



CITY OF  
Portland, Oregon

Official  
Minutes

**March 17, 2021**

**Date and time**

March 17, 2021 at 9:30 a.m.

Council recessed at 10:54 a.m.

**Officers in attendance**

Keelan McClymont, Clerk of the Council; Naomi Sheffield, Deputy City Attorney

**Consent Agenda**

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

**Date and time**

March 17, 2021 at 2:00 p.m.

Council adjourned at 6:51 p.m.

**Officers in attendance**

Keelan McClymont, Clerk of the Council; Linly Rees, Chief Deputy City Attorney

**MARY HULL CABALLERO**  
Auditor of the City of Portland

By Keelan McClymont  
Clerk of the Council

<p><b>PORTLAND CITY COUNCIL AGENDA</b>  <b>City Hall - 1221 SW Fourth Avenue</b>  <b><u>WEDNESDAY, 9:30 AM, MARCH 17, 2021</u></b></p> <p>Those present by videoconference were: Mayor Wheeler, Presiding;          Commissioners Hardesty, Mapps, Rubio and Ryan, 5.</p>	<p><b>Disposition:</b></p>
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**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 March 17, 2021 Council meetings is March 16, 2021 at 4:00 p.m.**

**Email the Council Clerk at [councilclerk@portlandoregon.gov](mailto:councilclerk@portlandoregon.gov) with any questions.**

<b>COMMUNICATIONS</b>		
<b>154</b>	Request of May to address Council regarding vandalism in the Pearl District (Communication)	<b>PLACED ON FILE</b>
<b>155</b>	Request of Lisa to address Council regarding vandalism in the Pearl District (Communication)	<b>PLACED ON FILE</b>
<b>156</b>	Request of Barbara Bochinski to address Council regarding Hazelnut Grove Tiny Cabin Village (Communication)	<b>PLACED ON FILE</b>

<p><b>CONSENT AGENDA – NO DISCUSSION</b></p>	
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<b>Mayor Ted Wheeler</b> <b>Office of Management and Finance</b>		
<b>*157</b>	Create a new non-represented classification of Peer Support Specialist and establish a compensation range for this classification (Ordinance)  (Y-5)	<b>190324</b>
<b>Commissioner Jo Ann Hardesty</b> <b>Bureau of Transportation</b>		
<b>158</b>	Authorize a Subrecipient Grant Agreement to Community Cycling Center in the amount of \$20,000 for FY 2020-21 and FY 2021-22 for the Parkrose School District Safe Routes to School program (Ordinance)	<b>PASSED TO SECOND READING MARCH 24, 2021 AT 9:30 AM</b>
<b>REGULAR AGENDA</b>  <b>Mayor Ted Wheeler</b> <b>Office of Management and Finance</b>		
<b>159</b>	Accept bid of \$4,986,018 from Stellar J Corporation for the Powell Butte Reservoir 1 Roof Upgrades Project (Procurement Report - Bid No. 00001567) 15 minutes requested <b>Motion to accept the report:</b> Moved by Mapps and seconded by Wheeler. (Y-4 Rubio, Ryan, Mapps, Wheeler; N-1 Hardesty)	<b>ACCEPTED PREPARE CONTRACT</b>
<b>Commissioner Dan Ryan</b> <b>Housing Bureau</b>		
<b>*160</b>	Approve application under the Multiple-Unit Limited Tax Exemption Program under the Inclusionary Housing Program for Burnside Apartments located at 11005 E Burnside St (Ordinance) 10 minutes requested  (Y-5)	<b>190325</b>
<b>*161</b>	Approve application under the Multiple-Unit Limited Tax Exemption Program under the Inclusionary Housing Program for 2231 Pettygrove LLC located at 2231 NW Pettygrove St (Ordinance) 10 minutes requested  (Y-5)	<b>190326</b>
<b>*162</b>	Authorize new construction financing not to exceed \$14,926,500 to Rosewood Stark Limited Partnership or a Human Solutions, Inc. affiliate for development of a 93-unit affordable housing project (Ordinance) 20 minutes requested  (Y-5)	<b>190327</b>

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<p><b>*163</b> Authorize new construction financing not to exceed \$17,037,077 to CCC-Westwind Apartments Limited Partnership or a Central City Concern affiliate for development of a 100-unit affordable housing project (Ordinance) 20 minutes requested (Y-5)</p>	<p><b>190328</b></p>
<p><b>Commissioner Mingus Mapps</b> <b>Bureau of Environmental Services</b></p>	
<p><b>164</b> Amend contract with HDR Engineering, Inc. for additional support services for the Columbia Boulevard Wastewater Treatment Plant Renewable Natural Gas Facility Project No. E10033 for \$283,039 (Ordinance; amend Contract No. 30003218)</p>	<p><b>PASSED TO SECOND READING MARCH 24, 2021 AT 9:30 AM</b></p>
<p><b><u>WEDNESDAY, 2:00 PM, MARCH 17, 2021</u></b></p>	
<p>Those present by videoconference were: Mayor Wheeler, Presiding; Commissioners Hardesty, Mapps, Rubio and Ryan, 5.</p>	
<p><b>*165</b> <b>TIME CERTAIN: 2:00 PM</b> – Amend Title 33 Planning and Zoning to facilitate the provision of shelter and housing options for Portlanders in need (Ordinance introduced by Mayor Wheeler and Commissioners Rubio and Ryan; amend Code Title 33) 3 hours requested for items 165-166</p> <p>For items 165 and 166, no additional oral testimony will be heard. The written record will remain open until March 26, 2021 at 5:00 p.m. Submit written testimony to <a href="https://www.portlandmaps.com/bps/mapapp/proposals/#/s2hc">https://www.portlandmaps.com/bps/mapapp/proposals/#/s2hc</a></p>	<p><b>CONTINUED TO MARCH 24, 2021 AT 2:00 PM TIME CERTAIN</b></p>
<p><b>*166</b> Amend City Code Health and Sanitation, Emergency Code, Public Improvements, Water, Property Maintenance Regulations and Affordable Housing to facilitate the provision of shelter and housing options for Portlanders in need (Ordinance introduced by Mayor Wheeler and Commissioners Rubio and Ryan; amend Code Titles 8, 15, 17, 21, 29, and 30)</p>	<p><b>CONTINUED TO MARCH 24, 2021 AT 2:00 PM TIME CERTAIN</b></p>
<p><b><u>THURSDAY, 2:00 PM, MARCH 18, 2021</u></b></p>	
<p><b>DUE TO LACK OF AGENDA THERE WAS NO THURSDAY 2:00 PM MEETING</b></p>	

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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.

March 17, 2021            9:30 a.m.

**Wheeler:** Hello, everyone. This is the wednesday, march 17, 2021, morning session of the portland city council. Keelan, 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, [www.portlandoregon.gov/video](http://www.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](mailto: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 patience, your flexibility and your understanding as we work through the challenges of covid to conduct the city's business. We'll now hear from

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legal counsel on the rules of order and decorum. Good morning.

**Naomi Sheffield:** Good morning, mayor and commissioners. 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. Thank you.

**Wheeler:** Thank you. First up, today, keelan, is communications. Please invite our first individual up. Item 154.

**Clerk:** Request of may to address council regarding vandalism in the pearl district.

**Wheeler:** Good morning.

**May:** Good morning. Can everyone hear me?

**Wheeler:** Yep. Loud and clear.

**May:** Okay. Hi, good morning. Dear city officials i prefer to be anonymous as i'm afraid of retaliation to me and my family for voicing my opinion. I'm a minority female small business owner with young children. We all have witnessed the horrific, devastating and awful vandalization of what used to be beautiful portland. I know the city, many non-profit organizations, business and the private citizens; such as, ourselves are trying to clean our streets. But we must do better to control the anarchist events, stop destructive vandalism crime and remove graffiti. We all support freedom of speech, which is what i challenge most about america coming from a country where this was not allowed. Recent ecents, however, have become increasing violent and the sense is that there is no respect for property and safety. As an example, on saturday, february 27, many people dressed in black militant garb with weapons, blocked our city streets and vandalized our homes, buildings and broke windows of businesses.

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My children were scared and witness people spray painting buildings, rocks being thrown and electric scooters used as weapons. In one instance a young family with children was cleaning graffiti and the perpetrator swore at them and threatened to return to graffiti more. I walked around the pearl district and nearly every building had been vandalized, with broken glass or graffiti. It's very similar to the violent and destructive attacks on our city that we have witnessed countless times. We are exhausted and depressed by the never-ending saga. The anarchists are conducting themselves in an entitled manner with little threat of being held accountable. If the protest is anticipated to be violent; such as, the one on february 27, then better preparations should be made. In an encouraging sign, it seems that the city and the civic leaders are increasingly moving toward stemming this endless wave of destruction and violence that is seen by the police response on friday, march 12. We hope that the district attorney's office will also take a stronger stance against these perpetrators. Please help us clean up our city and bring safety back to our homes and businesses. Thank you. We love portland.

**Wheeler:** May, thank you for being here today. You speak for many when you express your frustration and your exhaustion at this criminal destruction and violence in the city. I want you to know you are expressing my frustration as well. And if you'd like to be more directly involved you would encourage you to visit my website. We have five action committees that at least two of which address this subject. If you have an interesting in participating. But either way i appreciate you being here to express your opinion and i want you to know that i stand with you. Thank you.

**May:** Thank you.

**Wheeler:** Next individual, please. 155.

**Clerk:** Request of lisa to address council regarding vandalism in the pearl district.

**Wheeler:** Good morning, lisa. Keelan, do you have lisa?

**Clerk:** Yeah. It looks like lisa is unmuted. If you need to unmute, try star-6 on your phone.

**Lisa:** Okay.

**Clerk:** It looks like you just muted yourself again. We were hearing you for a moment.

**Lisa:** Can you hear me now?

**Wheeler:** We hear you loud and clear. Go ahead.

**Lisa:** Dear ladies and gentlemen, i want to remain anonymous as i live in portland west end area. I have owned a small reall the business on southwest broadway in downtown portland since october 2012. Late friday evening, may 29, and early saturday morning, may 30, 2020, my store was vandalized and looted by the rioters that followed the george floyd marchers. They stole my

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merchandise and vandalized my store. When i came to work saturday morning i saw the devastation done to my store and the entire southwest broadway block. My heart sank. I felt hopeless. All i could do was cry. I called the police nonemergency line that day and was told the police were too busy to come to my store to take the report. I would have to file a police report online, which i did. As an asian refugee who came to the united states in 1975, my proudest moments were when i became an asian-american citizens five years later, obtained a college degree in 1984 and eventually owned a small business in 2012. The rioters shattered my small slice of heaven on that fateful day, may 30, 2020. And i have suffered from low-grade depression and mild ptsd ever since. Wherever i read, see, or watch vie yot rioters in portland shown on local news it pains me because you feel the pain, fear and the anger coming all over again. Whether it was directed at my business or other businesses, you can feel their pain and anguish having gone through it. The protests, the riots, the looting, the vandalism did not stop on that day. It continues to relax friday march 12, 2021. I come to you today representing other small businesses, other minority local business owners and women business owners. I beg all of you to please do something about these senseless crimes that we are still experiencing. We all know this is not freedom of speech. This is pure freedom of hate and destruction. We small business owners are not wealthy people. We do not have an instant a.t.m. From which we can repeatedly take money out to pay to have plywood boards put up and taken down, remove graffiti, replace broken glass doors, glass windows, et cetera. Many small businesses and i donated our time to volunteer to clean up our downtown. It seems a futile task. I applaud all of you for your continued efforts this past weekend in dealing with the rioters. I know we must do more. And local small business owners are always ready to assist you. I do not want to live in fear every day and hide behind plywood windows and doors any longer. Thank you for listening to me. Lisa.

**Wheeler:** Thank you so much for being here today and sharing your perspective, because it's a very important one and it's certainly one that i have been trying to communicate as broadly as possible that this isn't just about some nameless, faceless corporation. These are small businesses. They are owned and operated by people like you, who employ a lot of people in our community. There is not a pot of money from which small business owners and operators can dip in to in order to restore their business operations after they have been looted or damaged or graffitid or the windows have been broken or the inventory has been stolen. So i want to apologize to you that you have had to go through this at all. I want you to know that this is absolutely a laser focused priority of both this council and of my administration. That we are here to support you and we will continue to do so. I hope you will continue to share your voice



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to the degree that you feel comfortable sharing your voice because it's an important perspective. I really appreciate your being here and may being here today. Thank you, both.

**Lisa:** Thank you.

**Wheeler:** Next individual, please, keelan.

**Clerk:** Item 156. Request of barbara bochinski to address council regarding hazelnut grove tiny cabin village.

**Wheeler:** Welcome, barbara.

**Barbara Bochinski:** Thank you. Good morning. I'm barbara bochinski overlook neighborhood resident. I have been attending the save hazelnut steering committee meetings for the last few weeks and i'm convinced this village is a good addition to the neighborhood, adding to the safety of the residents and the neighborhood at large. I'll show a video by one of the residents about the impact of hazelnut grove and her life. She and her partner lost their housing when the building was sold.

**Video:** I'm lolita. I have lived at hazelnut grove since 2015. My partner and i lived in our van for two years. When we found hazelnut site, we camped and joined with other residents and many neighbors and organizations building tiny homes. Since living at hazelnut grove, i have been able to take care of many health needs. And gotten social security. I even have a checking account and savings account. I found stability and i needed to move ahead with my life. I deal with bipolar and panic disorder. But here i got the calm to be more out in the world. Stable home is necessary to me to keep me on my path. It may not always be here but hazelnut grove sure has worked for me.

**Bochinski:** So, the residents and the community friends have completed an rfpq and submitted it to establish rights of the residents to remain in their homes. We are grateful for suspension of your plans to demolish the fencing and cabins. We understand it's not comparable to other unsanctioned camps around the city. It's an organized community that needs status of the permanence so the residents can advance with the projects they have planned to improve the physical surroundings an more importantly the peace and the stability all people need to make the progress in the individual lives. Thank you.

**Wheeler:** Thank you very much. Thank you for sharing the video with us as well. Keelan, does that complete the communications for this morning?

**Clerk:** Yes.

**Wheeler:** Very good. Thank you, everybody who participated today. We appreciate your perspective as always. Have any items been pulled off the consent agenda?

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**Clerk:** We have had no requests.

**Wheeler:** 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:** Aye. The consent agenda is adopted. We will go to the first time certain item, please.

That -- actually, it's not a time certain. I stand corrected. Just regular agenda item 159, please.

**Clerk:** Accept bid of \$4,986,018 from stellar j. Corporation for the powell butte reservoir 1 roof upgrades project.

**Wheeler:** Colleagues, this is a procurement report for portland water bureau construction project that will repair and make improvements to the drainage system on the roof of powell butte reservoir 1. The two underground reservoirs at powell butte are an important part of the city's water system, together storing up to 100 million gallons of drinking water and providing the key safety net for the system to ensure steady supply of clean water as demand changes throughout the course of the day. Chief procurement officer kathleen brenes-morua is here to present this report. Good morning, kathleen.

**Kathleen Brenes-Morua:** Good morning, mayor. Good morning, commissioners. I'm kathleen brenes-morua, the interim chief procurement officer. I'm here to recommend authorization to enter into a contract with stellar j. Corporation for construction of the powell butte reservoir 1 roof upgrades project. Council authorized procurement services to schultz and award a contract in august of 2020. We issued an invitation to bid on december 10 and we received responsive bid january 25. It's from stellar j. Corporation in the amount of \$4,986,018. Which is 3% under the project estimate of the \$5,140,000. The city's aspiration of the sub chron tractor utilization goal supplied and they exceeded the goal to subcontract 38.44% for the contractors certified with the business inclusion and diversity as identified in the report before you. Stellar j. Corporation is in full compliance with all city contracting requirements and i here recommend you authorize this contract. If there are any questions about the procurement process, i'm happy to answer

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them. If you have any questions about the project, itself, jodie inman, the water bureau design manager and dan hogan, the project manager are here to address those. As well as a representative from stellar j. Is here and can address any questions about the good faith efforts in meeting as spir -- meeting the aspirational goal.

**Wheeler:** Beautiful background, by the way. And commissioner hardesty is first up.

**Hardesty:** Thank you. My question is how many contractors has this contractor stellar j. Corporation had with the city of portland in the last five years?

**Brenes-Morua:** This contractor has had six other projects in the last five years.

**Hardesty:** What is the total money amount of the six contracts?

**Brenes-Morua:** I apologize. I do not have that. I apologize. They did not tabulate that for me. I've got about \$20 million, approximately \$20 million.

**Hardesty:** So there would be \$25 million in five years of time and the contractor doesn't appear to have found black, latinx, indigenous contractors in five years of getting contracts with the city of portland. This contract has only one minority firm that will get about \$18,000 out of a \$5 million contract. This is a continuing conversation that i continue to have purchasing. Good faith notwithstanding, the outcomes are still horribly bad. What do you make of -- you said this was the only responsible bidder? Did we have to take this contract? Did we only get one that is responsive?

**Brenes-Morua:** We only received one bid. Stellar j. Was responsive to all the bid requirements. So we did not have any grounds to reject the bid.

**Hardesty:** I would think if you are going out for contracts you are measuring them against each other. If you only get one, that is another thing that procurement will need to address. But let me just say if somebody has gotten \$30 million from the city of portland and still has not been able to build relationships with minority contracting firms, i think that is a problem. I think we have to fix that problem. We can't keep saying that we have --

**Jeff Carlsen:** Excuse me. This is jeff with stellar j. Corporation.

**Hardesty:** Happy to give you an opportunity but i'm talking to procurement at the moment.

**Jeff Carlsen:** Okay, thank you.

**Hardesty:** So this is an ongoing issue with procurement and i want to flag that for my colleagues. At five contracts in five years, \$30 million in work. This is what we are accepting as an aspirational goal.

**Brenes-Morua:** I just want to say that it is an issue that we want to address and we are going to be revisiting our subcontractor equity program to see how we can make changes to achieve

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better results awarding contracts to bipoc contractors.

**Hardesty:** With all the respect, we have been saying that for a long, long, long time. The proof is in the pudding because here we have a contractor that we have a relationship with and we have still not been able to achieve our goals. So, you know, i hear you. We are fixing it. But we have 14 programs and the outcomes continue to be the same.

**Brenes-Morua:** Understood.

**Wheeler:** Jeff, did you have something to say on behalf of the water bureau there?

**Jeff Carlson:** Yes. Thank you. My name is jeff carlson, i'm with stellar j. Corporation and the general manager and vice president. I wanted to thank you for the opportunity to address council. One item i wanted to point out to all the commissioners and to the bureau that recently i was afforded an audit on the equity in construction for portland. Which i can reference as the city auditor services issued in september. I can forward it around if necessary. Stellar j.

Corporation ranked number one in the subcontracting to minority and business firms. And one of the items that was found in the audit was the lack of recognition for the firms that were meeting the goals. And exceeding as spir rational goals of the -- aspirational goals of the city council. We have a good relationship with city council and we are doing our best to meet and exceed the goals set by council. I'm happy to forward the audit issued by portland around. And to the extent that we can improve, i am more than willing to meet with the procurement office to make some suggestions or receive feedback that will improve our compliance. Thank you.

**Wheeler:** Thank you. Any further questions? If not i'll entertain a motion. Commissioner mapps, did you just move -- i couldn't hear.

**Mapps:** I just wanted to double check to see if there was any testimony on this. Public testimony? With retaking public testimony?

**Wheeler:** No. It's --

**Mapps:** You're right. Never mind.

**Wheeler:** Is that a motion?

**Mapps:** I move we vote on this.

**Wheeler:** Thank you very much, commissioner mapps. Moves the report. I'll second. Any further discussion? [no audible response] please call the roll.

**Clerk:** Rubio?

**Rubio:** Clearly we are all motivated to address and improve the city requirement so this is just another call for that review. I'm looking forward to the future discussion about updating these goals and revisiting these processes to remove barriers and improve our outcomes. I vote aye.

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**Clerk:** Ryan?

**Ryan:** Aye.

**Clerk:** Hardesty?

**Hardesty:** No.

**Clerk:** Mapps?

**Mapps:** Aye.

**Clerk:** Wheeler?

**Wheeler:** Aye. The report is accepted. Thank you, all, for that discussion. It was an important one. Next up, item 160.

**Clerk:** Approve application under the multiple-unit limited tax exemption program under the inclusionary housing program for burnside apartments located at 11005 east burnside street.

**Wheeler:** Commissioner ryan?

**Ryan:** Yes. Good morning, colleagues. Happy st. Patrick's day. We have two multiple-unit limited tax exemption program applications today. Items 160 and 161 are both emergency ordinances. And ask to us consider approving the multiunit limited tax application for the burnside apartment and 2231 pettygrove. I request they be read together. Could you read the second ordinance for the record as well?

**Clerk:** Of course. Approve application under the multiple-unit limited tax exemption program under the inclusionary housing program for 2231 pettygrove l.l.c. Located at 2231 northwest pettygrove street.

**Ryan:** Thank you, keelan. I'll now turn it over for a detailed presentation. I believe matthew tschabold, you are here to present?

**Matthew Tschabold:** Thank you, commissioner ryan. Good morning, members of council. For the record, my name is matthew tschabold. I am the policy and the planning manager with the portland housing bureau. I also have with me dory van bockel, who is the development incentives manager for the housing bureau. So, as always, the city mandatory inclusionary housing policy is enactment of one of the comprehensive plan policies to integrate affordable housing in the market rate development. At the housing bure we we lead with race so we -- bureau, we lead with race so we want to present where neighborhoods are affordable for the different communities across the city and drive programs accordingly. As far as the program overall, i just want to give council a snapshot. I know that you saw some of this information at the budget work session yesterday. We update this information quarterly. But thus far, we are anticipating a little over 1,100 units, affordable units to come through the program with the

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majority of the units affordable at 60% a.m.i. For the record, folks watching the city requirement is 80%. We provide additional incentives in order to try and get developers to voluntarily provide 60% units. As far as the two projects for approval today, for consideration today as commissioner ryan mentioned 2231 northwest pettygrove and 11005 east burnside. You can see here on the map of buildings and early assistance and permitting projects. Looking at the east burnside project, this is a 29-unit, three-story building. And the developer has chosen the 15% of units at 80% a.m.i. Option. So, there will be four inclusionary housing units at 40% a.m.i. I do want to note currently in the neighborhood the market rate rents are fairly comparable to what the inclusionary housing rent caps are. But we are recommending this for approval given that the inclusionary housing program is a long-term land use program and as rents continue to rise, the four units will remain affordable at 80% of the median income regardless of where the market goes. For the 2231 northwest pettygrove, this is a 30-unit building. The developer has opted to provide 15% of the units at 80% a.m.i., which will yield five inclusionary housing units and the housing bureau is also recommending approval of this multe application given that the rent savings seen exceeds the value of the property tax exemption on a per-unit basis. With that, dory and i are here to answer any questions that council has.

**Wheeler:** Colleagues, any questions at this point? It looks like you are off the hook for the moment. Matt, do we have any public testimony on this item?

**Clerk:** We have no one signed up for this item.

**Wheeler:** Very good. Emergency ordinance. Please call the roll.

**Clerk:** Rubio?

**Rubio:** Aye.

**Clerk:** Ryan?

**Ryan:** Yes, the burnside apartments and 2231 pettygrove bring the total number of the private sector buildings in the inclusionary housing permit approval pipeline to 120. Restricting a minimum of 953 units in an otherwise market rate development. I vote aye.

**Clerk:** Hardesty?

**Hardesty:** Are we voting on one or both?

**Ryan:** We are voting on 161 at the moment.

**Hardesty:** Thank you very much. Aye.

**Clerk:** Mapps?

**Mapps:** Aye.

**Clerk:** Wheeler?

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**Wheeler:** Aye. Ordinance is adopted.

**Ryan:** I messed up. We were voting on 160. Sorry.

**Wheeler:** Now we bring up 161, please.

**Hardesty:** I believed you, commissioner.

**Ryan:** I'm sorry. I messed up. Get used to it. [laughter]

**Clerk:** Rubio?

**Rubio:** Aye.

**Clerk:** Ryan?

**Ryan:** Aye.

**Clerk:** Hardesty?

**Hardesty:** I'm looking forward to the changes that we are going to make to the multe program to make it more equitable, more fair and to give us a better outcome. I vote aye.

**Clerk:** Mapps?

**Mapps:** Aye.

**Clerk:** Wheeler?

**Wheeler:** Aye. Ordinance is adopted. Next item, please.

**Clerk:** Authorize new construction financing not to exceed \$14,926,500 to rosewood stark limited partnership or a human solutions, inc. Affiliate for development of a 93-unit affordable housing project.

**Wheeler:** Commissioner ryan?

**Ryan:** Yes. Thank you, mayor. Happy to make this presentation. Get it started. The stark street housing development combines the portland housing bond capital funding with the funding from supportive services from the joint office of homelessness services to provide housing for some of the most vulnerable residents. This project brings much-needed affordable housing and supportive services to the outer southeast portland where too many families are experiencing housing instability, school mobility challenges, and displacement. With this project, we continue to deliver on the promise to the voters who approved the city's first affordable housing bond and align with the community priorities to create more permanently affordable housing in the underserved areas. Prevent displacement and create more housing solutions that meet the needs of families and address homelessness. We thank the developer human solutions, inc., for increasing house opportunities for low-income families and especially for providing permanent supportive housing which is one of the most critical tools in addressing homelessness. Stark street housing will help meet critical needs of the residents in rosewood area of glen fair

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neighborhood. This is in the reynold school district. There is glen fair elementary school, h.b. Lee middle and reynolds high school. There is a full service grocery store and transit option. With that, i'd like to turn it over to director callahan, and to andy miller the e.d. Of human solutions. Welcome to the meeting, director callahan and andy miller. Take it away.

**Shannon Callahan:** Good morning, mayor and commissioners. Shannon callahan, the director of the portland housing bureau. Keelan, if you wouldn't mind to put up the slide deck for us this morning, i would appreciate it. So the stark street apartments. Next slide, please. One of 12 housing bond projects. It joins two projects that are already opened and it will be the fifth to begin construction. Next slide, please, keelan. The stark street with the five-story building will bring much-needed affordable housing to outer southeast portland. Made possible by human solutions and life works northwest. Next slide, please. It's located at 160th and southeast stark. As you heard in the rosewood area. It does offer easy access to grocery stores, service and transit for its residents. It will also serve low-income families as well as people moving from homelessness to permanent, affordable housing. Next slide, please. With 93 affordable units, it will house an estimated 221 people. It will also provide its resident families a wonderful children's play area, which is envisioned here on this slide. Human solutions expects to begin construction this may and welcome families next fall. Next slide, please. The stark street housing project will have a significant number of two and three-bedroom units. 33% of all units will be affordable to people in families who make less than 30% of area median income. For a family of four, that would mean a family that earns less than \$27,000 per year. As the commissioner ryan noted, it will also contain 16 units of the permanent supportive housing. Next slide. In addition to the capital funding provided by the portland housing bureau, joint office of homeless services committed to providing service funding for the 16 units of the permanent supportive housing. Human solutions will bring its excellence resident services like case advocacy and case management to the residents and lifeworks northwest will provide mental health services and health navigation services. Next slide, please. The funding from the portland housing bond will leverage another \$24 million in funding. To ensure affordable housing for 220-plus residents. Now and for decades to come. Next slide, please. Your approval today will finance and move this project to the construction phase so the families can be welcome next year. Before i turn it over to andy miller, the executive director of human solutions, i want to acknowledge the team members. Danielle norby and lindsey brown in particular. Andy, over to you.

**Andy Miller:** Thank you, shannon. Mayor wheeler, members of the council, good morning. Today i should say "top of the morning" to you. I'm andy miller and i have the privilege to serve



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as the executive director of human solutions. We are one of your partners, countering the forces, causing poverty and the homelessness in east portland and east multnomah county. Feel fortunate this morning that my first appearance before this current version of the portland city council is say thank you. Thank you in advance for what i hope will be a vote to make this project possible. Commissioner ryan and the director callahan provided a good summary of the stark street housing project. On which we hope to break ground early this summer. Right on the heels of completing the nick fish apartments. That is the latest project in gateway. Also with the support of the city of portland through t.i.f. Funding. As you speak, we are wrapping up construction and leasing that project up right now. All i really want to add to shannon's presentation in addition to my thanks to the housing bureau, the council and to the voters of voters for passing the portland housing bond, are a few highlights on why this project is so important to us at human solutions and to the east portland communities we serve and support. As was mentioned, the 16 units of the permanent supportive housing will help to meet an urgent need. As of you know, we as an organization are the operator of the shelter for families with children experiencing homelessness. Many of them chronically. We see every day how few real options there are for families who have experienced long-term homelessness to find secure, real affordable housing in a community of support. We believe this project will meet that need. And i want to pause for a moment and really call out the great work here that happened upstream. The collaboration between p.h.b., the jointed office for homeless services and home forward to braid together the critical resources that make this kind of housing possible is a national best practice. Coordinating those resources upstream and not at the project level is really the by a to get this -- really the way to get this work done. It allows not one project at a time to be done but several from one procurement to provide deep affordability and the on-site fully-funded services needed to make permanent supportive housing possible. It's not easy work. When are deeply appreciative that it happen and bravo for putting together a procurement process that aligned the resources and made this work possible. We urge our funding partners to continue this practice. The stark street project is important to us and the community because it advances our goal of becoming an antiracist organization. But exceeding contracting targets for hard costs and professional services, human solutions and our fantastic partners at colis construction ensure we mean business when we say black and brown benefits should benefit and benefit meaningful from the investment in affordable housing. Finally, we believe this is important to help stem the tide of residential displacement for the communities in east portland. We have worked hard behind the scenes to work closely with the community

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partners, erco, rosewood and at the reynold school district to help ensure the local families in rosewood, and as i think many of you know it's one of the most diverse areas of the city. It's also a neighborhood impacted by poverty and threatened by the next wave of residential displacement. We believe the on-the-ground coordination well in advance of this project even breaking ground will result in many local families and the families of color finding a permanent home and experiencing the support of community at stark street. When affordable housing like this emerges from a true community development process, as this project has, it should become not just an asset of the developing organization, but truly one that the community help design and program. As you might recall, this particular housing community will emerge on a piece of land we purchased with the help and the support of multnomah county six years ago. At that time, the bar on the property was a community problem spot. We partnered with multnomah county to purchase the property for the purpose of converting it from a neighborhood problem spot to a sign of hope for change. Over the short term, we converted the bar that was on the site to interim shelter for families. That shelter has now moved over in to a more permanent space in the southeast portland we now operate as lilac meadows, our family shelter, keeping 40 families safe off the streets every night. But the destiny of the property was always intended as permanent affordable housing. What the neighborhoods told us they wanted and needed. Today, i urge you to complete the story for property by providing resources to turn what was once a neighborhood eyesore to a community of hope in which families and this neighborhood of survivors can have the permanent homes and the beautiful building not only need but deserve. We have excited to see not only what this one-time apartment construction can deliver to the rosewood community and what we can together deliver in the next decade to come to this neighborhood in east portland. Thanks so much.

**Wheeler:** Very good. Commissioner hardesty has a question.

**Hardesty:** I want to put on the public member i'm a board member, happy board member of human solutions. And am thrilled that this project has moved forward. Andy stole what i was going to say because i was going to remind people that this used to be a strip club and it had been an eyesore for a very, very long time in this community. I'm thrilled with how hard we came through when it was a shelter for families experiencing houselessness. It was a family shelter. So it really showed us how many people were working two, three, four jobs and still couldn't afford first, last security deposit, pet deposit and pet rent to live in the city of portland. I am so proud of the work that human solutions does. I know shannon -- sorry, director callahan -- has been a fabulous partner with human solutions for many years. The community needs this affordable

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housing complex. One of the things you love about the housing that human solutions builds is that it's beautiful housing. You never know by outside what the socioeconomic status of those who live inside. Isn't that a fabulous legacy to have in this community? Thank you, director Callahan, thank you, Andy Miller. I know the pain that it takes to put financing together to build housing that is truly affordable for people in our community. I watched human solutions do it over the last 12 years. It's a miracle that any of the projects come forward and get funded but it's the dedicated people who spent a lot of time trying to patch together funding to make these buildings a reality. So, I just want to put that on the record for my personal experience. With human solutions, and the work I know they continue to do. Thank you.

**Wheeler:** Thank you, commissioner. Does that complete the presentation?

**Callahan:** Yes, Mayor, that completes our presentation. Thank you.

**Wheeler:** All right. Very good. Any public testimony on this item?

**Clerk:** No one signed up for this item.

**Wheeler:** Very good. Colleagues, any further questions? [no audible response] If not, please call the roll.

**Clerk:** Rubio?

**Rubio:** Thank you. I want to thank human solutions and also just, echo my colleagues' comments about their great record of partnership. They have been a great partner to other non-profits. I know it firsthand from my prior life and I want to acknowledge their tremendous work in impacting the community. Also I want to thank ERCO, Roadwood Initiative, Reynolds School District and the East Portland Area Planned Housing Committee. Also, P.H.B. And the joint office and the rest of the community partners connected to the project and will be connected to the project. Our C.B.O. Partners should be led the work because they're trusted and they know firsthand the needs of community and are responsive to the needs. Housing collaborations like this are successful when the stable is set by and with the community from the on set. Bravo to that. Also, types of projects what we need to meet our goals and meet the demand in housing. Across all levels. I vote aye.

**Clerk:** Ryan?

**Ryan:** Yes. Thank you, again. Thanks, Andy Miller, for the presentation. And acknowledging all the different partners that came on board. It was great to see the philanthropic partners like my Memorial Trust. I also want to once again underscore how important is it to have the family units and with the schools nearby. School mobility issues are really, really one of the biggest factors and the challenges for children and families. Sometimes 75% of the kids in low-income

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neighborhoods rotate to another school within the school year. Imagine how challenging that would be to actually get some grounding and some education to move on in life. I was delighted to see the access to schools and the services provided for the families. I vote aye.

**Clerk:** Hardesty?

**Hardesty:** Fabulous project. Can't wait for the groundbreaking. And for the families to move in. And again, just want to appreciate the level of work that is required to make a project like this real. I vote aye.

**Clerk:** Mapps?

**Mapps:** I echo the praise of all of my colleagues. This is a really exciting project. I want to thank human solutions, city staff, and the community for help making this happen. I vote aye.

**Clerk:** Wheeler?

**Wheeler:** Great work. Aye. The ordinance is adopted. Thank you, everybody. Next item, please, Keelan.

**Clerk:** Authorize new construction financing not to exceed \$17,037,077 to CCC-Westwind Apartments Limited Partnership or a Central City Concern affiliate for development of a 100-unit affordable housing project.

**Wheeler:** Commissioner Ryan?

**Ryan:** Yes. Thank you, Mayor. The Westwood Apartments fifth project funded by the voter approved Portland Housing Bond which weaves the P.H.B. Capital Bonds with joint services. To provide housing for the most vulnerable residents. This 100-unit project will help meet critical needs of the Old Town with 92 units of housing for the extremely low-income residents. 70 of which are designated as supportive housing for individuals exiting homelessness. The homes are all within a few blocks of the Richard I. Harris Building and the Old Town Recovery Center. Both of which provide wrap-around service to stabilize new tenants transitioning from living on the streets to permanent housing. We are pleased to continue delivering on the promises to the voters who approved Portland's first ever affordable housing bond. The project alone represents 23% of the bond's goal for the new supportive housing units which is by itself a considerable achievement. We thank the development team of the Central City Concern for the valued partnership and the effort to house chronically homeless neighbors with dignity and stage and bringing forward this project in tough times -- in uncertain times when supportive housing is needed more than ever. With that, I'll turn it over again to Director Shannon Callahan and her partner in this Mary-Raino Meara from Central City Concern. Take it away.

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**Callahan:** Thank you, commissioner ryan. Good morning, once again. Shannon callahan. For the portland housing bureau. Keelan, if you wouldn't mind putting the slide deck up, please. As you, as we just gone over, there are 12 total housing bond projects identified, open or in various stages of construction. The westwind will join this cadre of projects to open later next year. Next slide, please. The westwind is located in the oldtown neighborhood. And replaces an unsafe structure that was housing residents, low-income residents for many years. Next slide, please. The building itself will add to the tapestry of the oldtown neighborhood with the beautiful new development. And small portion of the ground floor available for retail to help create more vibrant and culturally rich environment in the oldtown neighborhood. Next slide, please. Each one of the housing bond projects brought by the developers have unique challenges. I will say that the westwind has been a project with an extreme number of challenges that we all knew when we decided to purchase the existing building. That this beautiful building will replace. We worked with our bond oversight committee to support the purchase and the acquisition of the existing building. I would like to thank them for their unwavering support. And acknowledge the team of central city concern and the housing bureau that worked with the existing residents at the westwind to get them in to safe, stable housing while we made way for the new development. So, the site, itself, offers wonderful transit. Located at 6th avenue. In the oldtown neighborhood. It's targeted as you heard from the commissioner very low-income households who are homeless or exiting homelessness. Next slide, please. It will be a new seven-story building with 100 units of affordable housing. Anticipated to house 100 high-need individual. The priority community it will serve as you have heard are those exiting homelessness with a particular emphasis on black and native american individuals. They will be targeted support services from central city concern as well as nara. Next slide, please. All the unit, studios are s.r.o.s, single-room occupancy units. We have been reimagining how single-room occupancy units can serve the community and help us reach only so our goals to end chronic homelessness. This building will have 70 units of permanent supportive housing with rent and services support. 92 of opportunities will be for residents at 30% of area median income or below. So for those residents who have no incomes or those with very modest income like from social security disability. Eight of the units will serve residents at 60% a.m.i. Or below. And the building will be regulated for 99 years. Providing decades of permanent affordability and permanent supportive housing in our community. Next slide, please. The joint will provide home services and home forward will provide rent insurance, central city concern wraps around the services. You heard from andy miller earlier, one of the new ways that the housing bureau has gone about doing

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business in the last three years is to do intensive work up front. To collaborate with the funding partners so that developers are able to apply for capital, rent assistance and the support services dollars all at once. This is a change in how we used to do business which frankly was complex. Even more complex for the development teams and projects would sometimes languish for years before they were able to compile those funds. So doing the work together on the front end, we are able to move the projects more speedily to actual operation for those who really need it. Next slide, please. In addition to portland housing bond funds, i would like to particularly acknowledge multnomah county. Multnomah county contributed over \$4 million of the proceeds of the sale of wakato, the former jail in north portland to ensure we were able to bring this building online. The funds went to the actual acquisition of the property as well as augmenting some of the demolition costs. I did not know this but we, this apparently was a site of a gasometer. Mary will talk about that but it was an old complex basement system. So the additional funding from multnomah county really made this project possible. Our funds from the portland housing bureau in multnomah county are able to leverage an additional \$17 million in private funding. Next slide, please. The action today will both provide the funding and actually transfer the land officially to the central city concern partnership. Before i turn it over the mary-raino'meara of central city concern, as i mention, i want to thank the bond oversight committee for really their support of this complex project, to our team at the housing bureau, john marshall, jill chen and molly rogers. And in particular, the cheyenne sheehan who worked with the residents at the westwind over the course of two years to help them transition to new housing before we could undertake this development. Of course, to central city concern who helped us manage the building and those residents during the time of transition. And has worked on this extremely complex project to make 100 permanent homes for formerly homeless individuals. So with that, mary-rain?

**Mary-Rain O'Meara:** Thank you so much, director callahan. Good morning, commissioners. For the record, i'm mary-raino'meara. I'm the director of real estate development at the central city concern. It's such an honor to be here today for this very important milestone of the westwind supportive housing development. This project as you heard has been many years in the making with its unique mix of challenges, including as director callahan mentioned, this is an historic site. A hotel has been on the quarter block since the early 1900s. And our discoveries to date have been interesting and have definitely put us all on our toes. I just want to take a moment to thank my fellow colleagues at central city concern, our partners at the portland housing bureau, oregon housing and community services and the joint office of homeless services. And finally

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our tax credit and lender team at u.s. Bank for being tremendous partners to get us here today. So the reason we develop housing at central city concern is to interrupt cycles of homelessness by providing access to essential stabilizing services. The westwind will provide homes for 100 households who will benefit from the services, provided by c.c.c. And our partners at the native american rehabilitation association. Or nara. When we started planning for project in 2019, chronic homelessness was already on the rise in portland. As you all know. Today we see the effects of the pandemic exasperating the dire need for affordable housing. The westwind will assist in the recovery revitalizing the quarter block site in oldtown and ensuring that all tenants receive the help they need to be healthy and resilient for decades to come. Walsh construction, as the contractor on the cotract we're on track to achieve our d/m/w/esb goal -- m/w/esb goals. We want to thank you for the project and we look forward to celebrate the building opening with all of you in 2022.

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

**Wheeler:** Thank you. Any questions at this point? Seeing none, as always, it was thorough. Excellent work. Keelan, any public testimony on this item?

**Clerk:** No one signed up for this item.

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

**Clerk:** Rubio?

**Rubio:** I want to thank central city concern for bringing this really important project toward and for your continued great work of the multnomah communities and deep appreciation that we all have on the council for all the partners of this project. I also want to lift up the important focus in the project on the vulnerable black and indigenous population and the partnership established to be responsive to community needs. Much-needed project. Congratulations on all the hard work. I vote aye.

**Clerk:** Ryan?

**Ryan:** Thank you for the lovely presentation. This is one of the many steps we are taking as a city to reduce chronic houselessness. Particularly, in the oldtown neighborhood. An area that has seen a speak in the recent years. This comes as a result of the tremendous collaboration which was told by both of the presenters. I want to again call out the joint office of houselessness services, u.s. Bank, oregon housing and community services, of course, central city concern, and your partnership with nara. Thank you to director callahan for your leadership. And p.h.b. For the fireless efforts to bring the project to fruition. You vote aye.

**Clerk:** Hardesty?

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**Hardesty:** I want to thank director callahan once again. These are the programs that bring me joy when they come to the city council. I tend to be frustrated with the -- frustrated with the multe programs. And central city concern has been a strong partner with the city of portland for three decades if not more. This is no exception. This is not lost on me how effective they have been to obtain contractors that represent the diverse community that we experience. I just want to put a note in that because earlier we heard from somebody that has been doing it for five years and hasn't been as successful as people who are building housing that people can afford to live in. I want to appreciate not just your focus on who lives in the housing but who has the community to build housing, who has the opportunity to get economic stability. Central city concern continues to be a model of that. Thank you very much for this project. I enthusiastically vote aye.

**Clerk:** Mapps?

**Mapps:** I'd like to thank central city concern, stu staff and the other partners for bringing this important project forward. I vote aye.

**Clerk:** Wheeler?

**Wheeler:** This is an exciting day. I realize there is nothing on the agenda this morning that brings a lot of public interest perhaps but i can't underscore the importance of this project. Not only the partnerships that are in place between the housing bureau and central city concern, but this is also making good on a promise that we made some sometime ago. That we were going to acknowledge that the traditional model of the s.r.o. Was inadequate to the challenges in the present, that we were going to reinvent the model of the s.r.o. With the goal of bringing people off the street, connecting them to the critical services that they need to be successful in that housing. To acknowledge that this is really a first step for a lot of people on the road to recovery. And sufficiency through the partnership with organizations like central city concern that connect them with the resources they need to be successful. I believe this will ultimately be a best practice model that we will not only continue to replicate and build upon here in the city of portland, i believe this is a model that other jurisdictions around the nation will ultimately take note of. Obviously the lion's share of the work rests ahead. But director callahan when you look back where we started with this, it's just a potential real estate opportunity sometimes ago, we have come a long way. That is due to the great work of our city employees. I want to thank you for that. Again, to our steadfast partners at central city concern, thank you for all you do to help reclaim and recover lives in this community. This is just going to be one more great example where the community comes together to make good things happen. Very happy to vote aye. Ordinance is adopted. Next utem, our last item for this morning. Item 164.



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**Clerk:** Amend contract with h.d.r. Engineering, inc., for additional support services for the columbia boulevard wastewater treatment plant renewable natural gas facility project no. E10033 for \$283,039.

**Wheeler:** Commissioner mapps?

**Mapps:** Thank you, mr. Mayor and colleagues. In our time together on this council, we have reviewed 164 items. All of them have been important. But the item we are about to learn about today is one of my favorite. Let me tell you why. This project began about four years ago. That is when a previous council gave the green light to a brilliant environmental services initiative designed to fight climate change. Today, environmental services code name for the initiative is "renewable natural gas project" but some oldtimers on the council probably remember this as nick fish's poop to power project. For those unfamiliar with this project, this is how it works. Environmental services is building a facility which will take poop from portlanders, process it, extract some natural gas which can then be used for good things like replacing dirty diesel in commercial vehicles. Environmental services has been building and testing out the new poop to power setup and successfully produced clean fuels. The testing phase is also identified some things that we need to get improved upon. Ultimately this project will reduce carbon pollution by 21,000 tons a year, which makes poop to power the city of portland's largest climate change infrastructure project. There is even more good news. This project is also a new revenue source for the city. Environmental services has customers for the green fuels we are about to produce and they have a way to get the fuels to market. So here today to tell us more about this fun and the exciting project is paul suto, manufacturing manager with environmental services. Paul, please take over.

**Paul Suto:** Thank you for the terrific introduction, commissioner mapps. Can everyone hear me okay and see my presentation? Great. Thank you. Good morning, mayor wheeler and commissioners. I'm paul suto, engineering manager with b.e.s. I will get to the presentation here. Make sure i get the right -- got to figure out how to advance slides now there. We go. All right. So, i want to start at the source of how we got in to the project. This starts with our community's treatment plant in north portland, columbia boulevard wastewater treatment plant. It's the largest treatment plant in the state of oregon. And thereby it actually produces a tremendous amount of biogas so the key highlight here is we produce 1.6 million cubic feet of biogas on a daily basis. Which is hard to kind of scale that. A tremendous amount. So that is what gives us this opportunity for the poop to power project to produce renewable fuel from the gas. This is our, kind of our slide that shows the triple win for the poop to power. The three benefits that, as

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commissioner mapps noted, we are about four years in to this. We came before the council four years ago with this statement of reducing impacts to climate with the greenhouse gas reduction around 21,000. Generating the revenue in upward of \$3 million a year. Clean air in how much diesel vehicles can offset about 1.34 million gallons. That is an illustration. We are not actually planning -- we don't have a program to replace specific trucks within the city. But the fuel we are producing has that opportunity. So i want to highlight, this is what we said we would do four years ago and we are still on track. We are just tweaking things in project stages of the project start-up. That is why i'm here to ask for the ordinance. So, i want to also acknowledge that this was a very important project to the late commissioner fish. Here he is at the compressed natural gas fueling station opening in march of 2018. It was commissioner fish and his son who joined that phrase that many people really like to hear the "poop to power." so i want to acknowledge that for you all. From a commissioner's lineage here. So why are we doing this project? It's pretty simple. We want to come up with a project. We are still clearing gas at the columbia boulevard and we want to maximize recovery of the methane gas and find beneficial use for the rate payers. There are not many examples of this in the country so we had to look at the risk, the balance of the risk and reward for this and also align with the city's policies including the climate action plan. So just as a primer on the technical stuff here, i won't get too technical of course but how is it possible from the treatment plant? Essentially i'll start with what biogas is. It's about 60% methane. That is the key part of this. So when that is produced as we break down the solids, which is primarily the poop part of it, as commissioner mapps mentioned in his intro. So as this poop is broken down in the large tanks called "digesters." they are heated up. We grow bacteria in there. They break it down and produce biogas as a stabilize the solids. What we're doing is taking the biogas and refining it or extracting some of the impurities and making a pipeline specification natural gas. This chart shows the current utilization biogas prior to the poop to power project. I want to highlight here. We have been 23% to the waste gas burners or the flares. 41% has been used at the cogeneration that produces electricity and the heat that is beneficially used. The remaining 16% on site is used in our processed boilers for heat as well. Then 20% is used off-site by an industrial business. So one thing i want to highlight is as we got in to this project from the beginning, what we learned is that this was, this vehicle fuel option, the best benefit is utilize all the gas. We started focusing on 23%. But then we soon realized for the triple bottom line, the triple win so to speak for the revenue, climate and the community is really to use it all. It's more beneficial than the other options we have been using on site. All right. So now i just want to touch on, you know, the other city goals. How it aligns with the climate action plan

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and the renewable energy goals. So just quick highlight in the 2015 update that the climate action plan. There is a goal to reduce the CO<sub>2</sub> emissions by 40% by the year 2030. It's 80% by the 2050. Also there is an objective to reduce the life cycle carbon emissions of the transportation fuels by 20%. So, that is a key part here. Since we are focusing this on the transportation fuels. There is also the 100% renewable energy goal resolution that the city passed. So this helps meet goals. We are basically adding renewable fuel to help meet the goals. This photo here shows one of the vehicles at a treatment plant at the fueling station installed where we are fueling with the compressed natural gas. Once this facility comes online, it will be renewable natural gas. All right. Couple more highlights here in terms of the other city goals. Aligns with the city's comprehensive plan for air quality and solid waste and recycling goals as well. All right. How are we doing this project? In this photo and the kind of cartoon element is intended to describe this. So if you follow me along here. The gas, biogas produced as I mentioned the digesters. That is the large tanks shown in the yellow coloring. These are just for scale. They are 2.5 million gallons each. They are tremendous in size. That is because the process is slow. It takes at least 15 days for the solids, the poop to be treated in the tanks. But in that process, they produce the good amount of methane. The project is really about the green line here, that is the processing facility we built. And are fine-tuning now. We produce the natural gas and it gets in the northwest natural distribution system. I want to highlight we have a fueling station here on site. And the great thing here is from an opportunity standpoint is, you know, it was many of you probably know north Portland has been challenged with air quality. So this means that the city and the bureau, we can do our part to clean-up our fleet emissions and use this clean burning renewable natural gas in our complete fleet out there and also potentially with the partners that fuel at the plant as well that we contract with. So it's, I think it is a great opportunity there. This slide is just kind of an aerial to show similar things. Already highlighted the fueling station. The production facility that is in a corner here. Columbia boulevard is on the top part of the slide here. And the northwest natural main is that yellow line. So essentially we are building a pipeline. We have pipeline in place to go through the custody transfer or the receive facility that northwest natural built. That is how they make sure we meet gas quality. Once it meets the gas quality it's in their system. That is what this purple line is showing here. That is the overview on the system. So, the exciting thing here for me at least we finally got photos of what this looks like. Four years ago it was mainly schematics and what it might look like. So this is the heart of the system. It's a water-based system. That is what the large tanks here are. Basically under pressure, they "scrub" the gas, gets the carbon dioxide out of it. This was added that we may need to meet

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specification by the northwest natural. The white kind of rectangular container is where the additional is needed, the instruments to monitor it and so forth. We have shoe horned this to the site there. And there is the railroad there. Dnsf railroad. Additional key equipment for an idea of the scale of the equipment and the project is about. A lot of equipment needed to be integrated. Booster compressor that takes the biogas from the digesters to add pressure and sends it to the scrubber system that is shown in background here. I want to highlight here, this is called a regenerative thermal oxidizer, r.t.o. We have an offgas stream, not the product gas, that needs to be safely discharged so this essentially a big oven that safely converts the, that off-gas stream for the environmental, for discharge to the atmosphere. All right. So, going, moving on to an overview of the financials for the project. We are at all-in with all the components from the construction. Work with the northwest natural and the fueling station design and so forth. Just north of the \$22 million. Revenue range expected to be between \$3-\$8 million. The current market around \$5 million. So it's still a healthy market for us. We did get an oregon department of energy tax credit to offset fueling station cost. That was passed through with the northwest natural. So currently our payback is around five years and the original target in the, we targeted 48 years. Financially this is still looking very good for us. So now i'll get to the construction status. We are in the, what is called a startup and testing phase, commissioning phase. Construction contractor, i want to highlight, earned \$12 million. We are \$12 million in construction. Design contractor is h.d.r. Engineering. They are the engineer of record. We need their support to help us get some new things that have emerged sorted out. So we can get the project wrapped up. That stems from the incident that happened back in november. While we were testing and fine-tuning the system. I want to give a jump back to august last year. We did run this facility without the second stage system that i pointed out earlier, what is called "vacuum swing compression somewhere swing absorption system." it's not needed all the time but in certain conditions we have it there. In the time in august we were able to run the system and we were able to meet specification of the northwest natural. That is the first positive sign that hey, the system is working. This system took a while to get it going because it was primarily covid-19 delays from this. The manufacturer is based out of portugal. They couldn't travel and we had to do testing remotely and that complicated further. So, in early november, we dud testing on that. Shortly after the startup there was a sequence of event in the startup that led to the overpressurization of the piping. The piping rupture and we had damage to equipment there. Overall it was minor issue. There were no safety incidents or anything like that but it did remind us that we need to cross our "t"s and dot our "i"s from a safety standpoint. So even with the unique condition that

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happens we need to engineer it out. That is the scope of support we have for h.d.r. Is needed. So there is an investigation component where we need their support. We have to do what is called a haz-op, hazard operation to find out what changes to make to ensure safety of the system. And do the design systems that come from. That i want to point out we added a couple of things that came up since construction came began. Sub meters for natural gas and power and that has to do with the compliance requirements that were added in 2020. So last year we found out that this is needed to meet the compliance points for selling this as renewable fuel. We learn that the air pressure system was not as reliable as we anticipated so we need to have a dedicated air compressor for this to give us more certainty for up-type to be consistent with producing fuel to help with us revenue and climate benefits. All right. So now the numbers for the contract. This project has been going on for a while. Even before the construction since it was new and innovative. We have had a number of amendments. We are at number eight. The original contract amount of just under \$300,000 was scope for the predesign. So, we didn't know what we were doing with the gas at the time. We thought we might add more cogent. So we started with a clean slate. We didn't know what the funnel design would look like in construction so we didn't scope it out for that. We want to do due diligence and do the analysis. When we learned that it was vehicle fuel, we scoped it out primarily in the amendment two here. A big jump about \$1 million to add the final design and the bidding and construction services. We had some kind of schedule changes here, time extensions. We dud add state certified esb sub to the contract early on, too. In the construction we have had previous increases. These are things that we learn in construction as we got to the construction. Some of them were permit changes we weren't aware of. As well. So, just highlighting all of this. This amendment number 8 for the \$2838,000. Sorry, \$283,039 to bring the total contract to just above \$2 million. The d/m/w/esb participation, disadvantaged minor, the women-owned and emerging small business participation. These are the firms listed. And the covid classifications. And where they are with amendment eight that is on the table here. And column here on the right is the total amount for the contract that they received. The contract amount total now is about 19.7%. We were at 20% prior to the amendment. So this amendment was 17.9%. I will basically stop here to see if there any questions that i can answer. Thank you.

**Wheeler:** Very good. Colleagues, any questions? [no audible response] not seeing any at this point. Is this the appropriate place for public testimony or did you have more with regard to your presentation?

**Callahan:** I have nothing else, mayor.

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**Wheeler:** All right. Very good. Keelan, do we have public testimony on this item?

**Clerk:** We have no one signed up, mayor.

**Wheeler:** All right. Anything else, colleagues, on the item before i move it to second? This is a first reading of a nonemergency ordinance and it moves to second reading. Great presentation. I really appreciate it. Thank you. Thank you, commissioner, for bringing it forward. That completes our business this morning. Colleagues we are adjourned until 2: 00 p.m. [meeting adjourned]

**Council recessed at 10:54 a.m.**

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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.

March 17, 2021          2:00 p.m.

**Clerk:** (roll call).

**Wheeler:** All members are attending remotely. There are several avenues to listen to the broadcast of this meeting.

**Linly Rees:** Your testimony today should address the matter being considered. When testifying please state your name for the record, your address is not necessary. Please disclose if are you a lobbyist or representing an organization please identify it. Generally you have three minute it testify unless otherwise stated. Disruptive conduct such as shouting, refusing to conclude when your time is up or -- please be aware that all council meetings are recorded. .

**Wheeler:** Just one clarification given the significant public interest, there will be two minutes for public testimony today, folks can try and complete their testimony in two minutes, we definitely want to hear from everybody. We have two items that are related. Items are 165 and 166 please.

**Clerk:** Amend title 22 planning and zoning shelter and options for portlanders in need.

Emergency code public improvements, water, maintenance and affordable house to go facilitate the housing for portlanders in need. .

**Wheeler:** Thank you. Colleagues today we're holding the first of what could be a couple of hearings to consider the staff recommendations from the shelter to housing to continue project. As you're aware the 2015 declared a housing state of emergency. That has been extended twice currently through april 42021. When council last extended the emergency back in 2019, council directed the bureau planning and sustainability to direct a proposal to create an easier path for temporary housing, shelters, and alternative shelter citing and permitting. The council directive led to continuum project and the staff recommendations we'll be hearing today. The state of emergency decorations by council have allowed for the expedited citings of emergency services and stream lined the affordable housing. These have been favorably received by an overwhelming part of the population. We learned of a variety of new shelter formats that have

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been effective. These operational format provide significant improvements to provide affordable housing developments and provide service developments. The housing crisis, I think we can all agree is not over but this project is intended to give us some of the additional tools that we need to provide shelter and stability for people living on the street until everyone in our community has access to housing. I think all of us understand that as we face the continued humanitarian crisis on our streets. We need to do everything we can to quickly and humanely get everybody off the streets as possible. It's unacceptable to me and I'm sure everybody participating today that thousands of Portlanders are living on the side of the road and in public right of ways. I hope today's conversation can open the road to safe alternatives and help people move towards permanent housing. I'm committed today working with Commissioner Ryan and the Council to strategize increasing housing production as well. I want to be clear. This project is not about legalizing unsanctioned camping. I've been getting lots of e-mails and texts from people that believe that's the intention. I want to be clear, this project is not about legalizing unsanctioned camping. It's about removing barriers for facilities managed and non-profit partners. I appreciate this project also enabled non-governmental partners, for example faith institutions to play a more significant role. That's something we've been hearing about from the public for a long time. The scale of our problem demands an all hands on deck approach. I want to be clear. The Council is not going to vote on anything today. We're going to hear the staff recommendations and hear some of the comments from Council. We're going to hear what it is and what it is not and give the public the opportunity to give guidance to us. I'm sure there are a lot of people interested in giving their opinions, I want to hear all opinions on this. Let's take time to hear more about the proposal and from you. We may not get to all of the public testimony today but it is our intention to do so. Depending on everybody that's signed up, we want to make sure everybody has that opportunity. Presumably if we get through the testimony today, next week the Council will have more time to deliberate and reflect on what we've heard in terms of the information that we're getting back, the feedback from the public. An opportunity to discuss possible amendments before we come back a third time for a possible vote which would be tentatively scheduled for March 31. I'm pleased to say this project has created an important opportunity and necessity for a number of city bureaus to collaborate. When we're talking about homelessness and some of the issues around the provision of services and public right of ways. This doesn't fall to any one bureau. I understand that this included staff not only the Bureau of Planning and Sustainability and Joint Office of Homeless Services. The Bureau of Environmental Services, the Water Bureau, the Parks Bureau also contributed in



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helping shape the draft that is being presented to the council this afternoon. This project was in my opinion, able to transcend bureau silos in a coordination meeting and other meetings, i want to thank zach in my office to helping convene this process. With this, we'll introduce the commissioner in charge, commissioner rubio.

**\*\*\*\*\*:** I want to start by saying thank you in advance for everyone who is testifying and who has reached out to our offices. Thanks for your thoughtful input and thank you to everyone who submitted written comments as well. I've only been here for two and a half months. This project has been under way for two and a half years. I want to it is thank the planning and sustainability commissioners and past council for their work that's brought us where we are today. We've been under a housing emergency for five years an the need still grows. That emergency will expire. When it does we'll return to the non emergency status. The original codes keep us from responding with the urgency with which the emergency requires. They make it challenging to quickly open temporary facilities and wrap around support services. I believe that most portlanders believe they deserve dignity and safety regardless of whether they are housed or unhoused. They don't want us to regress. We all want to see progress. Today is about listening to portlanders about additional actions we can take and we have a responsibility to take in response to the housing crisis. It's about clarifying how the proposal works. With that clarity we can consider our communities feedback before our decisions are made. My hope is continued community input will help us weigh different possibilities in next week's hearing as well. I'm open to working with our active member it breach it's best possible form.

**Ryan:** I just want to start off by saying that the houselessness crisis is nothing short of urgent. We have taken great strides in expanding shelter options. We have expanded capacity through the office of homeless services. We're building the foundations needed to provide the three week propose to consider all of the options carefully. Hear what the public has to say and pass a package that will best serve the city that has the flexibility and nimbleness to serve the crisis that we continue to face. I look forward to the presentation and staff and the testimony and we have a process that serves all the people in the city of roses. Thank you. .

**Wheeler:** Thank you commissioner ryan. With that we'll jump right in to the presentation.

**Andrea Durbin:** Thank you very much, mayor. Good afternoon. I'm the director for planning and sustainability. I want to thank you for your work on these projects we hosted a panel discussion of people with lived experience of houselessness and operators. We found that discussion to be very informative and influenced what will be recommended to you. I would encourage you to listen to this panel discussion as you consider this package. Finally i want to remind you and the

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public that the purpose of this package is to remove barriers in a continuum of support for people experiencing housing instability. This is to ensure our neighborhoods are served better. Basic needs like personal hygiene and litter collection are managed better than what the neighborhoods are experiencing today. As we hear from the public, i hope we can deliver a package for the city.

**Eric Engstrom:** I will share my screen and start a power point. You should be all seeing a power point file on the screen. Great. Mayor and commissioners, thank you for having us today. I will try to be brief with this, i want to give a quick overview of what's in the proposal. The project purpose as you all know is to move -- provide more opportunities for people who are houseless to get into supportive shelter and relative services and facilitate moving to more permanent housing. We're try to go do this by amending city codes to facilitate the work of agencies and non-profits that provide shelter and related services. As the mayor mentioned the origin was a direction from council in 2019 when the council last extended the housing emergency. We have four areas of focus that you'll hear about today. The first is how we cite shelters and related services. The second is establishing a new type of community service and use in zoning code. The third is providing more about group living. The fourth is tiny housing on wheels and rv's. Before i go into the details of each of these four areas of focus i want to quickly address a few misperceptions about the project. This map was prepared by the joint office and shows where people have been camping informally through the winter from november to february. This is not a map of sanctioned facilities but a map of where camp sites have been observed. This is a city wide issue. This had does not address or sanction unauthorized spots. The mayor said this already, i think it bears repeating a few times today, the project does not allow permanent camp sites or facilities in open space or parks. I well speak to the temporary activities code as i get into the details of my presentation and finally this is a text amendment to the city codes. There are not maps being adopted. It exists to the existing zoning map and designations on it. The code describes under which designations different things may be allowed. First, the traditional sheltering aspect of this. Where shelters would be a allowed and increasing the number of beds allowed. The numbers graduate up from low density to higher density zones. Permanent shelters are not allowed in the zone and the shelters do not change that. There's a temporary activities chapter that permits a range of different uses temporarily. One of the uses in that chapter gives permission to operate facilities in all areas in the aftermath of a disaster such a pandemic. The recommendation allows to operate up to a hundred calendar days in new zones. There's not always a emergency declared that causes an immediate need for shelters to operate

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temporarily. This code not only applies to non-profits but also organizations. We have recurring needs on smoky days. When we hear about parks and open spaces, this clause is the source of those comments. We're not proposing permanent shelters in parks but temporary activities. This is a map of the current distribution of shelters. .

**Wheeler:** I'm sorry to interrupt you. We're currently doing that. Under this covid crisis we're actually not using the parks themselves but we are using park facilities. For example two of our community centers are serving as emergency indoor shelter to get people off the sidewalks.

**Engstrom:** Correct. And the emergency clause is not a new proposal an we're currently using it. The purpose is to allow emergency shelters without a emergency declaration. This is a map of existing shelter that's are under the umbrella of the joint city county office. Under the emergency that the joint office has been able to expand the geography significantly as you can see. This is a map of what the effect of the recommended code could be. The red areas show where the red areas would be prohibited including -- .

**Wheeler:** We have a lot of people watching who aren't familiar with the lingo. What do you mean when you say conditional use for the areas in yellow.

**Engstrom:** In general all land uses are generalized as conditional. The process takes three to five months to complete. Allowed uses are those that are only subject to more straight forward developments. Subject stats if the development meets the clear and objective standards in the zoning code. It has to do with the amount of time and subjectivity applied to the review. The second aspect it to introduce the term outdoor shelters into the zoning code. The state of emergency has helped users. This is one of the cabins. These are more intensive than some of the more informal models that the community has pioneered but draw on the same spirit. No one shelter model is going to solve the crisis, this can serve people that are -- allow group living uses in single or multiple dwelling zones. Facilities large in that continue to be conditional uses. This summarizes how we differentiate group living in the new framework and household living would be -- it would occur in houses or plexed or multi dwelling structures with bedrooms up to eight. It would involve more nine bedrooms or congregate structures which is when the building or units don't meet the definition of a dwelling unit or a larger number of units sharing -- it's really the question we're addressing is the wheel part really not the tininess. With that in mind what we're recommending is to allow one occupied rv on a residential lot on a house. This would come with a requirement that the the property owner install a cam ground style utility hook up if it has interior plumbing. Parking a rv on a residential lot is currently illegal but what could be done inside of them and how they can be used. A few things about the

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process. We're currently at the council stage. The project started in 2019 when we began some research on what peer cities are doing on this issue. We developed an initial outline in early 2020. Staff did preliminary out reach and established a work site. A multi bureau committee through a working group. The joint office bbs and many others as well. By fall we published a discussion draft and had a number of webinars and visited a number of external organizations to spread the word and collect feedback. Later in the fall we published a proposed draft which went to the planning and sustainability commission for hearings in september. They made the recommendation and i'll mention that until the record closes the public continued to testify with written comments to the link on this slide. We can show this later if necessary. This is also on the project website. Just a few final house keeping things. Because this is a land use decision. Staff have prepared finding how this complies with state regional and local use policies. That analysis will be updated with any amendments you may make. We'll be substituting that exhibit at a future session. We want to make sure you have access to several bits of technical analysis like input from bureau of transportation on analytical things.

**Durbin:** We want to have a few minutes for our bureau partners part of our working group share their reflections as well. We'll start with mark from the joint office.

**Mark Jolin:** Thank you. I'm the director of the joint office homeless services for the city of portland. I do want to take just a couple of minutes to express my appreciation for all of the work that has gone into this. It does not as some have expressed concern mean that we'll be moving a disproportionate amount to east part of the city. In determining where to cite a shelter we look to the shelter capacity that already exists relative to unmet need in other areas. If we're considering a shelter for adult and family we look at unmet need and what areas are met by unmet need for shelter. Access to community amenities like libraries, schools and unemployment. Is it large enough, does it have the necessary combination of inside and out side space to make it work for the participants. Of course we consider the cost of the site and the development that site offers. This is an important and necessary step to make sure we have a highly effective and diversified space for people experiencing houselessness. I appreciate your support.

**Durbin:** Thank you. Next we have kimberly.

**Kimberly Tallant:** I'm the bureau of development services. I would like to thank you for getting these proposals out the door. These eliminate conditional use requirements for outdoor shelters. Sanctioned tent shelters. It fixes a requirement adopted with the residential infill adopted with visibility where they were having problem with the review of those regulations. I would like to

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thank mat and the bureau of division services and compliance division. We'll be available to answer questions throughout the hearing. Thank you.

**Durbin:** Lastly we'll hear from housing director.

**Shanno Callahan:** Thank you. Since city council first declared a housing state of emergency in 2015 to the affordable housing crisis, we opened three hundred new units and a pipeline that will stably house more than 11,000 portlanders. An important part of our commitment to addressing the houselessness crisis to create two thousand new units of supportive housing to support that goal we have reopened reasonable housing. The west wind apartments in old town which you just approved this morning and will house one hundred individuals coupled with intensive services. The proposed code before you today continue it make progress in stream lining the development process by removing the conditional use requirement for projects that contain single use occupancy requirements. We can build more housing faster for individuals who experience chronic homelessness. We're extremely appreciative of the extensive cooperation with the bureau of sustainability and their team. We have time now if there are any clarifying questions that you have. Otherwise we can turn it back to you mayor, to open up testimony. .

**Wheeler:** Yes, before we get to that. Given that people are gooding to testify, we know some amendments might be proposed. I would ask that we take a look at some of those amendments now at least just briefly describe them and put them out there so if people have a thought one way or the other they can raise that, the bureaus have several technical amendments they are proposing and ask that the bureau put those on the table just so we know what we're talking about. I don't think we're cutting them on the table. We're just describing potential amendments that could be put on the table for next week.

**Callahan:** The bureau circulated a memo with a short list of technical amendments that we have come a considers in the last few weeks after we filed the ordinance. A couple of them relate to group living congregate housing when we changed those definitions we inadvertently it describes how vehicles are part of that mix. The earlier version was a little bit clunky. We have a change there. We have another change that's at the request of the bureau of development services when we ree removed the development services. We have a fix to clarify that. And the final one was pbot has asked us to pull the amendments in the second ordinance to chapter 17, 44 which deal with right of way encroachments. There's a different section that may already address this and pbot would like the opportunity to work on that further over time as they have some plan it do some improvement already. That's all outlined in the memo that was circulated.

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All of these amendments i would characterize as fairly technical with fairly limited policy implications. .

**Wheeler:** Thank you. I understand that commissioners rubio and ryan have potential amendments or have anything to put on the table now?

**Rubio:** Thank you. I have bps and parks on my portfolio. We are first wanting to hear testimony before we proceed. .

**Wheeler:** That's g. Thank you. Commissioner ryan is that the same for you?

**Ryan:** Yes, it is. .

**Wheeler:** Great. In full transparency. I want to hear some of the testimony today around the minimum site size requirements for outdoor use types. I know some people are going to be speaking on those issues. I'll be listening on whether an amendment is appropriate there. As well as accessing recreational vehicles. I understand there will be some testimony on that front as well. I'll put those down as two markers i'm interested in hearing more about with the potential intention of submitting amendments next week. All right. First of all i should ask while we have all of our staff folks here, are there questions my colleagues have of staff before we go into public testimony? I'm not seeing any. How many people go we have signed up for public testimony?

**Clerk:** We have one hundred and eight people on the line.

**Wheeler:** That's quite a few hours of public testimony. We'll go to two minutes each please. If it turns out we have a problem with unmuting, don't worry about it. You don't lose your place. She will call the next person and when you get resolved and are able to communicate we'll bump you back as quickly as possible. If it doesn't work the first time, don't panic, we want to hear from you. With that go ahead and call up the first people.

**Autumn West:** The code will allow any non-profit to set up camps with no regulation from the city. This all violated codes of equity. Mayor ted wheeler made a pledge where he said he would not deliberately pursue policy that's would exacerbate the problems in this community. I will work with leaders and community member it address in a meaningful way. That the zoning changes be written in a meaningful way -- hosting shelters and camps. We ask that we be treated equitily as more wealthy white and gentrified neighborhoods. I've heard that people from east more land are more interested in preserving their golf course. Wild life areas and sensitive habitats have already been destroyed. We're a working class neighborhood. Our only grocery store was closed due theft. We have one of the most culturally diverse populations in portland. We pay the highest assessed value taxes in the city. Gun crimes are higher here even

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before precovid 19 and our neighborhood has been extremely neglected. Protections written into the code that east portland does not become the dumping ground for all of portland's problems. Thank you ch.

**Wheeler:** I see that i neglected an important invited testimony prior to general testimony and i apologize. Eli is the chair of the planning and sustainability commission. I want to give you a little bit of space to share a short statement about the planning and sustainability commission's statement and we'll get back to the public's testimony.

**Eli Spevak:** Thank you for all the great work on this project and jumping in on a short time line. We as a city have a responsibility to ensure housing is abundant, affordable and dignified. Yet, here we are. It's clearly beyond the zoning code on its own. We're building permanently affordable housing at a rate like i've never before seen. There are changes we can make right now that can legalize housing types to house our neighbors with the fewest resources. Between written comments and public testimony, we've heard from over two hundred people. Most testifiers were housed some were not. All had concerned effecting the city. It allows one rv or tiny house on a lot. This is already happening in someplaces informally. It's a great way for private individuals to support housing. It make it's easy to cite indoor shelters and services. With staff assistance the psc cited the need without concentrating them there's no need to allow them in open space zones. That is not the proposal. Many people are interested in this issue. City council you get the last bite of this apple to get this code right. Indoor or outdoor must have on sight management sanitation and heat. Too many of our fellow portlanders are experiencing firsthand. Some of the causes of the housing crisis are out of our control requiring federal or state action. Some of are in our control. I'm proud to offer our unanimous support for this code action. Thank you for your consideration. .

**Wheeler:** Thank you for your chairmanship of the planning and sustainability mission. We have a lot of people. We would like to get through everybody. Please keep your testimony to two minutes or less. For those of you who have video, you should be able to see the timer. Let's circle back to david pots.

**David Potts:** I'm here.

**Wheeler:** We can hear you.

**David Potts:** Okay. I'm david pots. I'm the president of the liveability association. We've been advocating for housing -- better housing, affordable housing since our inception. We're opposed to city sanctioning camps in the mud for vast members of our neighbors which never has been a good solution. If the city is going to do this, under present zoning any understanding

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it would take a conditional use permit, there seems to be an end run around the present zoning to keep the public from knowing what's coming their way. Our experience here is that the city decides what they are going to do, after all the decisions have been made, they go ahead with what the plan was in the first place. At least under current zoning we're given notification. It's kind of after the fact. I would hate to see this written into code. It's only go to go make a bad situation worse. You can only drive half a mile in any direction without seeing people living in the mud. I don't see this being a good solution for anyone. I think we need to look at creating better housing and allow the neighbors have some input in it. What i see happening is that the rich neighborhoods will never allow it in their neighborhoods and that we're stuck. Thank you for listening to me.

**Clerk:** Next up we have leon porter.

**Leon Porter:** Hi. I support the housing continuum project. It allows more options to those in need and reduces the public impact from camping. Outdoor shelters permitted under this project will be required to have toilets and trash cans an maintain sanitary conditions. Allowing more campers to move into these shelters should improve public health and sanitation. The shelter to housing projects group living provisions will help wealthy single family neighborhoods without single family vacant lots effectively. This will allow more adaptive reuse of large unoccupied houses in support of group homes. The city should use housing funds to subsidize it. It will take years for the full benefits of the code change it materialize. This year we'll probably see a wave of newly homeless people when the pandemic eviction moratorium ends. Thanks for your time.

**Clerk:** Next up, we have coal peterson, trisha patterson.

**Kol Peterson:** I am both a practitioner of meals on wheels and commercial properties. I did a survey of tiny houses on wheels in the neighborhood at the beginning of the pandemic of every property an counted a total of 66 mobile dwellings which exceeds the number of adu's, there's a true demand and need for this type of housing. Another just data point that's of interest is that there's been no complaints against inhabited dwellings since 2017. I think a lot of the comments are supportive of those as well. I want to speak up on behalf of those provisions. Bps did a fantastic job of incorporating advocate and practitioner feedback. I want to fully voice my support for those recommendations. The only minor improvement would be to allow for multiple inhabitants on dwellings but i understand there's issues with that but something we can explore. Thank you.

**Trisha Patterson:** Hi i'm trisha patterson. As a prohousing protenant organization we support



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passing the shelter to housing continuum with a few amendments. We need a variety -- this project gives us more chair it work with. Fewer people falling through the cracks. There is more this council can do to make the most of these vital tools. We propose allowing sanctioned permanent outdoor shelters in approved sites in open space zones in the right of way. It means keeping options on the table. Open space zones include many tracks that are neither parks or natural sensitive areas. Any number of those can be good sites. We don't yet know what sites will be good in the future. We ask that you not bind the council hands. Consider sites on a case-by-case basis. For example right to dream two is currently in it the right of way which could be forbidden under the current language. We shouldn't close the door to future efforts like theirs. Sewer connections can cause a home to become expensive. Thank you for taking testimony.

**Clerk:** Next up we have aaron brown.

**Aaron Brown:** Good afternoon. My name is aaron brown. I'm in vigorous support of the housing continuum proposal. In support of the policy recommendations for the justice advocates. My partner and i were lucky enough to purchase a home. We signed the paperwork the thursday before the massive snow storm. We were pretty stressed to navigate how to move our boxes and food and navigate the pandemic and lease with the previous landlords. In the midst of a stressful 24 hours and realize all my frustrations pailed in comparison to those who were unhoused. This measure is a chance to protect the most vulnerable portlanders. It's unconscionable to write in about their unhoused neighbors. I deeply appreciate the good faith concern about making sure this doesn't disproportionately portlanders we have a housing crisis. The victims should be treated with respect. I hope portland city council will act swiftly to give our city options to our most vulnerable neighbors. .

**Hardesty:** It would be good to give a reminder that people have two minutes. If you'll be kind enough to remind folks.

**Clerk:** Thank you. Next up we have tim.

**Tim McCormick:** Can you hear me? Good afternoon. I am speaking on behalf of pdx shelter forum which i moderate and founded about a year ago. Part of healing our city and as a human rights issue. We strongly support s2hc with a set of recommendations or amendments. Those presented by portland neighbors but with some additions. These were developed over nine months and active discussion on our online forum where we have over three hundred fifty members. We prioritized participants with current or former experience of homelessness. Dwelling options like what i've been living in -- the options that may allow me and many friends

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of mine to stay in portland this year. I would like to highlight a few things and invite to you review our letter in full detail. One, as others have said allow housing state of emergencies to be continued. The housing crisis is not over. It may get worse. Now is not the time to tie our hands. We need a longer initial time to start. Six months -- would not have time to apply for a permit to continue. Don't require fixed gutter connections. Allow outdoor shelter to use housing structures. Pods is unnecessarily restrictive. Finally help us get this done by giving us a list and a map of plausible sites. We need that to make this a community wide effort. Thank you.

**Kaia Sand:** Good afternoon. I'm kaia sand. I appreciate the work that has gone into housing continuum project network. We have been digging into the details and filling notebooks of notes. You'll hear from some of them today. I assure you that updating this code is about facing the fact that we live in a humanitarian disaster. When folks split hairs or admit zoning barriers, since the housing emergency was declared in 2015 at least 290 people have died on the streets in their forties. A man just knocked on the window a couple hours ago seeking me out because his body is covered in scabies and blood. He is suffering. He needs medical support. I know where he camps. I looked it up. It's zoned as open space. I know a man who lost his tow living in a tent soaked with rent. As people age decades before their time and need medication an suffer alienation they do it in all city zones. What this is about is allowing better organization within those zones for hygiene, shelter, so people have better odds for survival. This is simply about removing barrier about the basic levels of organization so people have better chances for survival.

**Clerk:** Next up we have paxton.

**Paxton Rothwell:** Thank you for that testimony. That was really heart felt and painful to hear actually. I live in northeast portland. I speak on behalf of hub of national sun rise movement. I'd like to speak specifically will reducing the cost it takes to set up shelters and sanctioned zones. Working through intricacies is difficult an specialized work that only a professional architect could do. Without this amend m the city would be allowing a long and frustrating process to set up a small shelter camp in an empty parking lot. Houseless neighbors, there are some in the city maybe even some who testify against this policy today. How they are somehow at fault for their poverty. Many live on the streets because the capitalist dog eat dog system. In the midst of a pan dem while staring down the barrel of a gun that is a climate crisis. The least we can do is lend a hand. Sun rise knows that housing justice is climate justice.

**Clerk:** Next up we have mat kelly, david sweet.

**Matt Kelly:** Thank you for the opportunity ton comment today. I'm a city of portland employee

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the views i'm expressing are my own. I'm using personal time to prepare my comments. I strongly support the amendments. I see people who struggle with housing everyday. I live in a low density residential zone. Many of my neighbors live in cars an rv's on my streets. For a while we had had one of the portable toilets. I'm in favor of those. One of my neighbor's car campers caught on fire. He escaped by lost many of his belongings along with his cat. The issues we're dealing with need a city wide response. I'm not asking for people to be moved from my street. I'm asking for people be given policies where people have access to hygiene and stable services. I would ask that you support the housing to continuum an support the amendments proposed. Extending the housing emergency because it's still a reality for many of our neighbors. Thank you for supporting this.

**David Sweet:** This package of proposals will make life better for people throughout the city. The well housed, houseless and those housed in ways not currently sanctioned by the city. Many of my colored neighbors are among the richest in the world who don't have four hundred dollars in savings. They are one emergency away from houselessness. I'm ashamed that we as a society have allowed this to happen. I'm proud of my city government that in a remarkably short period of time pulled together a complex and far reaching set of amendments reaching ten city bureaus. I have some understanding of what a challenging task this was. A particular importance the legalization of tiny houses on wheels which there are sixty six or more. We hope you will consider extending the declaration of housing emergency. Unarguably there's a greater emergency today than there was in 2015. The emergency does not end with the passage of this package. We urge you to extend it through the end of our public health emergency. And our economic emergency which make it's more difficult to afford. Thank you.

**Clerk:** Next up we have brandon.

**Brandon Narramore:** I'm testifying in strong support in the housing continuum. I urge the city council to extend the state of emergency. Allowing sanctioned outdoor shelters in open space zones and in the right of way. Please pass the housing to helter continuum and extend the housing emergency.

**Henry Kraemer:** Members of the city council. I'm a home owner in northeast portland. I'm speaking only for myself here. I urge you to vote yes on the proposal with the amendments and extend the housing emergency. I ask you to do this because we have thousands of portlanders sleeping on the streets. The only acceptable number is zero. The only way you get people off the street is giving them safe stable people to live. Every person you will hear from hates seeing people live on the streets. The difference is how to solve that problem. Proponents are asking for

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more opportunities and locations for permanent places for shelter because that's how you get people off the streets. This is personal for me because my father was homeless and is homeless again. Living on the street means being in a perpetual crisis in a society that wishes you disappear. Every houseless person i have met was trying to get out of this situation. I know you have heard many comments asking you to ban houselessness from one place of another. The people they have asking you to ban are human beings. They are somebody's child, parent. One of them is my parent. We need more opportunities for shelter not fewer. Keep options open and expand them. Extend the housing emergency. Thank you for your time.

**Clerk:** Next up is luke.

**Luke Norman:** Hello. Thank you. I appreciate the mayor and the commissioner's taking the time to hear my testimony. I strongly support the shelter to housing continuum and urge to you pass it quickly. As a former member on the coalition of neighborhood. I believe that our inner neighborhoods can play a key role in more and better options for our neighbors who are living on the streets. Part of the way that we play such a great role is we have access to the service transit and commune amenities which all portlanders need. I believe that the shelter to housing continuum makes it easier for us to be part of the solution by helping relax the extensive conditional use review for shelters and providing more options on the types of shelters that can be located outdoors. I do believe that we can do even more if city council passes the amendments proposed by portland neighbor's welcome to make it easier for church's and other face bathed organizations to shelter on all sites including the conditional use review. This say key barrier especially small non-profits that don't have the expertise to move through the conditional use review process. I also believe that we should be looking at our open space zones excluding parks and natural areas. Right to dream two is on the open space zone. It's a great option. I think council should be open to more of those options in the future. Thank you for the time. I look forward to inviting more people to my neighborhood. I believe your work can make that happen.

**Stephen Judkins:** Thank you. My name is steven. I would like it to enthusiastically support the proposals for the shelter to housing continuum and portland neighbors welcome. When i talk to many portlanders the most common emotion i detect is disgust. I get it. The camps are disgusting. They are disgusting to look at and more disgusting that we allow people to live that way. Our options don't include waving a magic wand. We can't do the horrible solution of pushing them out of town displacing them further. Building long term shelters is something we need to do but this will take too long to address immediate crisis we have. I really like the shelter

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to housing continuum because it gives us a great set of short term solutions that we'll drastically improve the lives of portlanders very soon. I think it's win win. The people who don't like looking at these camps, the solutions for letting situations like hazel nut grove is so far superior than the status quo. Both for housed people and the homeless people who are suffering the most. This is a great set of trade offs given the gravity of the crisis i support passing this as soon as possible.

**Anna Kemper:** I was born and raised in portland. I care about this city and neighbors and have a vision of the city that values human life and safety. Housing inequity impacts us all. Unrise pdx is in support of shelter to housing continuum. I would like to speak on extending the open space zones. There's ample area across portland if we remove open space zones we make right to dream two illegal. I know the future portland i want to live in values those who are living out side as much as those who are housing. Thank you all for your time.

**Doug Klotz:** Mayor wheeler and commissioners, i support the shelter to housing continue you will. It's an important step to making shelter to all in portland who need it. It lowers barriers. It improves living including sro apartments and co-housing. It allows a single rv or tiny house on wheels and many more improvements. I ask you to adopt this proposal and three more policy changes suggested by the coalition. First is remove the ban on open zone ses and rights of way.

**Heidi Hart:** I'm going to play a recording from a houseless neighbor who lives in a tiny house.

**Video:** I became houseless after the first of the year. My savings ran out and i could not pay for rent. I did not know how bad of a situation i was in. My disability was cancelled. I'm trying desperately to get it reinstated. I had no clue where i was going to go. I was accepted into a tiny home program. I live in a eight foot by eight foot space with my service dog. She keeps me safe by alerting me to my health problems. I have to keep some of my medication at a constant temperature. The tiny home that i'm in does not have running water but does have electricity and heat. That's how i survive the winter. There's port potties on site and a shower. I have to walk to them. All my basic needs are met. I really do enjoy the tiny homes. I'm in recovery. I made it almost five years without having a drink and i relapsed in november for one night. I was hooked on heroin seven years ago and gave that up. It it's been over seven years since i've done an illegal drug.

**Hart:** Thank you for your time.

**Clerk:** Next up we have randy rain water.

**Randy Rain Water:** Judy lee, are you ready or am i going to go first? I'll start. Judy lee, if you're listening get ready to go. I'm chair of the northeast coalition of neighborhoods. All three of these organizations believe that we need to increase and expand shelter and housing options now to

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ensure a safe and descent place pore people to rest an find community. Our community needs a true continuum and options that realizes that people have different needs an desires. A strategy that has not only been proven to be a successful model but something that many people that are houseless has are requested. Put yourself in the shoes of a houseless neighbor. A place with access to hygiene and cooking facilities. I've talked to many of our houseless neighbors and know there's not only a great desire to have houseless options but it has transformed their lives. Unfortunately the fear -- fear has the potential to limit these tools. I'm inspired by the focus and look forward to work together to make a positive difference.

**Clerk:** Do we have judy lee on? Are you able to unmute?

**Judeelee C:** Hello. This is judy lee. I'm a almost 62 year old with many health problems. This shelter kicked me out. They say that i called a woman a man which i did not. I've experienced nothing good. I was sexually abused in there. I got off the phone with a caseworker that is going to investigate what is going on in the shelter. It's a fairly low impact shelter for people. Men and women are not separated. They were letting sexual activity go on way before i entered the program. Homelessness is horrible. We need the tiny houses so bad. We need the city to help us. I'm out in the cold and sick. I have nowhere to go. I'm asking the mayor and commissioners to please help us. Please help us elders. This is so overwhelming for me. A shelter would not shelter me. I don't have a right hand to write with or help me dress. A tiny home is what i can afford. I was sleeping in a tent in china town and all those people -- the homeless people were horrible. It was hard it to get sleep. I had to put ear plugs in. I also had to step out of the tent to protect myself. I'm begging you. Please listen to us. Please. Thank you. .

**Hardesty:** Ma'am, let me just say, i'm so sorry this happened to you. We have our emergency director for our houseless services is on this call. I'm hopeful that you have a phone number that can you leave with keelan so we can connect with you after this event. It is horrible what happened to you. My heart just breaks hearing your story. Please leave us a number. You sound like an ideal candidate for our emergency housing because of your health issues. I don't want you to leave today without knowing that we hear you and we want to help.

**Judeelee:** Thank you. Thank you. .

**Wheeler:** Good call. Thank you commissioner hardesty.

**Clerk:** Next up we have emma.

**Emma Dixon:** That was really moving testimony from judy. Thank you judy. I am a resident of north west portland. I would like to voice my strong support for the shelter to housing continuum. We're creating more options for permanent housing and addressing affordability

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crisis throughout our region which is great. I look forward to the day all of us have permanent homes. People need safe places to sleep and attend to their hygiene needs. I urge amending the current propose by citing shelters in outdoor space zones and protect park land and natural area and make better use of right of way and under used areas to host people who currently have nowhere to go. The costly and conditional use review be waived for community organizations. Open up more sites an we need every neighborhood to participate. I ask the city council to extend the housing emergency that is due to expire. I don't want to leave any options off the table while we have so many houseless during a public emergency. Thank you.

**Clerk:** Next up we have eric.

**Eric Lindsay:** I also just want to say thank you for judy. You really touched me. Thank you. Good afternoon. My name is eric. I'm lucky to be securely housed and a home owner. I want to say thank you to what is a thoughtful project. I urge you to pass the continuum. I urge you to extend the housing state of emergency during this public health crisis and beyond. Also i can please consider all the excellent amend ms by portland neighbors welcome. I'm a small time developer. My greatest successes have been finding creative ways to create housing for folks who are experiencing housing instability. This will open new pathways to build new kinds of housing in places where it's currently not allowed. It will help to fulfill what we see here as a clear and moral imperative to house all of our neighbors as quickly as possible. Thank you so much for taking testimony. That's all i have.

**Hardesty:** I think the clock went away.

**Wheeler:** It comes and goes. I believe the panelists can still see it. We are troubleshooting it now.

**Johann Hannesson:** Good afternoon. Thanks for hearing my testimony today. I would like to strongly urge the passage of the housing continuum proposal. And the social justice coalition cosigning and support. This is a real and large step for the housing population in portland. Promote the creation of new shelters and sanitation. There's a large gap between the limited affordable housing we have today and living on the streets. A gap this project will help fill. I remember living in a single room with my family struggling to make ends meet. We had that room. I don't know where i would be if we didn't have that option available to us. By creating safe space for tiny homes and creating more community shelters, i also encourage you to consider the amenments proposed. Allowing the use of open space right of way and approved sites. Please consider alternate sanitation. Waiving land use fees. Consider extending the housing state of emergency until we start to see the benefits of this reform. Let's get people out

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of the unsafe unstable situations they are in. Let's make a real don't. We have to rise to the moment and extend our hands an help. Thank you for your time.

**Clerk:** Next up we have ann.

**Ann McMullen:** I'm on the hazel wood association board. All the testimony today has been really moving and makes me proud to be a resident of portland. The hazel wood neighborhood board supports the ideas and goals but we are asking for an amendment to make the koa change more equity to make sure the brunt doesn't fall on the marginalized communities in east portland. We are home to the most ethnically diverse cities in the city. We're home to almost a thousand beds for unhoused neighbors which is almost half of the 2200 beds currently available. In the last five years the country cited four hundred fifty beds. We're happy to do our part. East portland is prepared to do more. We're asking the rest of the city to do more as well. In order to make this solution fair and not fall on certain parts of the city. We're also asking that you extend the state of emergency so the county is able to site shelters on an accelerated time line. We're asking for an amendment to make it equitable throughout the city.

**Jeanne Galick:** I support this continuum however i do believe that open spaces which includes parks, natural areas and trails should be removed from consideration for permanent or temporary shellers. Parks and natural areas are not surplus lands. They've been designated and purchased because of their value of wild life habitats. They are lands to be valued and protected. Purchased by the public through special bond measured and nurtured by volunteers and park employees. There's ample and vacant and unutilized land in the city without using open space. Allowing shelters in public parks removes public uses. Even if shelters are confined to parking lots how does this invite a safe entry. How are services provided? Where do park users park? Lots of questions. The negative effects on open spaces can be massive. Many of these areas are so destroyed whether intentionally or not they may never recover their ecological value. Temporary too often becomes permanent. How do you disperse these camps after 180 days and where go they go. They must be more clearly defined. There's lots in this measure to support. Using our open space parks and natural areas for shelters is not the right or appropriate answer. Thank you.

**Donal MacUileagoid:** Hello. Can you hear me?

**Wheeler:** Yes, we can hear you.

**MacUileagoid:** First of all, i want to wish a happy st. Patrick's day to you all. I support the intent of this project if it helps people get off the sidewalks. I have concerned on how it is currently written. Anybody who says otherwise is ignorant or doesn't know how systems work. I would think that you need to have when a shelter is being added when it's being brought on line it's



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not an independent event, it's dependent on other shelters so a particular shelter when it's brought on line is not independent event but a dependent event based on the location. This would ensure that the clustering effect is mitigated to some extent at least. We could take all 95 neighborhoods and strive to have each neighborhood host a shelter. We should rank the shelter brought on line. What better way to tell the world how portland operates online. The predominantly white gentrified neighborhoods also have skin in the game. [indiscernible]. Driving the changes and the input needs to be balanced from the start of the process and not at the tail end where the cake is already baked and not about how many straw berries you want to put on top. Thank you very much.

**Michelle Harper:** Retired city manager for parks and recreation. I had the fortune to work for former parks and commissions director. Thank you for your hard work that the council has done to find solutions for the houseless communities for the city of portland. We've been given the privilege of stewardship. It is the legacy that we must protect and leave foot prints for the next generations. This quality of life that we enjoy is because of these amenities. We're crossing the other side of the worst social and health pandemic ever. We hope to continue to get through it. Our emotional, spiritual well being were neutered simply by the calm respites of walking in a park. A place for us to connect with our family and friends from a distance. We passed a ballot measure for equity of access to improve our services for the public. The shelter designation goes against the major investment decision we just made in december. Serving other issues of natural disaster. I urge you to consider not including open spaces and look at the available land you have available to use. I thank you for the opportunity to come before you. Thank you.

**Clerk:** Next up we have marry.

**Mary Anne Cassin:** Good afternoon. I want to echo the many others who have praised this effort. The problem is dire and the suffering is real. I'm as anxious as anyone to find a solution. There are so many creative ideas here. After analyzing the other cities who tried shelters in open spaces, they must be removed from the menu of options even temporarily. There are no easy answers. Even with help from city resources and non-profit partners. Over time the situation spiraled out of control. Deaths, crime, sex trafficking. Cammers and camp hosts were unsafe. The policy was a failed experiment. We're out side of our wheel house. I have visited multiple sanctionary sites. I've been offered drugs money for sex. Other cities i study included la, oakland. Not one had the outcomes they hoped for. What was left behind was severely damaged parks and relationships. There's not one single option of success. They rapidly expanded but no one was able to figure out how to put the genie back in the bottle. I'm happy to share my sources.

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Thank you for your time.

**Clerk:** Next up we have mary.

**Mary Ruble:** Good afternoon. I've been a devoted parks advocate for over twenty years having served on and chaired both the portland parks board and foundation board. Applaud the work you're doing to find human and ethical solutions to houselessness. I have great empathy for the stories we've heard today i do not believe using parks and open spaces is a solution. They work and they are a jewel, a defining characteristic that portland is admired for. Our parks are well used and loved by our citizens. A melting pot that brings together portlanders of all socio economic backgrounds. They are meant to be used as places of recreation and respite. We support opportunities for all portlanders whether housed or houseless in our parks. Raiding money to feed kids in parks. To providing equipment and other amenities in parks and neighborhoods. Equitable access for all. Part of the solution to houselessness is short sighted an wishful thinking. It's not viable. It's not a compassionate solution for the houseless. It could disproportionately effect portland. It is not fair to deny the citizens easy clean access to their treasured and clean green spaces. It's not fair to harm these environmentally friendly zones. There's adequate city land to accomplish your goals without using parks and open spaces. Do not make parks and open spaces any part of the solution for parks and open spaces.

**Clerk:** Next up we have zari.

**Zari Santner:** I'm urging you not to make this change. Critical green infrastructure, open space is not necessarily vacant space and should not be treated that way this ordinance change would effectively do. The area for camping would degrade vital resources and likely result in more people living in squalor. If we have a well developed strategy that is well implemented to provide shelter. Allowing people to camp in open spaces for 180 days is not a bridge strategy. Clear protection for parks and recreation areas. Thank you very much.

**Paul Agrimis:** I apologize for the delay. I'm the former director of parks and a grandmother i'm an immigrant of this country. I seriously applaud the efforts that led to this proposal today. Pi cannot support the use of parks and natural areas for camping and group shelters without a emergency declaration by the city council. The intent of this proposal is compassionate but allowing temporary group camping an shellers without massive funding and staffing is not compassionate. It will remove the space of a specific part of the park. Over the past three decades portland voters have consistently put fact measures for access to our city's park system. Portland residents especially immigrant and bipoc communities live in spaces with no yard or outdoor area. The impact will be born by the parts of the city with the lowest demographic

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group. This is indirect conflict with the diversity and equity goals adopted by city council. And places the city's most treasured assets belonging to all of its citizens. Remove the open space zones from temporary or permanent houseless shelters. .

**Wheeler:** Thank you i appreciate it. As always. Thanks for your service. I appreciate your perspective. There's a lot of people testifying on this point. Areas zoned open space include natural areas but it also includes park buildings, parking lots and other developed landscapes. Open lots and parks are often appropriate for temporary shelters and in fact under the current covid emergency we're using two parks buildings just for that purpose. Wet lands and habitats are not appropriate for temporary houseless shelters. We also know that houseless people currently do use these areas because frankly they have nowhere else to go. Part of what we're trying to do here is create some more appropriate areas for people to be able to go. There could be limited circumstances where appropriate open space areas might work for shelter if that were the case we might actually be in a position where we're protecting areas with a higher public value from destruction. I want to put that nuance out there. As we get into the discussion next week and some of the conversations this is going to be a key point. I feel it was important to put the intent of this ordinance out there for everybody to hear. I appreciate your foreberrance.

**Clerk:** Next up we have john, linda.

**Sean Sweat:** My name is sean sweat. Other cities talk about climate change and addressing the housing crisis. Port lan has a reputation for actually doing something about it and leading these issues. I know we all know we need to make housing easier, the houseless members of our community need help. I hope you'll pass this common sense text amendment to continue to lead through a crisis. I hope the council will look at adding those at next weeks meeting. Lastly i was also going to mention like the mayor just mentioned there are plenty of open spaces that are not parks. Those need to be on the table. I just want to add that too. Thank you for all the work that you're doing for portlanders who need housing.

**Clerk:** Let's try jim gardener again.

**Jim Gardner:** I believe that most provisions of the shelter to housing continuum represent good public policy. I support its passage. I speak to you today about only one aspect of the measure. Temporary shelter in parks and along trails. Temporary is not really temporary. Portland parks has a long history of things being put in them on a temporary basis that become normalized. Look to the construction parking lot next to the children's museum in the park. No reasonable person could possibly believe they would be there only for a short period of time. The temporary activities allowed in the temporary sheller state these activities can continue for length of the

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emergency. Part land's housing emergency continue it this day for six years after it was declared and it will surely be extended. Dealing with the crisis of homelessness is a long term problem that needs policies with permanent solutions. Moving to parks and trails -- does this mean that we have no compassion for the homeless, not at all. These are not mutually exclusive ideas. Any crisis generates many ideas to fix a problem. Thoughtful minds don't have to embrace every one of them. Instead figure out which makes sense and which do not. And which cause more harm than benefit.

**Linda Robinson:** My name is Linda. I'm a long time advocate for parks. My biggest concern relates to temporary outdoor shelters in parks. I appreciate the mayor's comments that that's not the intent. However there's nothing in the wording of these code changes that would prohibit it. It's sure to happen if it's not there. There needs to be some change in the wording that make it's clear that parks, trails, natural areas, golf courses are not intended or appropriate for these outdoor shelters. I would include in that the undeveloped parks in Portland. We have a number that are waiting to be developed. They are used by a lot of our immigrant population who live in multi unit dwelling. I would like you to avoid outdoor tent type shelter without providing things like in addition to a toilet and trash, which is a minimum. They need heat, a way to prepare food. A possibility to acquire food. A place to shower. A place to clean their clothes. These are important to have in a humane place. You have them out side, thank you.

**Clerk:** Next up we have Michael.

**Michael Tillet:** I am a member of a pox board although I'm speaking for myself today. Getting out into the park is essential to their well being their sanity. For the past year especially the green infrastructure has proved to be one of its most treasured assets. It can fill the city wide need for respite from working at home. It's a short walk from home. To allow for temporary home encampments would be to drive away many of those citizens. Bps buildable lands has demonstrated that the sufficient land for immediate accommodation without compromising public parks. Finding safe places for the houseless in the short and long terms is vitally important. Welfare of our citizens is important too. Many who especially, Portland's green infrastructure prove to be one of its most treasured assets. Public parks can fill the need for respite from working at home because they are safe places. For most Portlanders, there is a park a short walk from home. To allow temporary homelessness encampments in public parks is to drive away. Some camps are tidy and respectful, most are not prompting a wide birth. The land infantry has demonstrated the land for immediate accommodation of the homelessness without compromising public parks. Most are close to services that the houseless needs. Finding safe

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places for the short and long-term is vitally important. As signaled by voting willing to tax themselves to do so. Welfare of our citizens is important too. Many of whom rely on parks to relax or exercise outdoors. The majority voted in the favor of the parks in november is a measure of the importance of parks to our quality of life. Camping in our, parks would dramatically increase the need for maintenance, not just clean up but replacement of plants, restoring soils, repairing physical damage to trees and structures. Unfunded deferred maintenance in our parks already exceeded \$500,000. No funds to enable portland parks and recreation to undertake any additional maintenance. So our parks would remain disfigured for years to come. Although motivated by the best of humane instincts enables housing in parks would deny access to park users impose unfunded costs resulting in deterioration of parks that is likely to remain unaddressed for years. Another solution is at hand the pbs inventory as demonstrated. Protect our green infrastructure and instead use undeveloped land that is necessary to those trying to return to permit homes that is fully functional members of our computer. Please do not sanction camps or shelters within the boundaries of public parks. Thank you very much.

**Wheeler:**

**Clerk:** Next up, we have steve biz on.

**Steve Bozzone:** Hello commissioners, my name is steve bebiz own, i live in northeast portland. I join with a network of volunteers is to provide mutual aid to neighbors living outside. We source basic survival materials so they can survive the elements and hopefully experience a level of dignity day-to-day. We try to help meet needs where they are. I speak for myself and my experience and enthusiastically support the housing continuum. I'll use time to share a story about a houseless neighbor i recently met during the recent storm. On a night of icy winds, i found him sleeping in a torn tent with no sleeping bag or clothes. He was confused, scared and shaken. My partner poured hot tea, he was on the verge of tears. Roger lost his sleeping bag, winter coat, gloves hat and most of his possessions. He lost his tools for survival in an instant before the storm. While we did what we could for roger, i have not not been able to stop thinking about him. His experience is all too common as we heard through heartbreaking testimonies today. We have to do better for roger. We have to help stabilize living conditions without the current status quo. I sat here and listened to testify the site of folks living outside is offensive to them. When i consider complaints alongside neighbors like roger forced to rebuild his life as possessions are stolen or swept and trauma after trauma, i'm offended we consider those over roger. The housing continuum is a major step in the right direction. We need the flexibility this effort provides. Normalize welcoming houseless neighbors and taking care of this. Yes to the housing

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shelter continuum, thank you.

**Clerk:** Next up we have jim owens. Jim, are you able to unmute? We can call the next three and then check back in with jim. Next up david benig and robert shorts.

**David Binnig:** I'm daveive benig. I read a lot of testimony against this project. A lot of it expresses frustration with the visibility of homelessness in portland. And urges the council to oppose the project on the basis. I know the commissioners understand but i want to emphasis how backwards that is. You can't eliminated the need for shelter by out lawing the shelter. If we're frustrated people are in the street, we need a better option. I strongly support the project, both in expanding the temporary outdoor shelters. Some of the best aspects to remove barriers to longer term housing, group living arrangements and allowing tiny houses on wheels where people want to host them. This would both give the city more tools to provide safe shelter and just as important make sure that city rules aren't setting up unnecessary barriers to people finding housing. I hope the city council will pass the proposal, expand it by allowing churches and religious and community organizations to host shelters without conditional use review. If those organizations are trying to help, i don't want the city to be keeping them from doing so. And i know we've heard a lot of concerns around the use of city parks. But i hope the city will maintain siting shelters in parking lots, rights-of-way and other sensitive land. Thank you.

**Clerk:** Next up, we have danielle mayered.

**Danielle Maillard:** Good afternoon. My name is danielle miered, speaking on behalf of sunrise and impacts to advocate for the passing of the shelter to housing continuum and portland neighbors welcome. I'm here to speak specifically about the amendments to not undermine existing vehicle dwellings. The continuum creates legal stable options on residential private property. This legalization empowers those are adequate resources to create housing opportunities for neighbors on the verge of eviction or already houseless. This being said, a foundational reason for the legalization of these dwellings is that it is a solution that to getting a roof over the heads. Adding language that requires dwellings to have tent to twen thousand dollars sewer connections is a barrier of entry and make many dwellings illegal. I urge you to adopt this amendment so the people benefiting from vehicle dwellings will have the opportunity to make a living without the burden of a sewer connection requirement. We have the resources to adopts sanitation solution, noble street teams or pumping services. We've sign eugene answer this call to action. It's mind blowing people care so much where houseless neighbors decide so live but couldn't care less when the same people liver our die. I'm 23 and on this very day last year literally the same time i was laid off from all three jobs because of covid,

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moved of my apartment because i could no longer afford rent. I have family and friends more than happy to support me. We don't shame the people in our own lives for not having options and needing help. We do everything in our power to help them. This mentality can't stop with the people we know and love. I hope anybody testifying in opposition is in the process of housing the people who live in the tents they are complaining about or donating to the mutual aid funds as the saving grace for people. This is critical. Thank you for your time.

**Clerk:** Next up we have robert schultz.

**Robert Schultz:** Hi, i wish you had pictures. I'm robert. A full-time single father of three in southeast portland. I object as presented for several reasons. I'll stick with a few. I get two minutes. \$1.8 billion spent on housing in six years for what is described as 6,500 people on the street. That is failing brie any measure. We see no audit or level of accountability and we being the public. Secondly, a lack of community input, which is a vitalm issue. As an example of the touted outreach noted by city staff. And problems within our system, i learned about this attended by 12 people in a 22 residents. That's how invested their outreach was. 12 people. The neighborhood association has a three-year history of discrimination and bigotry and a longer history of used as a resume builder rather than advocating or engaging with the lens community. The city staff tout this as engagement. This is meaningful. What happened at the meeting? A decision had been made, he clearly noted if anyone wanted feedback, his group was done listening. We never heard him ask to hear our voice. We had no opportunity for him to listen. As the first mention of the plan, no opportunity for input. This is normal when the city of portland comes. When it disproportionate impacts southeast portland outreach should be robust and focus with regard to the most impacted areas. Why is engagement so hard to ask for? I can literally do better in one week than in the last five years by well paid city staff entirely unimpacted by proposals they plan and place in front of you and takes them 10 or 20 minutes while we there community get two. I have more, can i get five more seconds? The proposed action is telling the city pooping in a tent on the side of the road while rats drag away food is acceptable. After spending of \$1.8 billion the city is giving up on housing solutions. We need you to allow people like me housed and houseless to present you with our creative solutions that could be implemented. We don't have that every right now. So you guys are missing a bulk of creative problem solving because we have no agency i voice. The intrusted city staffers don't listen. They come and tell us so you miss out when we get to these listening sessions you miss out an a bulk of good information from housed and houseless alike. I apologize for going over, i know ms. Hardesty, i apologize, specifically i know that's an irritation, i appreciate your tolerance

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everybody, thanks for hearing me.

**Clerk:** Next up, we have jim owens. Peter fry. And ginger edwards. Jim, are you able to unmute? Why don't we go to peter fry.

**Peter Fry:** Hi. [audio echoing]

**Wheeler:** Peter there is some sort of a strange echo there. I don't know what is causing it. Do you have more than one microphone on?

**Clerk:** Peter, do you want to try to unmute?

**Peter Fry:** Okay. Let me try again. Peter, with -- can you hear me okay now?

**Wheeler:** Much better, thank you.

**Peter Fry:** I apologize, this is a significant piece of work. I'm a land use planner, involved in these issues now for almost 40 years. This is much more than shelters. Although, that's what you are focus is on. It talks about the entire definition of housing unit . In fact, i'm working on a very large project that benefits from your definition of group living for example, and provisions of services that can be provided to housing without having to go through a land use approval. There was a reason why shelters were conditional uses. They were poorly managed and i've seen some horrible ones. Concentrated in areas of poverty, like the mission, the cubriny green, east portland. I asked the city council to request annual reports every year to look at where the shelters are being developed and how they are being developed and ensure there is equity. Shelter is not housing. I heard a lot of confusion about that today. A shelter is a place for a temporary respites, a place for safety and security, to connect to be able to get your act together, or find out how people can help you do that. It requires intervention on a personal level. I hear a lot of talk about housing being the cause of homelessness. That is not by opinion. My opinion is homelessness is caused because people do not get along very well. Families split apart, divorces, et cetera, we do not have very good mechanisms to deal with each other on a very personal level. And i am glad that the mayor and others are forcing the personal attach with a new street response services and things of that sort. I appreciate your direction. Thank you.

**Clerk:** Let's try jim owens.

**Jim Owens:** Are you able to hear me now? My apologies for my technical incompetencies. Good afternoon, mr. Mayor, councilmembers, jim owens, a retired member of the portland park board and portland foundation board. I applaud bps and partners and bringing the recommendations to you today. I intended to speak about the -- some concerns with the definition of, "temporary" with respect to open spaces and parks. But another of others have and will speak to that. Instead i would like to read a letter from kathy fong stevens, who is a former fellow board member and a



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former chair of the portland parks board. I'm going to be brief with this. These are kathy's comments. My brief comments focused on a small but important portion of the shelter housing continuum draft documents and proposed code changes. That is the inclusion of portland's open space zones in the inventory of land for potential siting of temporary outdoor shelters. Others testifying have spoken to and will speak to the misleading term, temporary, in this context. Others cited the negative impacts. I have a reason for disallowing the parks in open spaces. And why I do not believe that this would contribute meaningfully to well planned sheltered housing continuum. Two people I know well ended their lives in an encampment near the river. One a young man who spent years battling addiction and mental health issues. The other's father in stable housing and services the whole time but unfortunately got entangled in the encampment living situation. I tell you about this tragedy to remind you there is a spectrum of shelters people and among those, these needs go well beyond hygiene stations and food distribution. Effectively meeting those will take more than good intentions contaminated said in our parks and open space. The word compassion comes up with portlanders talk about the needs of those experiencing homelessness. The compassion overholders sincerely want options to succeed. We want effective options to support people to progress along the continuum. However temporary, in our parks and open spaces does not well serve those in need of shelter or community members who need safe access to parks, open space and pathways. Okay, on kathy's behalf and mine.

**Clerk:** Next up we have ginger edwards. Ginger, are you able to unmute? We can call the next three and then check back in with ginger. Next up tiffany johnson. Heather flint. Paul needer gone.

**Tiffany Johnson:** What did I do. Ut oh.

**Clerk:** Tiffany?

**Tiffany Johnson:** Is it for me some okay, sorry, not used to the virtual where I don't have a video. I don't see the timer yet but I'm going to get started. My name is tiffany johnson. I'm testifying on behalf of the mount scott arletta neighborhood association. We would like to provide our conditional support of this project. Specifically, we agree with the recommendations of the portland neighborhood welcome and shelter pdx, and we strongly encourage adoption of their recommendations. We want to specifically say that the city should stop classifying households based on familial relationship and all neighborhoods shall accept the diversity of housing, such as shelters and villages and it shouldn't be concentrated that we all need to share some of the responsibility to taking care of all of the community members. We always want to state that the

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city should allow group living by right and existing residential structures of any kind. In low density zones. Increase the number of sleeping rooms allowed without triggering group live categories. Avoid continuing or sorry, avoid counting occupied r.v.'s against the number of a.d.u.'s allow far more beds and far more accommodations for outdoor shelters. Relax the cautional review requirements for shelters. A lot of testimony was given why conditions uses may be prohibited to provide additional housing. We would like to say include r.v.'s, tiny houses on wheels and other shelters as allowed for outdoor shelter. And although, i'll just i guess since my time is almost up, we would like the city to possibly look at what the city of eugene has done for overnight parking program. Which allows general vehicle dwelling permitticking -- permitting program. Thank you for your time. I appreciate it.

**Clerk:** Next up heather flint.

**Heather Flint Chatto:** Hi there. Before you start my timer, i wonder if i might be able to share my slides.

**Clerk:** Yes, let me make it quick. Heather, you should be able to share your screen.

**Heather Flint Chatto:** Can you see see my slides, my name is heather flint, an urban planner and environmental designer. And i am here representing the art farm, tiny house eco village, a art project of mine. And here representing several amendments in which we've shared with some of the council. This is a repical model for adapting an existing developed site underdeveloped with a single family housed but zoned for multifamily. We have -- excuse me. We have trying to click between my slides and it's not working. Sorry. We have many benefits of tiny houses on wheels we would like to support. I'm going to click for those. Climate benefits and other affordability aspects. There is an existing tiny house on our property with a composting toilet. And there are other benefits associated with this that we think could allow more affordability if you were to waive these connection requirements for more off-grid living. Further, we would like to propose an innovative housing solutions pilot program, which would allow for a variety of different environmentally oriented climate responsive and affordable social housing types that are not available now. And in a way that could allow a small number of demonstration projects with low risk. And that's based on a precedent from the city of redmond. This is a different model but the framework is there. This could address zero energy or zero waste build learnings community land trust, and equitable food development. I don't have enough time to talk about all of those. We have lots of examples in the slide set you can look at to see more case studies. And particularly, food oriented development i think would be a wonderful model an alternative to transient oriented development and allow for more projects that have not even been considered

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yet like for example the I.a. Dome village which i was able to visit many years ago. That could allow portland to be a leader in further innovation. Thank you. I would pass this onto paul, if you are ready for him. Happy to talk to commissioners on any of these if they are interested.

**Paul Niedergang:** Hello, mayor wheeler and commissioners, i lived in portland since 1975 and have a small real estate company called progressive development group. I strongly support the housing continuum. The city of portland declared a housing emergency in 2015, the crisis has only worsened since then. It is crucial we encourage greater innovation to address the crisis. To help unleash the power of the greater portland community, i strongly recommend the sheltered housing continuum process incorporate a housing pathway as part of the code update. This would allow a limited number of pilot project today demonstrate alternative options. We've been working on developing an affordable tiny home village on a 20,000 square foot site inset portland we acquired in 2017. The concept is a nonprofit arts focused tiny home eco village called art form. The site came with a house, workshop and barn. We have since added one tiny home. We've been unable for a permitting path. Our idea is to demonstrate the viability of one alternative development model with the hope other people will replicate and refine the model. The project arose out of the realization over the past decade artists have been displaced from work stations and found themselves priced out of the housing market. If we want art in our community, we need to have affordable spaces for artists to live and work. The proposed design would allow up to 10 tiny homes with a common kitchen and restroom facilities. The proposed shelter to housing code revisions bring this closer to reality. There are still issues that need to be resolved. Modify the 25-foot setback requirement. It would be ideal to create a pathway for tiny home village clusters that does not require a conditional use. A type three review is lengthy and costly and creates greater uncertainty, when which they deter projects. Eliminate the requirement for utility hook ups. I encourage you to make additional changes to the shelter to housing continuum project to enable primitive projects of this nature to be built. I really appreciate all the work that's gone into it by staff up to this point. Thank you all.

**Clerk:** Next up is ginger edwards.

**Ginger Edwards:** Hi. Thank you for coming back to me. I'm sorry i didn't figure out the unmute earlier. Thank you for the opportunity to speak today, mayor wheeler and commissioners, i'm the volunteer facilitators to have the north portland parks advisory group. I come to you today as several others before me have, to ask for a very small change, i believe, in this amazing set of code changes. The change i'm asking for is that parks, trails, natural areas and golf courses be removed from the defers of open spaces allowed for temporary shelters. Why is that? Because

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parks belong to all of us in portland, the housed and the unhoused. Parks provide that pressure release valve for all of us, a place to play, walk, rest, a place to meet friends, maybe a place to sit down against a tree and appreciate the beauty of where you are at and relax for a few minutes.

The concern that we have as the north portland parks advisory group, we're hearing from neighbors, 180 day shelters are placed in parks, parents are telling us they won't feel comfortable with their children at that playground. Seniors won't feel safe taking a walk. I feel sad that is the response but that is the response they are telling me. So i have to accept that is their real feeling. I am one of those people who takes food to homeless people weekly. So obviously i'm not afraid of that but others are. Anyway, we ask that you take out parks, trails, natural areas, and golf courses. But we applaud your efforts for this very complicated, very comprehensive plan to provide shelter for all of the people who live in portland. Thank you.

**Clerk:** Next up we have mack cunningham, michael anderson and candace.

**Candace Avalos:** Hello, should i go first? This is candace.

**Clerk:** Mack, are you able to unmute?

**Mac Cunningham:** Yes. Now i am. Thank you so much. Sorry about that. Hello, all. My name is mack. Thank you for the opportunity to testify before you all today. I would like to implore you all to please pass the shelter to housing continuum. I would also strongly encourage you to pass the amendments as have been proposed by portland neighbors welcome. The previous council before this one made great strides in portland to legalizing more affordable housing types. I now encourage you to please continue to do the same. But for a lower income households in our community as well as if for our neighbors experiencing homelessness. Housing crisis, which has been in state since 2015, longer than our current mayor has been the mayor, will require building more housing and building more affordable housing to types. While the project alone will not build more housing directly, it will increase the housing types that can be built and shows greater empathy for neighbors experiencing homelessness. Thank you for your time. I implore you to pass this package. Thank you you again.

**Clerk:** Next up we have michael anderson.

**Michael Anderson:** Thank you, council. My name is michael anderson, i'm a senior researcher are site line institute, we're a regional sustainability think tank. Speaking in support of the project with the recommended amendments from portland neighbors welcome and social justice coalition and pdx shelter forum. Two quick points. First, i don't fully understand the city's feeling about front yards in this project. I don't see the argument against allowing a home on wheels in front of the main house. Second, golf courses are pleasant but they are not parks and they are

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not natural. And honestly they need not by public. They maybe viable land for this project or future ones while we project or parks and natural areas. One caveat, legalizing ways for people to live comfortably, more comfortably doesn't eliminate poverty. And neither does banning the ways people can live more comfortably. The best way to make legal without harming others and simultaneously working to eliminate poverties, direct payments, anything else we can do for them. Thank you.

**Clerk:** Next up is candace.

**Candace Avalos:** Good afternoon, mayor and city commissioners. My name is candace, she her. A latino. I'm here to voice my support for the housing continuum. The goal to make low barrier temporary shelter available to more people experience houselessness is something we should support if we're serious coming out of the pandemic better than before. You heard many compelling reasons for advocacy organizations like portland neighbors welcome and street roots, and heartbreaking stories from our houseless neighbors. I won't take up too much time. Other than to reemphasis three points. First and foremost, the only way you get people offer the street is with safe places to live, period. That means more shelter options. Second, the planning and accessibility commission proposed good shelter and housing options, the city council should not back track. City council should maximize the city's ability to use the planning and sustainability commission by adopting the amendments for portland neighbors welcome, such as extending the housing emergency and allowing sanction approved sites and open space zone in the right-of-way. Our houseless neighbors deserve better, it is the city council's responsibility to do everything in their power to give them a realistic path toward becoming housed instead of pushing the problem down the road. Approving the continuum project is within your power and we're demanding you do it. Thank you.

**Clerk:** Next up we have donna cohen. Jay katcha and --

**Donna Cohen:** Hello good afternoon, council, my name is donna cohen. I live in saint johns. I'm so pleased and proud of my city to see the efforts you are making to deal with the crisis of affordability housing and houselessness. First, please extend the housing state of emergency. If we're not in an emergency now, i don't know what would qualify. Second, we know zoning restrictions make it hard to respond to the need for housing options. Please, you know, accept the changes that the planning and sustainability bureau has proposed. Specifically, i support expanding the locations for siting sanctions outdoor shelters to main available open spaces throughout the city. I know there is contention about park lands, although i believe we can mostly avoid parks, i also think some of our parks are quite large enough, a small slice can be

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tapped off for this important use. I happen to live in an affordable housing unit before built protested by neighbors because they wanted to continue to walk their dogs among the undeveloped park here. No matter that a quarter of a mile away there was a much larger park. 115 family would be able to purchase their first homes because of the conversion of their dog walk area. Sometimes we have trouble seeing beyond our own needs, special -- especially when it comes to responding to others. We should not require traditional water and sewer connections where residents can provide alternatives such as r.v.'s or sanitary facilities. I think about the safe parking program in Los Angeles, where folks can park cars or trailers at a guarded location with sanitary amenity, a simple place to park and not be hassled can do a lot for a decent night's sleep. Continue to push the envelope. Thank you so much for what you are doing.

**Clerk:** Next up we have Jay Catcha.

**Jay Catcha:** Hi. My name is Jay Catcha. I work in the continuum and am a resident of Southeast Portland. Thanks for this time to speak. Shelters are obviously needed. And so I agree with the tent camp idea but I also see they are not the solution. Many of my clients that I work with do not want to go to shelter. And there is only one youth shelter in town anyway. They don't feel safe. That's an issue I have to work around with a lot of them. There needs to be, in my opinion, I'm glad we brought up and heard about the group living proposal. I think that's very important. I think there needs to be more group housing like bridge house and new doors, places like Unity. And especially culturally specific houses that have say seven or eight people run by places like Nai or Sei or Latino network and spread out throughout the city. I think the other thing that's been surprising to me is through this, I haven't heard anything about addiction, and homelessness and addiction while obviously not everybody who is homeless is addicted, they are two issues that feed each other. And I think if we really want to get the homeless issue solved, we also have to include addiction treatments as well as mental health treatments. We can't do that -- they can't be separated. We need to figure out strong ways to do both. And if people don't want treatment and are unwilling to get the help they need, we also have to be tough and not allow those people to run through our cities. So you know, rights without responsibility doesn't work. Everybody has to take responsibility. So that's what I have to say. Thank you for your time.

**Clerk:** Next up we have --

**Wheeler:** Keelan, after this testimony, can you give us a sense of how many folks are left? I want to do a time check. Sorry.

**Oak Alger:** My name is Oak, my pronouns are he, his. Here today to voice my support for the

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housing continuum, as well as, i want to support the actions and amendments proposed by portland neighbors welcome. The housing emergency needs to be extended. I think it's clear that the work isn't done. Maybe the work hasn't been done depending who you ask. I want to say we should allow sanctioned shelters in approved sites, open space zones and right-of-way. A lot of talk about the parks, the golf courses. If you ask me, we already allow camping at a lot of places we consider to be natural gems. People are able to camp there and expected to keep them clean. And i understand in people's minds you think of recreational camping it's different but if you can camp recreational in a park, why can't you survive in a park is what i say to that. On top of that, i like what is in this bill or this amendment or whatever you want to call it. The issue that i have is that what you are creating, you're creating these sanctioned shelters and sanctioned places where people can go and liver and get resources they should have, housing is a right, but the issue you have to understand that there is going to be a reductance from people to trust the city -- reluctance after they are brutalized. 50% of portland cops use of force is against houseless people. There is a lack of trust in the institution. How do you create the bond and trust so people stay in your campsites and trust the tiny homes will be able to stay there and this will work. What i'm hearing is out of a hard -- i would have a hard time trusting that. I don't understand how you say to people, we're going to support and take care of you when you are not doing it now. All of stuff that is going to happen is future stuff. We need action now and create trust when it passes and finished, people are willing to do the stuff. You are asking a lot of people to go and trust you. You have to build the trust starting now. Thank you for your time.

**Clerk:** Mayor, i'm showing we have about 43 testifiers remaining.

**Wheeler:** Very good. Thank you.

**Clerk:** Next up we have madeline hotch kiss, sarah and amanda fritz.

**Madilyn Hotchkiss:** Hello, my name is madeline. Speaking in full support of the proposed shelter to housing continuum project. I urge the city council to extends the housing state of emergency and consider the amendments proposed by portland neighbors welcome. Namely, allowing sanctioned outdoor shelters in appropriate approved sites in open space zones and in the right-of-way. And dropping the requirement for vehicles to have costly sewer connections. Recently i discovered the homeless services on behalf of the city of portland and multnomah county is to [indiscernible] for alternative shelters to assist those experiences homelessness. While i think this is a wonderful idea, it will not reach the full potential without first passing the sheltered housing continuum projects. We can have innovative fantastic ideas for shelters and alternative shelters and villages, et cetera, without having places to locate them, they will all be

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for not. Let's not have a zoning code get in the way of our creativity of our community. Let's pass the shelter to housing continuum project and our city be part of the solution rather than the problem. [indiscernible] the shelter to housing continuum projects and extend the housing state of emergency. Thank you.

**Clerk:** Next up, we have sarah karolis.

**Sarah Carolus:** Good afternoon, my name is sara, i strongly support adopting the changes and shelter housing continuum. An organization of faith congregations. We feel passing these code changes will offer a chance for sustainability. A place of transition offer the streets and a better quality of life for our unhoused. We applaud the proposed increase and diversity of shelter options. Conigate shelter does not work for average. Fortunately housing buildings take years to build. Having a wide range of alternative options fitting multiple situations is a great step forward for portland. In addition to supporting the title 33 zoning changes, i also support removing restrictions on tiny houses on wheels and r.v.'s included in titled 29, especially the requirement for water and sewage connection, which is extremely prohibitive. In the past days, i've been reading the public testimony about this proposal and acknowledge significant public opinion against it. I feel these opinions are ill informed and misguided and i find abhorrent, a common lead of demonization of the unhoused. I support however, an amendment that would permit right-of-way land for outdoor shelter use to help increase potential sites. I believe exclusions of specific sites of sensitive natural areas and hiking [indiscernible] recreational public areas would be specific but would allow unspecific unused open space land for outdoor shelters and address public concerns. Thank you very much for your time and your consideration. Please keep in front of you the goal of reducing houselessness in humane and productive ways. Thank you.

**Clerk:** Next up we have amanda fritz.

**Amanda Fritz:** Sorry. Good afternoon, council. Amanda fritz. I support almost everything in this packet. I particularly appreciate the making things stand out that have previously been conditional uses our not allowed. I also appreciate the testimony of portland neighbors welcome. I don't think that r.v.'s on private property should have sewer hook ups or camp ground standards. Residents who allow people to live in an r.v. On the property, will make sure the waste water is driven for disposal at free hook ups available in portland. I think you should allow people to live in r.v.'s in the front setback if that's where the r.v. Happens to be. I'm concerned about the use of parks, similarly since the mayor and i worked hard to pass the levy in november. The levy summary the purpose of the levy, the levy will prevent ongoing reductions



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to park services and recreational programs, preserve park and natural area -- and affordability access for all and talked about protecting water quality, wildlife habitat and natural areas. In the midst of a pandemic and economic challenges, we've seen the use of parks increase. A reminder of the critical role parks play in our communities. As mayor, i'm committed to make sure these gems remain a resource for all of us. And there is a very simple solution to the challenges. I'm running out of time. I sent in more testimony. You recollect prohibit even temporary outdoor shelters on properties owned by environmental services. And this obviously wouldn't -- so so distracting to see the count down clock sorry. This wouldn't apply to temporary shelters in communities centers. I encourage you to ask parks director to testify at the next meeting. She's been a great partner in setting up the community center shelters. I also have concerns about what was talked about with the visibility standards. It looks like they restrict the ability to build a.d. U.s and internal conversions, which i don't think is the intent of this policy. Adu's.

**Wheeler:** Thank you, commissioner fritz. It's great to hear from you again.

**Clerk:** Next up we have james sue lin. Gwen i joe katrina.

**James Sjulín:** Can you hear me?

**Clerk:** Yes.

**Sjulín:** Thank you. I'm jim. Mayor wheeler and city council, thank you for considering our testimony on the issue of accommodating our city's houseless citizens in portland's parks. I work for portland parks and rec for nearly 30 years. For a large part, i was the manager of portland parks natural areas and trails. Early on, a field supervisor for parks and inner southeast and northeast portland. As all know, in terms of lands uses, public rights-of-way and portland parks are feeling the front of the impacts from our homelessness crisis. I am pleased to see the permanent shelters are not recommended currently. However, temporary shelters allowed to be in place for up to 360 consecutive days are on the table for parks. If allowed in the open space zone, portland parks wilshirely become a focal point of orhousing crisis. I am concerned for the displacement 06 other park uses for the imppackets to facilities and landscapes never designed to withstand the stress of temporary housing. For the additional burdens on park starve and for the ability of our parkers to recover afterwards. I personally had to deal with the aftermath of parks in portland parks and along public trails. The impacts are devastating financially and years afterwards, derve stating to our public landscapes. The proposal would put the director and park commissioner in the difficult decision of deciding which parks to accommodate sanctioned shelters. And what a tumble for portland parks, 12 years ago, recognized as the finest park system. Conversion of parkland away from park use is a betrayal of public trust. As heartbreaking

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as the homelessness crisis is, i'm joined by thousands of portlanders with the same concerns and feelings. I support the rest of all the other recommendations, including in shelter to housing. Thank you.

**Clerk:** Next up we have gwen lutea.

**Gwen Luhta:** Good afternoon. Members of the portland city council. I'm really impressed with your patience. And thank you for giving me two minutes. I have scrapped pages of what i would like to say but this is the essence of it. I am in favor of relaxing zoning to accommodate more short-term sheltering options to get people out of tents and cars and off the streets while we're building real affordable housing. Homelessness is costing us a lot of money. Let's find solutions. And keep portland beautiful. I really would like to support what kaia said, the executive director direct of roots, i think she's right on. She's there in the middle of it, i'm not. I live in the south waterfront area. I'm so impressed with the knowledge of all the people that have spoken today. I'm just really impressed with portland how we participate. Thank you.

**Clerk:** Next up we have joe pat rena.

**Joe Petrina:** Good afternoonon this beautiful sunny day. My name is joe patrina. I'm a rare native portlander. I want to thank all of the council and the staffers for all of your hard work. You have a job that is certainly difficult and complex. With the pandemic has even made it more troubling. This measure is probably greatly misunderstood probably because it's complicated. Clearly the portland homeless population needs our help, they need social programs, suitable housing, potential drugs, drug counseling and permanent shelters for those who can't work. My dog decided to join us here, sorry about that. We have just voted for the metro tax funding of \$250 million to cover the homeless services. Let's hope the funds are used effectively targeted for homeless housing, counseling and clean up. I want to strongly urge the council to amend the shelter housing measure to exclude open spaces. Many of the testimonies today have already made cases for excluding parks, golf courses and other open spaces, for we have enough suitable housing stock without including open spaces, otherwise i'm in full agreement with s2hc. Wanted to let the council know of a couple of of my frustrations. I've lived here all my life. I'm kind of disappointed the way things have gone but understand the complexities. This is my moment. I loved here all my life. I want to make a couple of point. A friend of mine lives by forest park and she's been accosted by homeless people, one naked that threatened to kill her and her dog. It was scary. And there is been fires and so on and so forth. I'm going to try and sum this up. I just want to say let's do the right things for the citizens of portland. Amend the shelter measure removing -- amend the shelter measure removing parks and golf courses, thank you.

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**Clerk:** The next three we have are paul. Mimi german and fiona burge es.

**Paul Souders:** Hello, can you hear me?

**Clerk:** Yes.

**Souders:** Hello. Yes. Good afternoon, my name is paul. I live in southeast portland. I've already provided written testimony in favor of the project with the amendments proposed by portland neighbors welcome. I would like to support that testimony with a personal story. Last week a friend's father died of pneumonia. Living in an r.v. Sited on a private lot by his employer without access to water and sanitation and only occasional access to electricity. So he actually paid rent for this privilege. It was an illegal lot, illegally sited r.v. But he was paying money to live this way. His life situation, his legal situation was such he didn't have a lot of housing or employment options and he was there for easy prey to an unscrupulous landlord. When we cleaned out the r.v., it was a disaster because he couldn't wash dishes or flush away waste. He was literally living in literally filth. Not surprising he died really swiftly of fungal pneumonia, a preventible disease. If he lived in a tiny house or if the r.v. Was sited in a church parking lot or a private lot with a sanitation solution, not necessarily a sewer hook up but a way to dispose of waste, he would probably be alive. See i appreciate the council's efforts to provide varied solutions for sheltering and housing neighbors. And i think we should take it farther with more flexibility for future as you know -- city councils. On a separate note, i would like to add that i'm a little bit, i wonder a little bit about our obsession with golf courses in particular. Why those of all natural areas need to be protected. Especially in an emergency. As michael anderson earlier, they are not particularly natural places. So anyway, thank you for listening. I appreciate your [indiscernible]

**Clerk:** Next up we have mimi german.

**Mimi German:** Hawaii, this is mimi -- hi, i'm an advocate for our houseless communities in saint john. I've been doing the work as a volunteer. Somebody, i consider myself a sister to the folks on our street. And they are my extended family. The question that i have regarding all of this is why are we not -- why is the city not trusting those of us who have the trust from the people on the street? I don't work for any nonprofit. I don't want to work for a nonprofit. I don't see any reason to work for a nonprofit when i can do exactly as i have for five years for the people knowing that they do get what they need, not just from me, i don't mean it like that but with my help. We didn't have toilets out here until i had to harass the city, especially during covid, to the point of shutting down city council to get toilets out here, especially during covid. The city never even responded to our plead for sanitizing stations during covid. Sarah who came out to help me with sanitizing stations for our people in saint johns. The question i have is, when we know

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those of us who advocate on the street directly with the people almost every day, we are the ones who people call when they need to go to the hospital. They call when maybe somebody is really sick. They call when there is going to be a sweep. They call when whatever it is happens, when the cops are there unmasked, i'm the one who gets called at least in my neighborhood. So why when i work with my extended family to create positive shelter for them, like jason barnes landing with toilets paid for for a year with trash pickup, why do we get swept? Why do we get beaten down by the city when what we're doing is everything you are trying to do for no money, for no obligation from the city to even help, including wrap-around services. We've had, i alone with my friends out there, in cooperation with northwest pilot projects had six people housed in the last year and a half. So my question is that. It's not even, it's a statement. I would like in this whatever it is you are doing, the bill, whatever, ordinance, whatever, i would like there to be some form of way to communicate with those of us who actually have some immediate answers and are putting things on the ground to do exactly as you are asking in that ordinance. Thanks for your time. A.

**Clerk:** Next up we have fee owna burgess.

**Fiona Burgess:** Hi there, thank you, jana burgess in southwest portland, i would love to see more options for houseless folks. I know my neck in the woods isn't the first place you think of when you think of homelessness. I know there is certainly a greater concentration of unhoused people on the east side. I'm supportive of bringing people aid where they are at. I understand why providers are likely to focus on the east side. I support it. People are losing everything everywhere. And lack of shelter combined with no public restrooms has made it difficult for those unfortunate to be stuck down here. I keep running across people sleeping in abandoned parking lots without a blanket and i'm sick of it. This is part of why i hope the proposal will implement the measures of portland neighbors welcome and open space zones and the right-of-way. I'm not just talking about parks at all. Many camps and sanction shelters already exist in open spaces with no trouble such as the area underneath the morrison's bridge, the grassy dishes southwest of willger and red stream too. These are neither sensitive natural areas nor parks and you will find more and more areas like this further west, the further west you go you will find more and more of these areas.t open spaces, abandoned lots and other areas, far enough away from major pollution sites to provide a safe place. It would be a tremendous mistake to not include them as housing options -- turning areaing into sanction shelters people with no resources struggle to maintenance can help houseless people builds relationships with the housed community around them. Thank you. Put a sanitation station in hills dale shopping

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center. Stop the sweeps.

**Clerk:** Next up we have caylin. Benjamin. And catherine thompson.

**Kayleen Kusterer:** Hello, can you hear me?

**Clerk:** Yes.

**Kusterer:** My name is cailin, 30 year resident of portland. And just as we have been, heard many comments about not demonizing the homeless. I don't think we should demonize people who own property and pay taxes in the city. Let's be clear about that. The second thing i want to talk about is echoing a former somebody before me who testified about the lack of communication and outreach to the people of portland about this project. There was no mailing out to the mass residents of the city about this. Ely talks about having 200 people testifying in december. We live in a city of 500 -- actually 664,000 people. And we claim 200 people as a victory hearing from two hundred people? So i believe the city has done a very poor job of communicating this change to city code out to the residents of the city of portland. Secondly, i want to say that there are -- i cheng this morning, there are 18,585 people who have provided written testimony. I personally read 350 entries of the written testimony. I encourage city council members and the mayor to do the same thing. The last thing i want to say, last two things i want to say is we voted a \$2.5 billion tricounty metro bond to support homelessness. The people of portland do want to support homelessness and come up with solutions for this. But we also voted in the last two years on two park levies. Which call for us to invest in our parks and make parks accessible for everyone, measure 26213 passed with 64% yes. 26203 metro passed with 36 -- 67% yes, to say they are exclusively -- the people have voted for all of this. Our city council to be good stewards to have money the people have approved to support parks, recreations, nature, open spats and our clean water. The trust and confidence of the people in portland have placed in the city and government to protect our parks should not be portrayed because in the future it may not be granted. There is a lack of trust on both sides of the argument. Thank you.

**Clerk:** Next up we have benjamin donlin.

**Benjamin Donlon:** Hello, council. I would like to thank all the different bureaus that came together in order to push it forward. I think the relaxation of zoning requirements to build alternative shelter models is really good. I'm a member of the stop the sweep and western regional advocacy project. We have decided to support the amendments put forth by portland welcome neighbors. However, i'm personally not speaking for them and i'm personally neutral on the shelter to housing continuum. The reasoning why is because well, honestly i'm going to step back a little bit. I used to live in denver and parts of the denver homeless organization. We

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advocating to the city multiple years to legalize a.d.u.'s and tiny houses and they wouldn't do it. We seized city land and build tiny houses, police showed up and arrested ut. After that, the city council approached us and we had begun the process of legalizing a.d.u.'s. That being said, when i move here that was on the village of the -- became a member of right to dream too and realized quickly prosper portland hates that place and any kind of model centered around that. Through the work here and advocating for very quickly came affronted with the pack that nonprofits are almost mandatory for any kind of village to succeed. And i became very worried about the sorts of dynamics. I think there is little discussion, mimi germane protit up. The plex how it needs the homeless in order to survive. I think that is wrong for mandatory wrap around services and nonprofits to be mandatory for all of the outdoor mass shelters, short-term shelters included in these provisionsism i hope these things can be relaxed in the future so community organizes, unincorporated, nonprofits and homeless themselves are able to invest and do it themselves. I would like to thank you for your time. And i just want to say one last thing, which is that you know, the services need the homeless but the homeless don't need services. Thank you.

**Clerk:** Next up we have catherine thompson.

**Catherine Thompson:** Hello, my name is catherine thompson. And i am here to offer my perspective as someone who volunteers at outside in as a physician where i have intimate relations with personal who are marginalized and move back and forth and housed and nonhoused. My 30-year-old god son has a drug and alcohol addiction. I've seen what helps him. We're dealing with chronic conditions that relapse and not curable. The people i meet [indiscernible] or part of the private economy, opportunists. I'm really want to thank you very much for the efforts you are giving us a chance to speak. My concern is about our parks. Not the planned camping you have put in your proposem. But the camping that is happening since [indiscernible] emergency was first declared. There is basically a subdivision of unsanctioned housing in forest park, in occasion bottom and many areas. Oaks bottom -- i'm very concerned [indiscernible] i don't have any [indiscernible] of what is gone. I want to talk about what happened when we had the big fire storm and thank you, mayor wheeler, for closing our parks. On an emergency basis because of the risk of fires there. I was happy when i read that people went out to talk to the people living in the parks, [indiscernible] the park, they knew about. That have continued to live there. And had been living there making fires, smokings, doing all [audio cutting in and out] that are not sanctioned in our parks. When they went out there, they did [indiscernible] in an unthreatening way. They left 37 people in there because they didn't want to upset them and you left our parks being threatened by fire. You left these people marginalized

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people threatened living in a place where the air quality was going to harm their lungs. We need to look at [audio cutting in and out] right now. As we think what we're going to do there in the future. Thank you.

**Clerk:** Next up we have forest perkins, daniel new berry and barbara webber.

**Daniel Newberry:** My name is daniel, the executive director of johnson creek watershed council, a nonprofit that restores johnson creek with the help of our communities. I want to thank you all for the work on the shelter continuum. We support this plan that will make it easier and legal to allow additional housing options. Housing is a human right and we want all portlanders to have access to safe housing. One area where the housing crisis effects the council is camping in the street site areas on johnson creek. Our unhoused neighbors camp here because that's where they feel safe. That's quite a statement about the current housing alternatives, which is why shelter to housing continuum is so important. Camping in these areas, however, has caused significant environmental damage. This includes soil compaction, vegetation trampling, untreated human waste, disruption to wildlife and trees cut for fire wood or privacy shields -- i mentioned this not to level blame in any but to point out that camping is not compatible. It's a problem that for some of our portlanders this is what they feel is their best safest housing option. And that's what we need to work to change. We urge you not to permit temporary shelters or other housing in ecologically sensitive areas, including the one hundred floodplain areas, floodplains flood, it's not safe for temporary housing. We urge you to provide basic services, such as trash pickup, water and sanitation services in areas where temporary housing will be permitted. We can protect our most vulnerable population and our environment. Thank you.

**Clerk:** Next up we have forest perkins.

**Forrest Perkins:** Good afternoon. My name is forest perkins i'm here to testify in support of the shelter to housing continuum i'm a member of the portland democratic socialists of america, and proud to stand in support of portland neighbors welcome, as well as the amendments. Our capitalist society is throwing people on the street and telling them not to be seen or heard. So much work to be done to reverse this. This is a great beginning. If you want real affordable housing cut the developers and nonprofits out of the picture. Go straight to the people in need. Ask what they need and build that. The city and them. We don't need developers or nonprofits. Thank you.

**Clerk:** Next up we have barbara webber.

**Barbra Weber:** Now you can hear me, right?

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**Clerk:** Yes.

**Weber:** Thank you. Thank you, mayor and commissioners. My name is barbara webber. And i am -- i live in hazel grove tiny home village. I am coming today in support of this sheltered housing continuum. I know there is a lot of challenges that we face as a community as a whole, as a city of portland. Just ahead of us and in 2017, the first time i testified in front of the mayor, i said the better way that we take care of our most vulnerable population, the better the city will be as a whole. It will, the happier and the collectiveness will be there. What i first -- what i dream of is not just shelters. Because temporary shelters, they don't work. And we've seen that. What we need to have is like a stop gap here and have tiny home villages where people have a community and normalcy and not be on top of each other and anonymity. I would like to see a lot of the new villages and shelters to be peer ran because peer-ran is a very vital thing. We're all adults, most of us on the street and we would like to be treated as adults with dignity and respect. And also to recognize the visionaries that have the tiny home villages that are there, hazelnut grove, right to dream two and now the c3po models, this is a very progressive foot forward too for portland. I'm excited to see what we can do. I also want to say that the good think about bringing communities together is we can also portland is a very artistic city and there is a lot of artists in the houseless community. And to know able to see collaborations like with gather make shelter i think that we have a really potentially very beautiful thing. Thank you.

**Clerk:** Next up we have john mayer, brian and matthew perkins. Looks like john mayer might have dropped off or got disconnected. Brian, do you want to go?

**Brian Posewitz:** Mayor wheeler, members of the commission, thank you for the chance to comment. [background noise]

**Wheeler:** Go ahead, that's fine.

**Posewitz:** Thank you very much. Thank you for the chance to comment today and thank you for your patience and resilience. My name is brian pause with thes. I lived in portland for 35 years, including the last 25 in the sellwood neighborhood. People without housing need shelter, i appreciate the efforts the proposal mocks in that regard. I feel it needs to be said and knowledged and i think it has to some extent. Camping in our public spaces, particularly our parks and natural areas has had a significant impact on quality of life for many of us. It seems like a lot of good -- to create appropriate and permanent housing which i hope will reduce the need for camping in public spaces. Shelters would not be allowed in open spaces zones which include parks and natural areas. I understand now they include other things too. However, that promise seems to me to be undercut later in the proposed code by provisions for temporary use of open



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space and emergencies and even without an emergency for up to 180 days a year, 360 days if you are straddling the new year. To me, those provisions will continue to sacrifice our valuable open spaces, uses for which they were not intended. And finally, i wanted to add, this is not in my prepared remarks, i appreciate hearing all the time today and i -- testimony today. And i get the point that open space includes a lot of different things. I think the suggestion was made that maybe it should be treated differently, different types of open space should be treated differently. I think that's a good point and something to look at and hopefully we can protect the valuable natural areas and parks and still allow shelter in promote places. Thank you very much for considering my comments.

**Clerk:** Next up we have john mayer.

**John Mayer:** Hi. Thank you for your patience. Wow, you have been going at it for nearly three hours now. I'll be very brief. I am john mayer, the founder and director of beacon pdx or portland organization for people experiences houselessness around my neighborhoods in sunnycide portland. We provide lunches, showers, gears and friendships to 70 people every day. Our relationships are deep and real and the needs we serve are very basic and very immediate. You need a meal today, do you need shoes, what was the last time you showered. We've been in emergency for a long time. If this were an earthquake or wildfire, parking lots would be places to gather, provide hygiene, take care of one another. Building with large capacities would economic become shelters and neighbors would open their houses to people who lost theirs. We step up, we step forward. We open our doors. We do what we can. Every restriction put in the way of stability is a vote for its opposite. Vote yes, including the associated amendments with portland neighbors welcome. Thank you.

**Clerk:** Next up we have matthew perkins.

**Matthew Perkins:** Hello, thank you. My name is matt perkins with street roots and the investor program and affiliated with shelter now. And i have several years of recent lived experience on the streets and am currently in a congregate motel shelter, a refugee from the congregate model [background noise] as well as more shelters with self determined model run by our peers. We do not need more shelters run by for lack of a better term, poverty pimps they only exists to keep us in the system and not to get us out. We need to do something different. Thank you for your time.

**Hardesty:** Not sure if it's just me but did matthew --

**Wheeler:** I'm sorry, commissioner, you dropped off. What was your question? Go ahead keelan.

**Clerk:** Next up ian, dominic and tamra.

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**Iain Mackenzie:** Can you hear me now. My name is ian, a resident of southeast portland. Speaking to you today for the same reason i believe everyone is. Portland is in a housing crisis. That disproportionately effects the society and this is very visible on our streets. I don't think anyone testifying today is happy about our [indiscernible], i believe that the shelter to housing continuum project is a necessary part of how we should respond, which is why i'm here in support. We didn't get into the crisis overnight and we won't get out out of it overnight. Going to help. These include the inclusionary housing policy and affordable six plexes and funding for permanent housing. What the project does is create zoning allowances designed to help [indiscernible] in their society. When we hear from meme experiences homelessness, the number one thing they need is a safe place to sleep where they won't be harassed. What the project does is create more options that meet that most basic of human needs. These include shelters and also group living arrangements, tiny houses on wheels, r.v.'s on private properties and sanctioned and organized, villages, like the -- kenten women's village. I encourage you to vote yes on the package with portland neighbors welcome. Thank you very much.

**Clerk:** Next up we have dominic.

**Tamara DeRidder:** This is tamra. Can i go ahead?

**Clerk:** Go ahead, tamra. We'll check in with dominic.

**DeRidder:** I'm speaking on behalf of myself, i'm the chair of the neighborhood association. I wanted to support heather's proposal for amendments for innovative demonstration projects, the setbacks for outdoor shelters reduced to five feet and alternatives to water, electrical and sanitation and tiny homes on wheels. Also, outdoor shelters should not be a conditional use requirement, they should be an allowed use with siting requirements, design requirements. And have a clarification of shelter timelines that is a bit longer than 180 days. People get settled and that is not long enough. I also wanted to share with you my thoughts that homeless is an increasing global problem -- homelessness residents include our climate change refugees impacted by fires and now they blend with those that have become jobless due to the pandemic. I really think that we ought to look at this as a long-term process, not a short-term process, because we will have refugees, continued refugees, and so when we site these temporary housing it won't necessarily be temporary. And we have to think about that as we build our legacy. Right now, prohibited sitings includes industrial zones, i think that is wrong. I think light industrial zones should be opened up for temporary housing options because typically they generate low hazardous emissions. Water, sewer and public road ways should be included, not just publicly owned. Also, group housing was reduced from conditional use to

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permitted in residential areas. And i think since the definition for group housing is nine or more bedrooms and a maximum of 3500 square feet, there should be a type two review, design review process that would allow at least surrounding neighbors to participate in the approval. Finally, short-term housing regulations need to be revisited to make sure that the needed affordable temporary housing or group living does not become abused for short-term housing gain. Abused way too much already since short-term housing came into play and has consumed a lot of our available affordable housing. So please revisit that as well. Thank you very much.

**Clerk:** Next up is dominic.

**Dominic Mara:** Can you hear me now?

**Clerk:** Yes.

**Mara:** Good. Thank you. Appreciate. Thanks to the mayor and the portland city council for the time and opportunity to speak. I'm sorry dom. Pronouns are he, him, his. It's my first time testifying to council. I appreciate the experience. I want to thank commissioner hardesty for the humanity when speaking to judy, that was a moving moment as a leader, i sincerely appreciate that. I also want to commend the commissioners ryan and -- that remain visible. I'm going to discuss three key personal emotions, respect, empathy, legacy and why i support this ordinance with key amendments to mitigate risks to the visibility of our open spaces, trails and parks that are so valued. Respect, this is a critical hearing and i'm grateful to be here. I respect the authority of this council. To make this critical decision on behalf of portland. The experience of the mayor and city council often untreated unfairly by constituents through threats and violence, et cetera, i don't condone that in anyway shape or form. I respect the pro ponets of the change and impact on urban spaces and trails. Really importantly respect our houseless community. I have a deep empathy for them. Those in the houseless community, they are humans. Is counter to the nature of my soul and the soul of our city. I regularly engage with them in my neighborhood. They are in need of support. I'm committed to being part of the solution. With regard to legacy, i want to spend my time. With regard to the inclusion of open spaces, trails and parks and relevant parking resources in this ordinance be temporary structures, i think the legacy of this council could not be in greater risks, parks, open spaces are the jewels of the city, the places of people of all diversity come together and 3535 thrive. The places where the children, there sunicide dawdlers, the puddle jumpers, the grass layers, the bird watchers and dog walkers and so many others spend mornings, afternoons and evenings. The companies use to itract and retain employees and so critical. To include these would impact the current and future employability of our city. Our legacy as a father and those that have yet to come are at risk if we include these

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beautiful spaces and would change our century's old identity. I think there is important questions that remain, which are around what action are we taking to addressing existing unsanctioned camps? Who are enforcing the ordinances. I generally appreciate the time. I'm listening to my fellow citizens contributing so thank you.

**Clerk:** Next up we have noah manager. Patrick mcguire and atool.

**Noah Manger:** Hello. And thank you for the opportunity. My name is noah monger. I'm a homeowner of the port smith neighborhood in north. Here to urge you to vote yes and adopt the amendments proposed by neighbors welcome to provide greater flexibility for housing and shelter. It's a tragedy in the city that prides itself on compassion, we sit be so many lack stable shelter. My heart breaks for everything -- every person. We have a responsibility to mitigate this crisis. Fortunately, i am wremindsed every day we have tools at our disposal on my way to and from home. This village is a proof of continuum that should exist between shelter and permanent housing. I think how it is we have these options available for people in need. And we need far more of it. We need more of the outdoor shelters to provide stabile stable and clean shelter that the amendments will provide. So please vote yes on the proposed amendments for portland neighbors welcome. Thank you very much for your consideration.

**Clerk:** Next up we have patrick mcguire.

**Patrick Maguire:** Good afternoon. Can you hear me? My name is patrick mcguire. I can't believe you are restricting an irishman to two minutes on saint patricks day. I moved to portland in 1977 from arizona. The reasons among many are the progressive views of our city and state. Plus the incredible beauty and charm of our city drew me here. This past year, our beautiful city, especially downtown has come under tremendous stress which continued into this past weekend. However, i'm here to remind you why we're called the city of roses, bridges and parks, this is why i'm respectfully asking you to not open up the parks and open spaces to houseless. We needs to find long-term solutions to help the least of our brethren. Changes to homeless shelter was a great start. Opening up parks would be a band aid. I was raised to look at for the under dog, you name it. I have worked at homeless shelters, migrant farm workers camps, et cetera. Like all of you i care. I'm more than willing to roll up my sleeves as well as open my wallet. The city council can purchase vacant lots, empty parking lots or underutilized industrial land, many would be willing to help with clean up, even purchase tiny homes for brothers and sisters in need. I believe in addition to purchasing tiny homes by churches or concerned portland citizens the same people can i should make a personal connection with the people who reside in them. This could help as much as anything else. It would be great if once again portland became

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a leader in helping a cause, in this case, homelessness. In closing, continue your great work and continue to work on the image and livable for all citizens. -- to portland, a city of roses, brings and parks -- bridges and parks. Thank you again for all your hard work.

**Clerk:** Next up, atool acharya.

**Athul Acharya:** Hi, can you hear me? Great. My name is atool, the president portland neighbors welcome here in my personal capacity only. I am also a homeowner and a taxpayer here. I urge the council to vote yes on this proposal with the amendments proposed by portland neighbors welcome. Here's the thing. If you want fewer tents on your streets, you should support sheltered housing. If you want less trash around, you should support sheltered housing. If you want equity as some at the top of the meetings, you should support shelter to housing. It's a win-win. More equity for people who are housed and more equitable for our poorest neighborsism the request is council is going further in the narrow but hopeful ways proposed by portland neighborhood welcome. Multiple r.v.'s. So alternatively, extend the housing emergency at least until the end of the pandemic. I ask that the requirement of the sue are connections be relaxed because a sewer connection is not the only best practice sanitation solution and vehicle, it can be entirely cost prohibitive at 10 to 20 grand per connection. It does no good to say rich and poor alike are free to sleep in r.v.s. Conditional review permits waived in appropriate situations, specifically, that churches, faith-based and other community-based organizations should be able to host sanctioned shelters without conditional use review, this is also to prevents those from becoming cost prohibitive. Thank you for your time.

**Clerk:** Next up, andrew, tim and edith gillis.

**Andrew Olshin:** My name is andy, the founder and executive director of cascadia clusters. We have been working to hire and train houseless portlanders for about three and a half years now. We have worked with the kent women's village, the agapa village, hazel nut grove. And we have been thrilled to have worked with mayor wheeler and zack and a bunch of other folks to help set up the c3po villages, 115 platforms for the villages, we added solar power. We would like to accept the challenge of building what we believe will be a very highly cost effective model. Where we use the pallets we built at the c3po villages and but an insulated ice shelter, which is basically a tent on the top of it. We anchor it down with bolts the way we did strap the pallet houses down for earthquake preparedness. Then we put a cot, a couple of storage containers, a solar power light and power called a juice box, the mayor has seen. And we would do this for under two thousand dollars. We can do it in clusters of six units. And then we would visit this unit with one of our solar powered propane fueled mobile washer/drier and shower unit. And

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commissioner ryan's staff has been down in c3po village with us, building platforms. Thank you, commissioner, you hired great folks, mayor wheeler, zack, awesome, great hire. You are on the right track. Please continue. Use the private sector. Ask the faith community be allowed to use their property. We sit on capital highway right now. That is zoned that could put 20 units on it. I already talked with zack and encourage commissioner ryan's staff, not because you are doing a bad job mayor wheeler but we needed more, you know, definitely experience and energy and focus and you've had a rough year. So it seems like you've got a team now on your city council. And commissioner ryan, commissioner mapps, welcome, commissioner rubio, welcome. I feel like i've been waiting for three and a half years, mark, you are still around. Thank goodness for that. Do not let go of that guy. Commissioner rubio, i think you have andrea durbin working for you. Awesome. Great hire. Mayor wheeler. You get credit for that one. Thank you. I'll take my comments off the air. You know where i am. We submitted an application the the alternative. We can put 18 units on the grounds for \$2,000 a unit. Partnering with a three neighborhoods associations. I think the key to this moving fast is that some of you and i would add commissioner myron to this list, need to sit down in the congregations with the people that own the property on a sunday, whatever, it does not matter. And ask them if you can partner with them. I sat 25 years ago in mayor willie brown's office his homeless coordinator with the archbishop of san francisco. What came out of the tea between the two of them for 20 minutes was the st. Joseph family center in the mission district. And i know this isn't san francisco and mayor wheeler, you have to be the collaborative behind the scenes deal maker putting this together. You've clearly got four votes now, if not more, whatever. Let's get it done, commissioner hardesty, the fire bureau property at the clinton triangle, we could put a cluster of six there, and poulencs from the b.i.p.o.c. Village that will get kicked out. Let's start that there. And then you have to figure out what to do with stacy and whit back. I know this is possible. We can put a work and live space at that triangle, thank you, commissioners.

**Wheeler:** We love you. These are great ideas. We do appreciate you. And we appreciate your enthusiasm. You are three minutes over. We have a lot of other people who would like to testify.

**Olshin:** I have to make dinner. Thank you for doing what you are doing. Take care.

**Wheeler:** You too. Appreciate it.

**Clerk:** Next up we have tim pits.

**Tim Pitts:** Hi, thank you, mayor and commissioners for sticking around. My name is tim pits, the owner of think real estate, a real estate brokerage in northeast portland. Homelessness in portlands is a humanitarian crisis, and are about to get worse. The residential eviction

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moratorium is going to be lifted and the repayments of back rent is going to come due and we're going to see a title waiver of restrictions. The resources offered by the city and state are a drop in the bucket and the red tape to the access funds is difficult. People will be unable to pay and the kindest landlords facing the tough decision of evicting people who can't pay. There will be more homeless people a year from now than today. No two ways about it. I strongly support the shelter to housing continuum as a solution. There is nothing extreme in there. Letting property owners set up shelter facilities on their own property, yes, letting people live in r.v.'s and tiny homes on private property. Yes. Letting people build buildings where people share a kitchen or bathroom? Are we really having a conversation whether there should be allowed? Yes, yes, yes, nothing that should scare people more than the status quo, people dying in front of our eyes because we failed to take action to house people. Vote for this important proposal. Thank you.

**Clerk:** Next up, edith gillis.

**Edith Gillis:** Hello, my name is edith gillis. I want you to not only declare but always practice as policy that housing is a human right. That we must have housing first, and we must extend the housing emergency. And we must provide livable wages and opportunities for people who are currently unhoused or unsheltered and adequately sheltered or unsafely sheltered to earn money as they prepare, build their own houses and have equity. Do accept that s2hc with portland neighbors welcome. I do not require sewer hook ups but do include compost, gray water pumping stations, dump stations, mobile services, combined services, and bioremediation. Expanded to also include etenant co-ops and democratically peer runed several governed, require all five neighborhoods to have the continuum. I -- 95. We have over 16 times the number of people less housing than we have of houseless people. So we must require that everything multiple housing unit must have percentages of people, of rent or mortgage for people representing those percentages of people in portland with that income. And takeover these empty units not used for anything. That is evil. You must have equal numbers and disbarings of low income housing and expand park and natural areas. We mist expand the use of folks to be growing organic food, fuel, fiber, environmental restoration. We must allow in the right-of-ways and multiple use and expand light industrial areas that are safe. Use the golf courses, protect the streams and parks. We have a lot of other open areas. Protect our top soil. We have a lot of covered ruined land we could use. Parking lots, shopping malls, empty warehouses, save the money that's being wasted on cops terrorizing people and invest in what prevents crime. Good services and good community. Promote the seattle yes, in my back yard so

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every block has a house or -- someone's home so the whole community is supporting. Use adequate and environmentally -- we have to pay those that have the lived services to teach us and prepare us when we're going to have massive houselessness. When everyone in portland is going to be houseless when we have the methane gas and oil bomb trains explosions and earthquakes. More parks and more housing, a stronger sense of community e we're flexible, we're going to to learn from those on the front line, who been houseless that have the knowledge, skills, character strengths, spiritually, the wisdom we need to become healed improving our own soul to have the soul of portland healed. Yes and expand it.

**Wheeler:** Thanks. Keelan, how many folks do we have left?

**Clerk:** I might need a little bit of time to count.

**Wheeler:** If you wouldn't mind. Again, folks we're not being draconian about the time here. Please be conscientious of the fact of people waiting. And a lot of people probably have to feed their kids and do other things, let's keep it as close to two minutes as possible. Thank you.

**Clerk:** Okay. I'll call the next three and do a county -- count. Nicole johnson and terry murphy.

**Ben Goekjian:** [please stand by] i but he's living in the house. He needs to take his father and bring him into the home. There is people that are coming to our city because of our laws, allowing drug use and all these other things, which you know, i have mixed feelings about. There is an opportunity to share the burden of these people with the rest of our nation. And maybe a policy where if somebody has family, they don't have the money to get to that's willing to support them, hey, give them a bus ticket and a card with a couple of hundred bucks every month or three months so when they get there, they can land on their feet. And let's enable these family members to take care of their own. So that's all i have to say. Thank you.

**Clerk:** Next -- we have 14 people remaining, mayor.

**Wheeler:** Thank you, keelan.

**Clerk:** Next up we have nicole johnson.

**Nicole Johnson:** Thank you, can everyone hear me?

**Clerk:** Yes.

**Johnson:** Great. Okay. Mayor wheeler and commissioners, my name is nicole johnson, i work for the advocacy organization. Thank you for your time to consider a technical project with a very humane impact. A thousand friends for oregon in full support of the continuum. This is a step in the right direction for meeting the needs of oregonians. Specifically housing those with very low incomes and unhoused. We appreciate the calculator that the code change will not permanently site shelter housing on parks and natural spaces. It's clear we're in a housing crisis not solely



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because of the covid-19 pandemic because of the insufficient building of diverse affordable housing. In order to solve the crisis we need tools availability to create diverse housing with helping people short-term and long-term. I want to highlighted our goal to provide the housing -- excuse me, to provide for the housing needs of citizens of the state. And then, with the availability of adequate numbers of needing housing at price ranges and rent levels with the financial capabilities of oregon households and allow for flexibility of -- excuse me. I want to congratulate our region as we've previously approved more tools in the toolbox to create housing, approved that portland housing bond, regionally approved the metro housing bond and the metro homelessness services bond. And of course, how can we forget house bill and the residential project. Although, all these projects will help at the core, they do not address changing the land use codes to allow us to house folks experiences homelessnessism we support this. Thank you.

**Clerk:** Next up we have cheery murphy.

**Terry Murphy:** Hi, this is terry murphy, a community organizer in park rose. Generally, i support this. I talk about the communication aspects of this. I think that's where a lot of the misgivings are coming from. While you folks have been working on this for two years, like someone else mentioned, a lot of of us in the communities have become aware of this in the ends of february kind of thing through media and what not. We feel kind of rushed, like it's a big thing that is happening and we have to get our minds around it real quick and you are voting on it. That's where a lot of concerns are coming from in east portland. And the communication also goes to the language in the proposals. Geographical distribution of course people in portland are concerned we're going to take the brunt of this. And though you say you want to be equitable and the map shows potential sites, not intended sites, that language is not explicitly in the proposal. So it leaves it open. The other aspect of it is how are we solving the whole equation here? Which is yes, we want to help the homeless. But we have to get rid of unsanctioned outdoor camping. There is no language that speaks to that. We hope everyone takes advantage of the new possibilities but there is no language that says, here's how we're going to ensure that happens. In other words, we want to see here's are two new sites coming into location. Guess what over this period of time all the other unsanctioned camping sites are gone. That's what going to be measured success for the people on the ground here in east portland. Thank you very much for the opportunity.

**Clerk:** Next up, we have brent bon fillio, chris black more and david paul.

**Brent Bonfiglio:** Brent button fillio, i grew up in northeast portland and still liver there today. I

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want to say, i'm against this proposal, specifically because of the inclusion of parks and open spaces in it. First off, i think we can all agree we have compassion and care for all people. Obviously, including the homeless. But of course, more housing and shelters they are a great idea on paper but this proposal is concerning in the way it want to achieve that. As you known city council members and planners claim it isn't about letting people camp in public parksism it's hard to see any reason to trust statements when there is already so many unsanctioned tents and camps around. The parks are basically the last refuge for a city inundated with waste and tents. If parks and open spaces are included it's naive to think the areas will be the same and people will be able to enjoy them as before. It will have lasting consequences that go beyond any temporary 180 days max requirement. Which is almost half a year. Tents and r.v.'s are virtually everywhere you look in the city, the proposal is another step in that direction. Of course, we need more housing access. Buallowing tents and camping in parks and open spaces is not the answer. This isn't about who has more compassion or who cares about more people. This is about being reasonable and logical, this proposal is not. Thank you, and shout-out to block a.

**Clerk:** Next up we have chris black more.

**Kris Blackmore:** Good evening, my name is chris black more, here to express my support for shelter to housing continuum project and proposed amendment by portland neighbors welcome. Let's legalize tiny houses and r.v.s on private property but don't up end the lives byquirer sewer and water. I live in a tiny home on wheels in northeast portland. It is very cute and we still love it even after a year of quarantine because after years of being rent burdened and housing insecure, we finally had the opportunity to have an affordable place of our own. We invested a lot into making it happen, and spent hundreds of hours researching utilities. Hooking into the sewer would cost tens of thousands of dollars. We opted for a state of the art composting and gray water capturing system eco friendly and disaster resilient. We followed city's guidelines for water connections -- i will be one of them. The reality is that people who live in structures on wheels don't tend to have thousands of dollars to connects with sewer and replumb our homes. Additionally, this would create a barrier for property owners, wealthy residents might find it's worth the long-term investment but the cost is out of reach for low and middle homeowners. Like giving a family member who lost a job a place to park a camper while they get back on their feet. Having options like this available can make the difference between safe stable camping and illegally camping on the street. I understand concerns about sanitation, i fear the measure wouldal result in a ban on tiny homes and r.v.'s. It should be temporary options for dealing with gray and black water that are appropriate for the dwelling, the space it

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occupies and the environment. Thank you.

**Wheeler:** Thank you. If i could just jump in here. And ask a quick question. You mentioned you have an alternative system. Can i ask how much. If you don't feel comfortable, you are certainly not obligated. Can you give a sense of the approximate cost?

**Blackmore:** Yeah, it varies based on like all the different components you want. You know, you can make a composting toilet with a bucket. My composting toilet is a separate model. It's about \$900. It is modern expensive than a plumbed toilet but still way less expensive then you know connecting to the sewer.

**Wheeler:** Yeah. And we had a number of others testify to that earlier. I'm interested in the alternatives. Thanks for sharing that.

**Clerk:** Next up we have david call.

**David Kahl:** Bear with me. I'm dealing with bells palsy, which affects my speech. My name is david call collin. I head the creative community cooperative, a nonprofit based here in portland. I'm probably better known for my musical work in the blews community. I've been deeply involved in causes that speak to its needs, especially musicians to culturally and economically enriched the area but marginalized by the city they love and help to build. My support for the proposed amendments is second to the context with which they are given. Years ago, i approached the city with a proposal in looking back would have saved a great deal of bureaucratic hardshipment invest in arts and culture through assistance by creating performance based programs and underwritten asthmasition based jobs creation. There are minimal costs are more than balanced out by the projected reduction in demands on social services as well multiplier effect. To give some idea the magnitude of impact, the u.s. Bureau of labor statistics reports over 35,000 full-time working musicians prepandemic, in this area alone reporting an average annual income that is \$200 a month below the poverty threshold. Too poor to be considered poor. Musicians and artists have quite literally been the canaries in the socioeconomic coalmine. Since then, the cooperative has stepped into the challenges of resourcefully creating means for musicians, other artists and artisans to build work space and peer-driven human services. Our plan is he impact with small footprint, self-sustaining, the vision to build a network of the cultural safe spaces, wholly owned by the residents, beginning with the poorest among us, consequential -- wisdom could stand in the way of the city dominating a plan as part of -- adopting the plan. Sadly people are criticized while condepending singular point. Tactically addressed other issues dut not ameliorate root causes. Where we've been, basically, the question now is where we're going. We have applied our white paper proposal to

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production-minded logistics. Take the waterfront blues festival as an example of being able to address infrastructural needs, physical and human services related to go completely greenfields, take care of thousands of individuals. And restore spaces to their original condition in a span of as little as two weeks. I'm going to leave it at that. I have more I would like to say. But I said more than enough. I'm willing to share further. But thank you very much for your time and attention and patience.

**Clerk:** Next up we have Caitlyn and Nancy and Reed.

**Katelynn Nyssen:** Can you hear me?

**Clerk:** Yes.

**Nyssen:** Okay, great, let me get started. Hold on. Okay, first I would like to say, thank you to the Portland City Council for taking time to hear from us today. Sorry, I get nervous when I talk to you guys. One thing that hasn't been talked about is Ted Wheeler's plan to clean up the city. A lot of that responsibility is set up to fall on his constituents. And the fact that he wants us to clean up the town for this -- his or your guys' mistakes. I'm not trying to place blame but there is a lot of issues we haven't gotten to the root to. Given the fact that City Council has assisted in stripping Portlanders of religious, financial, and bodily freedoms during the COVID-19 pandemic, when I should be encouraged to help you. Why -- and the fact that you guys are asking religious institutions to take a big brunt of the impact is also not fair. Because they have been heavily impacted in the COVID-19 pandemic. So it's not really fair that they have that with everybody asking like, oh, well their parking lots need to be used. No one asked for a Planned Parenthood lot to be used. In closing, I think that it would be very important for the City of Portland to consider maybe working in a capitalist way, companies like McMinmans are great at taking old buildings and converting them into new purchase purposes. I think it would be beneficial for the Portland City Council instead of going to government for solutions, maybe thinking in a more capitalist way. And maybe reaching out to business owners like McMinmans who are good at restoring old buildings. Several buildings in Portland could be used for this. I think that would be a great way to meet in the middle for the people who want to see the homeless crisis end and also think taxpayers shouldn't be penalized. I'm suggesting we work with companies and reach out to them.

**Wheeler:** Thank you for your perspective. And you are right. We should be looking through all institutions, in fact [background noise] two years ago, was the faith community coming to us at City Hall. And saying based on their mission and based on some of the assets they had, they would appreciate the opportunity to be able to support and help homeless folks and their

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perspective neighborhoods. But the zoning that was currently in place wouldn't have allowed it. Part of what we're doing here is actually reflecting that concern and that feedback from the faith community in particular. You are also right about the importance of us partnering in a meaningful way with the private sector. I'm pleased that we have leaders like Tim Boil from Columbia Sports who put up \$100,000 to help with the clean and citywide clean up initiative. Your point about partnership and not just relying solely on government solutions is a meaningful one. I appreciate your testimony.

**Nyssen:** Yeah, could I add one more thing? Would it be okay? The one thing is the fact I think the spiritual leaders and institutions want to help out. They can they should be more than welcome. I think if you ask them to serve the community in that way, we should lift restrictions and giving them the freedom to allow them the freedom to fully reopen. One another amendment I would like to suggest on the household going into the new housing is I really think that drug testing should be implemented and that we should first be concerning that issue. Because that is very closely related to the homeless issue. And we really to get people help. And giving them a bottle of methadone isn't necessarily help. Before we offer assistance in housing, we should first offer assistance with drug addiction, and that's all. Thank you so much.

**Clerk:** Next up is Nancy Womser.

**Nancie Wamser:** A second generation portlander, 67, grew up on the east side of Portland in the Centennial areas. I own a home in southwest Portland five miles from town. We do not see significance homelessness around us. I want to say I fully support this proposal. And absolutely agree with the earlier speaker who talked about trying to site houseless services in all 95 of our neighbors. So I do feel that would be an important thing to do. I will submit my testimony through email because it's late and you heard from so many people. I wanted to make a point I don't think I heard earlier today, that's about scapegoating. I heard a lot of discussion about open spaces and parks. And it seems to me there really isn't a big dispute. I hear the mayor and others talking about the intend not to use parks but community centers and other sorts of areas. It seems to me a drafting issue. There could be tighter drafting to make it clear certain open spaces are available and some will not be used. My big concern if it's left in a loose way or houseless services are provide said in city parks, we're going to be scapegoating the houseless. And so I urge you to think about that perspective. That it would be putting those people living in that situation in an even more difficult circumstance when there already is so much anger and people are so divided on this already. We have other properties available. In close, I wanted to say, I don't think this is really complicated. Yooum, thinking about my little four-year-old

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grandson. Any three-year-old knows what you do when you see people who are crying or hurt, you step up and offer help without blame or hesitation. Fwe all used to have thatted wisdom. It seems to me we need to look to that again and doing the humane thing. We have the resources, we can take care of our neighbors and we should absolutely do so. Thank you so much for your patience today.

**Clerk:** Next up we have reed.

**Reid Psaltis:** I'm reed. Thank you for the time. I support the passage of the sheltered housing continuum. With changes do the regulations specifically about tiny homes on wheels on private property. Because i believe in expanding the housing opportunities, i support lifting the 30 day limit on tiny houses on wheels but i want to express my support for the council's decision today limit to one per property. I urine the property to create clear regulations where they can be placed on the property. Out of concern for residents of neighboring homes. Unlike fixed structures with placement regulations, tiny houses have none but need them. Maintain as much fire distance on portland dot gov. Tiny houses on wheels are tallen than conventional structures. I know about this because my neighbor started renting out his back yard to two of them. One is fike feet from my fence and has eight foots high windows that look into my back yard and my window. I feeled a complaint. The current draft of the code doesn't prohibit this placement. In definite timelines will make this a permanent feature. So my goal is not to keep tiny homes out of my neighborhood . In fact, i welcome them. I only ask we adopt a plan for inclusion that is mindful of all neighbor's space and privacy, the currents lack of -- homeowners to extract -- i urge the council to keep the limit of one tiny house per property and see it's actually enforced and apples recommend we include provisions to consider privacy, 11th and fire safety. Beyond that i support all parts of this measure and appreciate your time.

**Hardesty:** Mayor if i may ask to read a question before he leaves. Thank you. Mayor, you are on mute but i heard you say, yes. [chuckling]

**Hardesty:** Reed, i'm fascinated by your proposal. Because as you know, we don't have that authority with developers today. T we're building all over the city of portland and we're building houses that are bigger than the housing that existed prior to. We're building close end housing that is touching up against neighbor's property. I just want to check and see if you are suggesting we put more restrictions on housing that houseless people could live in than for people who have options.

**Psaltis:** Um, that's a good question. So i think -- you know, in my personal situation, they own the homes and have other places to put them. If we're going to make rules -- i've read the

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measure, the current draft. It's pretty open to all of those. It seems it's not regulating one from the other.

**Hardesty:** Thank you for the clarification. Just checking, i appreciate that. Thanks.

**Psaltis:** Thanks.

**Clerk:** Next up, we have cody mcgraw. Athen o'shea and wes.

**Cody McGraw:** Hey, everyone as a side note, i never ran a full marathon but with this being my first testimony, i have a feeling we all know what it feels like. So thank you for being here. My name is cody mcgraw. And my wife and i are residents of portland. I'm here because of what one of my teachers, gary barker, what he said to me, which was don't be afraid to be open and adventurous. You've got something to say too. So i'm here it say i support this proposal. And i would like to use this time to zoom out a bit. To differentiate between results and process. This isn't directed toward you, mayor wheeler, the commissioners and the dedicated servants who invested extensive hours into this housing crisis. Speaking to those like me, who are new to engaging our local government, and to those who are opposing this proposal without offering amendments that contribute to a solution. So what i mean by differentiating between results and process is this. I used to have a habit of not eating after 8 p.m. One time i was eating dinner i there were three minutes left before 8:00 and i had a few bites left. Instead of enjoying the meal, i chomped it down as if my life depending on it. My wife said, you can be a few minutes late if it means you not choking, i was so focused on the result, don't eat past eight. Don't let this thing happen. I ignored the fact i was creating a choking hazards for myself. I think a similar lens can be applied to what we're talking about here. When it comes to addressing the immediate needs of people, the houseless community, are we focusing on results when we should be focusing on creating a better process? Don't make the mistake i did i focus on a singular result. This proposal is opening the process of helping those who don't have the luxury of time. I'm giving yo aa big bear hug right now. Thank you for your time.

**Clerk:** Next up we have athen o'shea.

**Athen O'Shea:** Holeo portland city council. I'm representing pdx organization, organizing for housing justice with transand community members. We're part or the support by the city of portland. We thank you for that. We're here as a coalition because our unhoused transand queer siblings are targeted in social services and desperately need alternative shelter options. According to the center for transgender quality, one in five transpeople experience houselessness. Up to 46% are transor queer. Unfortunately, social services and homeless shelters are hostile to transand queer people. Transwomen, men and -- are not safe in segerated spaces,

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in changing and sleeping areas. Those who choose shelters face personal violence and abuse fromerizes and staff. Marginalized people are the first to be kicked out when there is a cane flict. For these reason and more, many transand queer finding living outside is a -- transand queer people do not need more spaces that we inquire [indiscernible] in order to survive. Those spaces are literally killing us. We need more options for creating safeties on our own terms. Pdx coalition is in favor of the open space because committee members want and thrive in community based alternative shelters like c3po. Others prefer living alone and removing restrictions on lotsed would support that. Housing and other living options are strongly favored. By lgbtq ai people of all ages and incomes and identities. We need options for community members struggling to survive multiple unjust systems. This is a move in the right direction and we urge council do support the changes. Thank you very much for your time.

**Mike Linman:** We're very much encouraged by the shelter to housing continuum proposal. With only one exception. As many of the people before me focuses on is changing the open an amendment to the open spaces to avoid conflict with parks and natural areas. I agree that there are certain areas that qualify under the open spaces -- definition right now. That could and can be helpful and useful. We should avoid parks and natural areas. I think this will cause unneeded conflict for what is a very good solution. I would like to southwest neighbors are coming together to talk about people in our own families who have been experiencing houseless situations. And how it is we need to do everything we can to help out the folks in this position, and especially as the rent moratorium comes to a close and we're going to probably have a lot more folks who are going to be in this situation. We as southwest neighborhoods definitely want to be able to help find private spaces or other spaces that can be used that are not parks and natural areas. We would love to be a partner in anyway we can. That's all i have to say. Thank you for your time.

**Clerk:** Next up, waltzer weyler.

**Walter Weyler:** Can you hear me?

**Clerk:** Yes.

**Weyler:** Ladies and gentlemen, i am walter weyler. While i am a board member of the downtown neighborhood association, the dna, my testimony today is my personal testimony. I strongly support approval of the shelter to housing continuum. Sthc. That plan but only with there restrictive amendment. The amendment must prevent use of zoned open space areas that are developed parks, environmentally sensitive areas or public use trails. The s2hc plan provides flexibility and the city's land use and permitting system which will allow the creation of managed



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sites then these sites can be managed to provide shelter, safety, access to water, and hygiene. However, open space, which is a developed park and environmentally sensitive area or a public use trail must not be used for shelters either permanently or temporarily. I want to thank for your service and this time to testify. I must say, you are patient people! Thank you.

**Clerk:** Next up we have ted labyism.

**Ted Labbe:** Good evening, mayor wheeler, city council. Thanks for the opportunity to comment tonight. I am here this evening as a representative of the urban green spaces instituted. And as a green spaces advocate, i would like to offer my support for the proposed shelter to housing code reformed to make it easier to develop accessible housing across a wider array of sites within it city. I understand you are hearing feedback from park and open spaces advocates that want you to make it so there can be no temporary shelters in parks and open spaces. I want to acknowledge there is acin this proposal that make it the right choice. In an ideal world i would not support this, but this is not an ideal situation, this is a housing crisis. I want to encourage you to move forward with the proposed measure. I also want to challenge you to revisit some of the discussions that were had around the residential infill project, around expanding tenants opportunities to purchase their houses. I would like to know where that is at and consider alternative housing financing measures for lower income homeowners, home buyers and renters. I don't believe that it's just a land supply issue. I believe there is other things we need to be doing at the same time. And i think some of those issues remain to be done. Thank you so much for the opportunity. And i encourage you to move ahead in good haste. Thank you.

**Clerk:** Next up we have wes shoger.

**Wes Shoger:** Wes, i thank you for the opportunity to testify today. I would like to thank the mayor and city council for your service during these very trying times. I mean, some of the stories i read happening to you in your personal lives is very troublesome. If i don't agree with you on something, i standby you on a person level. I do thank you all. I don't have any major disagreements with the proposal. I think most of it is pretty noncontroversial and long overdue. I have concern about the use of temporary shelterse in open space zones. I know it was previously discussed. There is expansive list of things that occur in these zones that i'm not fully aware of. I would like to make sure or impress upon you be really careful about what would be used. If there is some atypical use within the zone, let's think about it i think would be something to study. One thing i would like to mention is, kind of set the air clear with kind of camping and mass shelters. They aren't necessarily low impact with regard to the environment. I'm sure you know that. Obviously this plan is meant to address that issue. Comments about here's green space let's

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use that for a site. I would say there is always opportunities to enhance our environmental services in the city with respect to expanding upon what we can do in open space zones, whether it's storm water treatment or green spaces and all that. Kind of lost my train of thought. You all are doing great. Keep up the good work, and thanks for the opportunity.

**Clerk:** Next up we have tyler the third and simon lewis.

**Taylor Marrow III:** Helots, can you hear me? Hello, my name is taylor marrow the 3rds -- the third. I would support this measure absent the open parks and spaces. I'm a black male living here for 17 years, a community college professors and a specialist in race relations in african american history. I was also homeless, not by choice. I know the exploitation of women and drug use. Fundamentally, i've seen the city, i lived here 17 years, degrade. I walk around the city with my little mixed race kids and i have a problem, i have a problem not only with homeless people being there but there inabout to bring back livable for citizens that pay taxes and people who are homeless. My compassion for a homeless person is finding, is to be not to have them live in those spaces, right? We need to set some sort of standards. This is completely out of control. I beg you please clean up the camps. Come up with a clear plan that if you are going to vote for this measure, you are also going to come up with a way to get people with illegal camps out of here. It is not fair to me, my children or the future of the city, and more importantly, not what you have been elected to do. Our city used to be beautiful. I cannot drive more than 30 minutes without seeing it being treated like a dump. That is not fair again to me, to my children, that is not fair to the future of it city. And one last thing. People crapping on golf coursessism i play golf. Not only can i afford it but it is a moment where i get to look at nature, have really great conversations and bond with friends. If you can't respect that, people see it as a waysless thing, that's fine. People have values and there is freedom. I value the freedoms. And that is the value to bond with people. Create better human connections to get exercise and enjoy not only what my taxes but my ancestors slavered away for to have? Rights. Thank you.

**Clerk:** Next up, sime lewis.

**Simon Boas:** Hi commissionerress, my name is simon, a resident of the king neighborhood respect here to express my support and amendment said proposed by portland neighbors welcome. To not undermining developings providing unnecessary sewer and electrical connections. On wheels and rv's on their property. These guidelines worked for many portlanders, myself included. Portland has made living in a tiny home accessible, yoorepresentative been able to live on property by my friends. We have built a community that is not otherwise possible. It would be cost prohibitive for many portlanders to affidavit -- add

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electrical and sewer. We're used to seeing them at camp grounds. If you walk through many of portland neighborhoodings, you will see a lot of tiny homes on residential property is effective without these requirements. The city provides complines for portlanders who want to invite neighbors to share property and we've seen those work for years now. Addic sewage and electricity posts to residential property can easily cost up to or beyond \$20,000, i know because i looked into it. Requiring hook ups as part of the continuum would displace portlanders and exacerbate the crisis by undoing years of progress. There are many alternatives that do not add sudden cost today people's existing homes. I recognize the concerns about sanitation and safety. I fear inmeasure as currently written would effectively mean existing tiny homes will become illegal for all but the very wealthy. Guidelines for providing electric power have proven to be safe and effective. Lots of alternatives, i could go on. Thanks so much for hearing me today.

**Clerk:** Mayor, that completess -- completes testimony.

**Wheeler:** All right. Very good. So colleagues, first of all, thank you everybody who testified today. This was was expansive, i've taken notes, i'm sure my colleagues have taken notes. We have completed the testimony. I would propose that we do this. I will continue this session. We could have a discussion now. We could ask questions now. But it might make more sense given we've been here for many, many hours and it's getting late. Let's take our notes and be thoughtful and come back and start with the questions. This will give us a little bit of time to lash through some potential amendments or have some conversations amongst ourselves. Can i get a head nod if that's approximately, head nodding. So because this hearing was held remotely, obviously, there is less flexibility for people listening to decide at the very last minute they would like to testify or respond to something that may have been said during public testimony. With that in mind and the fact the council will be deliberating on proposed amendments as i indicated, potentially next week, we will leave the written record open until 5: 00 p.m. Friday march 26th. That means if people want to email and send us thoughts, ideas, information or inspired to testify based on something you've heard, you have that opportunity to do so via email until 5: 00 p.m. On friday, march 26th. If you have anything more to contribute or you wish to respond to something that was said today, you can do that in writing. Written testimony can be submitted online. And the url for that is: [Www dot portland maps.com/bps/sthc](http://www.portlandmaps.com/bps/sthc). You will not remember that. Keelan, can you flash that up on the screen or can somebody from staff so that will at least be in the record? And can we make this website available? I think staff has to do that. I know somebody from staff has that.

**Wheeler:** Can you -- keelan, can you let eric host or let him share his screen so he can put that

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up, please.

**Clerk:** Yes, eric you should be able to whenever it is ready.

**Wheeler:** So there it is. And eric, where will the url be available, is there an easy place where somebody can reach that? Eric? I will make sure that that ends up on the mayor's website to my staff that's listennic -- listening, make sure the url is on the website so if people would like to access it they can do that. We're carrying over the item for the council's continued deliberation, and time for q and a with staff. I want to make sure that we have secured a time, keelan, for that next week.

**Clerk:** Yes, 2: 00 p.m. Time certain on wednesday the 24th.

**Wheeler:** Wednesday the 24th, 2: 00 p.m., time certain for the council discussion, q and a with staff proposed amendments. We have also reserved time the following wednesday on march 31st, at 2: 00 p.m. To consider any amendments that are proposed next week and presumably a scheduled vote on the project. Because this is a land use matter staff prepared find learnings -- finding with land use policy. Through this we're directing a final preparation of findings. Staff will be updating that document, which is exhibit, a of the zoning ordinance in response to testimony. And will then offer substitution when we meet again. So we will incorporate all of those changes for next time. Colleagues, anything else before we adjourn? Commissioner hardesty.

**Hardesty:** I just want to thank all the staff. This was just -- just a huge lift for so many bureaus. And i want to thank the one hundred plus people that showed in and provided testimony. It's a long day for all of us. But i really wanted to appreciate staff before we left.

**Wheeler:** Thank you, commissioner. Anybody else? Very good. Thanks everybody. Terrific work. Thanks to everyone who testified. Keelan, thanks for hanging out all these hours with us today. And with that, we are adjourned.

**Council adjourned at 6:51 p.m.**