to the other project. I can stop sharing my screen for a moment.

**Wheeler:** Colleagues, any questions at this point? Not seeing any.

**Ryan:** Okay. No questions. These are emergency ordinance. Is there any testimony or go to the vote?

**Wheeler:** Testimony first. Is there testimony, keelan, on items 41 or 42?

**Clerk:** No one is on the call for these items.

**Wheeler:** All right. Please call the roll on item 41.

**Clerk:** Rubio?

**Rubio:** I support this and i vote aye.

**Clerk:** Ryan?

**Ryan:** Thank you, dory, for the detailed update. And i think you continue your, our team continues to do all we with the codes we are offered. To provide in this housing and let it be noted this is close to public transit which is always a part of the win for the types of projects. I vote aye.

**Clerk:** Hardesty?

**Hardesty:** Aye.

**Clerk:** Mapps?

**Mapps:** Aye.

**Clerk:** Wheeler?

**Wheeler:** Aye. Ordinance is adopted. Item 42, please, call the roll.

**Clerk:** Rubio?

**Rubio:** Aye.

**Clerk:** Ryan?

**Ryan:** Aye.

**Clerk:** Hardesty?

**Hardesty:** Aye.

**Clerk:** Mapps?

**Mapps:** Aye.

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**Clerk:** Wheeler?

**Wheeler:** Aye. The ordinance is also approved. Item 43, please.

**Item 43**

**Clerk:** Approve application under the multiple-unit limited tax exemption program under the inclusionary housing program for shift located at 5680 north montana avenue.

**Wheeler:** Commissioner ryan?

**Ryan:** Yes, colleagues. The staff will now present a nonemergency item, multiunit limited tax exemption program application. And so, i believe is it dory, are you back with us? Take it away. Or is it matt?

**Dory Van Bockel:** I will resume. So, again, dory van bockel with the housing bureau. To discuss then the third project before us today which is called shift. That is a five-story, 73-unit residential-only apartment building comprised of 54 studio, nine one-bedroom, five two-bedroom and five three-bedroom units. The developer has chosen to restrict 8% at the 60% of the median family income for 99 years under the inclusionary housing program. That will total six of the 73 units within the building. They have chosen to use the reconfigure option within the inclusionary housing program to provide an alternative mix based on the total number of the bedrooms within the inclusionary housing option selected. By using the reconfiguration program, which allows units with the two bedrooms or more to result in a building with a smaller overall number of the restricted units. But provide family size units where there otherwise wouldn't be. Based on that option the originally required amount of the units would have been four studio, one 1-bedroom and one 2-bedroom units or the seven bedrooms. Through utilizing the reconfiguration, the building will be providing one studio and two three bedroom inclusionary housing units. I know that we shared some changes that we are looking at proposing to the program for the future projects last week. We are also looking at an additional change i want to mention quickly. It obviously wouldn't apply to the projects under review. But we are looking at in the proposed administrative rule changes to also put a size percentage based on the units that are reconfigured so family size units will be larger. So we will, you will see that coming probably later this week we will get those published. I'm happy to later share that. But moving back to the shift project specifically, just wanted to show the exemption details, so since again in this case the building is outside of the central city plan district. The three units and associated percentage of the residential common areas will receive the exemption for the ten years. Then the other 70 market rate units and the land will be fully taxed. The estimated tax exemption -- [barking] sorry about my dogs. The estimated tax exemption for the building over \$35,000



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across the 99-year term. This amounts to \$118 of the foregone revenue annually per restricted unit. In comparison, the average annual rent reduction per restricted unit is \$16,744. Across the 99-year, almost \$5 million. Again, compared to the \$35,000 estimate. In addition to the multe, restricted units in this building will receive exemption of the affordable housing construction excise tax and development charges that otherwise would have been due on the units. This application is the second for the same ownership group to come in with a project under the inclusionary housing. So that does conclude my presentation but i'm happy to answer any questions.

**Wheeler:** Question from commissioner hardesty.

**Hardesty:** Thank you. Dory, could you put your screen back up, the last page, please?

**Van Bockel:** Yeah, absolutely.

**Hardesty:** Trying to get mayor's attention before you moved. He was busy.

**Van Bockel:** There it is.

**Hardesty:** Yes. This one. Thank you. So this is one of those projects that as you know, it kind of, you always wonder about putting family units in to a single building. In to a singles building. Right? In this particular case, i believe there is two or three, three-bedroom or two-bedroom units. And then a whole building of studios. I have asked this question before. As you are thinking about revising the rules, what is the lived experience for the families in a singles building? Right is that, does it, does it create friction? Because you have all the single adults and then you have only a couple of households that have the small children in it? So, i'm always concerned about that very bizarre mix, right? When you go from the studios to three bedrooms and you only have a couple of those. I hope as you are rez writing the rules that you will look at whether or not it is a good lived experience for those lower income families that move in to the buildings that are being built for the single individuals. I think there is a difference between what a family unit looks like, what a family apartment complex looks like and what a apartment complex built for the seniors, for singles looks like. Right? So i would really like if you as you review the rules about what we can and can't do around the projects, i continue to be worried about the lived experience because you know if you are in a singles building and you have one kid, that cries. It creates a lot of conflict. So i hope as we think about the rewriting, revising the rules around multe we consider whether or not we are doing a disservice to the families which small children by putting them in a building that basically was built for the single individuals.

**Van Bockel:** Absolutely. And certainly if you have recommended language or your office would like to discuss it further we are happy to do so. I think matt shared with you last week but right

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now one of the proposed pieces of the language that we have is requiring that there be another market rate unit that have two or more bedrooms for the reconfigured dwelling units and likewise they would need a three bedroom in the building to choose that reconfiguration option. So it would have some market rate and the affordable units that were family sized with that change.

**Hardesty:** Yes. I look forward to continuing the conversation. I think the goal is to have the people successfully live with their families. In a building that was not actually built for the families. You know, i think if you think about i'm not a developer but i imagine the developers are like oh, well, if i get more of a break if i do several bedrooms. Then i will do that. Right? But are we really thinking about what the experience is for those families? I remember couple of them back we had one that was like this crazy, like 80 apartments and then like three were affordable units for the families. I just thought those families will have a really hard time living in that complex, because it's not built for the families. Happy to continue that conversation later. Thank you.

**Van Bockel:** Absolutely. Thanks.

**Wheeler:** Good. Geegs, any other questions -- colleagues, any other questions? Does it complete the presentation?

**Van Bockel:** Yes, it does.

**Wheeler:** Any public testimony, keelan?

**Clerk:** No. No one is on the call for this item.

**Wheeler:** All right. Anything else, commissioner ryan, before i move this on to second reading?

**Ryan:** No.

**Wheeler:** This is the first reading of the nonemergency ordinance and moves to second reading. And here we are. Believe it or not it's not even 11:00 and we have come to the end of our agenda. Good to see you all.

**Hardesty:** That is what happens when it's the commissioner ryan show.

**Wheeler:** It was. The commissioner ryan show. I was very efficient and productive. Our thanks to everybody. Have a fantastic day. A safe day. We'll see you later. We are adjourned.

\*\*\*\*\*: "hear! Hear!" [meeting adjourned]

Council adjourned at 10:44 a.m.