



CITY OF  
Portland, Oregon

Official  
Minutes

**June 30, 2021**

**Date and time**

June 30, 2021 at 9:30 a.m.

Council recessed at 10:42 a.m. and reconvened at 10:44 a.m.

Council recessed at 12:52 p.m. and reconvened at 1:02 p.m.

Council recessed at 1:29 p.m.

**Officers in attendance**

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

**Consent Agenda**

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

**Date and time**

June 30, 2021 at 2:00 p.m.

Council recessed at 3:36 p.m. and reconvened at 3:46 p.m.

Council adjourned at 4:53 p.m.

**Officers in attendance**

Megan Lehman, Acting Council Clerk; Linly Rees, Chief Deputy City Attorney

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

*Keelan McClymont*

By Keelan McClymont  
Clerk of the Council

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

Those present by videoconference were: Mayor Wheeler, Presiding; Commissioners Hardesty, Mapps, Rubio and Ryan, 5. Mayor Wheeler left at 12:51 p.m. and Commissioner Hardesty presided, 4.

**Motion to elect Commissioner Ryan President of Council:** Moved by Hardesty and seconded by Rubio. (Y-5)

**Disposition:**

**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 June 30, 2021 Council meetings is June 29, 2021 at 4:00 p.m.**

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

**COMMUNICATIONS**

505	Request of Rod Such to address Council regarding the need for human rights-based city policies (Communication)	<b>PLACED ON FILE</b>
506	Request of Cody Urban to address Council regarding the need for human rights-based city policies (Communication)	<b>PLACED ON FILE</b>
507	Request of Olivia Katbi Smith to address Council regarding the need for human rights-based city policies (Communication)	<b>PLACED ON FILE</b>

<p><b>508</b></p>	<p>Request of Ramzy Farouki to address Council regarding the human rights violations that contractors like G4S commit in the occupied territories (Communication)</p>	<p><b>PLACED ON FILE</b></p>
<p><b>509</b></p>	<p>Request of Hannah Alzgal to address Council regarding boycott, divest, sanction petition (Communication)</p>	<p><b>PLACED ON FILE</b></p>
<p><b>TIMES CERTAIN</b></p>		
<p><b>*510</b></p>	<p><b>TIME CERTAIN: 9:45 AM</b> – Approve the Mt. Hood Cable Regulatory Commission FY 2021-22 Fund Budget (Ordinance introduced by Commissioner Rubio) 45 minutes requested (Y-5)</p>	<p><b>190475</b></p>
<p><b>511</b></p>	<p><b>TIME CERTAIN: 10:30 AM</b> – Amend the Zoning Map, Title 33 Planning and Zoning, and Title 32 Signs and Related Regulations to implement the Design Overlay Zone Amendments project to update the process and tools of the Design Overlay Zone and related code sections (Second Reading Agenda 502; Ordinance introduced by Commissioner Rubio; amend Code Titles 32 and 33) 10 minutes requested (Y-5)</p>	<p><b>190477</b></p>
<p><b>512</b></p>	<p><b>TIME CERTAIN: 10:40 AM</b> – Appoint Joaquin Lopez and Leila Haile as Creative Laureates for terms to expire June 30, 2023 (Report introduced by Mayor Wheeler and Commissioner Rubio) 25 minutes requested <b>Motion to accept the report:</b> Moved by Hardesty and seconded by Rubio. (Y-5)</p>	<p><b>CONFIRMED</b></p>
<p><b>CONSENT AGENDA – NO DISCUSSION</b></p>		
<p><b>Mayor Ted Wheeler</b></p>		
<p><b>Office of Management and Finance</b></p>		
<p><b>*513</b></p>	<p>Amend non-represented Community Safety Transition Director classification to establish at-will status and exclude employees hired into the classification from the classified service (Ordinance; amend Ordinance No. 190392) (Y-5)</p>	<p><b>190471</b></p>
<p><b>Commissioner Jo Ann Hardesty</b> <b>Bureau of Transportation</b></p>		

June 30, 2021

<p><b>*514</b> Amend contract with Oregon Department of Transportation for construction and traffic control services for the Earl Blumenauer Bicycle and Pedestrian Bridge in amount not to exceed \$250,000 (Ordinance; amend Contract No.30006579) (Y-5)</p>	<p><b>190472</b></p>
<p><b>515</b> Amend Intergovernmental Agreement between TriMet and the City for the Division Transit Project for Design and Construction Services (Second Reading Agenda 488; amend Contract No. 30006859) (Y-5)</p>	<p><b>190473</b></p>
<p style="text-align: center;"><b>Fire &amp; Police Disability &amp; Retirement</b></p> <p><b>*516</b> Amend Intergovernmental Agreement with the State of Oregon Office of Administrative Hearings/Employment Department for hearings officer and appellate review services to extend contract four years and increase amount by \$225,000 for a not to exceed total of \$625,000 (Ordinance; amend Contract No. 30006007) (Y-5)</p>	<p><b>190474</b></p>
<p style="text-align: center;"><b>Commissioner Carmen Rubio</b> <b>Bureau of Planning and Sustainability</b></p> <p><b>517</b> Authorize an Intergovernmental Agreement with the Multnomah County Department of Health Services for enforcement activities of specified animal regulations in amount not to exceed \$65,446 in FY 2021-22 (Ordinance)</p>	<p style="text-align: center;"><b>PASSED TO SECOND READING JULY 7, 2021 AT 9:30 AM</b></p>
<p style="text-align: center;"><b>REGULAR AGENDA</b></p> <p style="text-align: center;"><b>Mayor Ted Wheeler</b> <b>Office of Management and Finance</b></p> <p><b>*518</b> Amend Council Organization and Procedure Code to clarify attendance by electronic communication and meeting location (Ordinance; amend Code Sections 3.02.010 and 3.02.060.C.2 and add Section 3.02.026) 15 minutes requested (Y-5)</p>	<p><b>190476</b></p>
<p style="text-align: center;"><b>Commissioner Dan Ryan</b></p>	

<p><b>*519</b> Amend Office of the Chief Administrative Officer Code to direct the Office of Management and Finance in the City's response to homelessness and urban camping related to the development of Safe Rest Villages as alternatives to high-impact encampments (Ordinance; amend Code Subsection 3.15.060.C.6) 1 hour requested</p> <p><b>Motion to add an emergency clause so the work can begin on the Safe Rest Villages as soon as possible:</b> Moved by Mapps and seconded by Wheeler. (Y-5)</p> <p>(Y-5)</p>	<p><b>190478</b> <b>As Amended</b></p>
<p><b>Bureau of Development Services</b></p>	
<p><b>520</b> Temporarily modify or waive portions of City Code titles Original Art Murals, Signs and Related Regulations, and Planning and Zoning to assist businesses, organizations, and entrepreneurs to adjust and continue operations during and through the COVID-19 pandemic (Second Reading Agenda 493; modify or waive portions of Titles 4, 32, and 33)</p> <p><b>Motion to amend directive j of the ordinance to change the expiration date for how long murals can remain in place without a permit or adjustments until December 31, 2021:</b> Moved by Rubio and seconded by Mapps. (Y-4)</p>	<p><b>CONTINUED TO JULY 7, 2021 AT 9:30 AM AS AMENDED</b></p>
<p><b>Commissioner Jo Ann Hardesty</b></p>	
<p><b>Bureau of Transportation</b></p>	
<p><b>*521</b> Amend Title 17 Public Improvements Code to align with changes to the Residential Infill Project (Ordinance; amend Code Chapters 17.04 and 17.42) 10 minutes requested</p> <p>(Y-4)</p>	<p><b>190479</b></p>
<p><b>*522</b> Authorize the Bureau of Transportation to reallocate property rights between the City and the Oregon Department of Transportation for jointly owned property along SW Naito Pkwy, immediately north of I-405, and waive the requirements of Disposition of City Real Property Policy (Ordinance; waive ADM-13.02) 10 minutes requested</p> <p>(Y-4)</p>	<p><b>190480</b></p>
<p><b>Commissioner Mingus Mapps</b></p>	
<p><b>Bureau of Environmental Services</b></p>	
<p><b>*523</b> Amend grant agreements from the FY 2021 Community Watershed Program to be completed in FY 2022 (Ordinance; amend Contract Nos. 32002345, 32002347, 32002349, 32002354, 32002365, 32002369, 32002371, and 32002447)</p> <p>Rescheduled to June 30, 2021 at 2:00 p.m.</p> <p>(Y-4)</p>	<p><b>190481</b></p>

June 30, 2021

<p>524 Amend Sewer User Charges Code to support updates to system development charges (Second Reading Agenda 498; amend Code Chapter 17.36) Rescheduled to June 30, 2021 at 2:00 p.m. (Y-4)</p>	<p><b>190482</b></p>
<p>525 Approve findings to authorize an exemption for a class of public improvement contracts from the competitive bidding requirements and authorize the use of the alternative contracting method of Price Agreements for construction services (Second Reading Agenda 499) Rescheduled to June 30, 2021 at 2:00 p.m. <b>Motion to amend the ordinance to require the Bureau of Environmental Services to report to Council on the status of the project on an annual basis and to return to Council in two years for reauthorization:</b> Moved by Mapps and seconded by Rubio. (Y-4)</p>	<p><b>PASSED TO SECOND READING JULY 7, 2021 AT 9:30 AM AS AMENDED</b></p>
<p><b>Commissioner Carmen Rubio</b> <b>Parks &amp; Recreation</b> 526 Authorize a competitive solicitation and price agreements for site work, erosion control and planting on behalf of Portland Parks &amp; Recreation for amount not to exceed \$8,000,000 (Ordinance)</p>	<p><b>RESCHEDULED TO JULY 21, 2021 AT 9:30 AM</b></p>
<p><b><u>WEDNESDAY, 2:00 PM, JUNE 30, 2021</u></b> Those present by videoconference were: Commissioner Hardesty, Presiding; Commissioners Mapps and Rubio, 3. Commissioner Ryan arrived at 2:18 p.m., 4.</p>	
<p>527 <b>TIME CERTAIN: 2:00 PM</b> - Consider proposal of 340 NW Glisan for Demolition Review and Adjustment Review approval, and Bureau of Development staff recommendation for denial, for a contributing building, the Old Blanchet House at 340 NW Glisan Street in the New Chinatown/Japantown National Register Historic District (Hearing introduced by Commissioner Ryan; LU 21-029602 DM AD) 90 minutes requested Oral and written record are closed.</p>	<p><b>CONTINUED TO JULY 22, 2021 AT 2:00 PM TIME CERTAIN</b></p>
<p><b><u>THURSDAY, 2:00 PM, JULY 1, 2021</u></b> <b>DUE TO LACK OF AGENDA THERE WAS NO THURSDAY 2:00 PM MEETING</b></p>	

June 30, 2021  
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.

June 30, 2021            9:30 a.m.

**Wheeler:** Good morning. This is the Wednesday morning June 30, 2021, session of the Portland city council. Please call the roll.

**Clerk:** Ryan.

**Ryan:** Here.

**Hardesty:** Here.

**Mapps:** Here.

**Rubio:** Here.

**Wheeler:** Here.

**Wheeler:** 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.

**Wheeler:** We will now hear from legal counsel on the orders of decorum.

**Naomi Sheffield:** You may sign up in advance with the council's clerk's office to speak about [ indiscernible ] you may also sign up for public testimony for resolutions or the first reading of ordinances. The agenda contains information about how and when you may sign up for

June 30, 2021

testimony. Your testimony should address the matter being considered at the time. When testifying state your name for the record, your address is not necessary. Please disclose if you are a lobbyist and remembering -- republics an organization please identify it. Individuals generally have three minutes to testify unless otherwise stated. When your time is up the presiding officer will ask you to conclude. As shouting or refusing to -- if there are disruptions a warning will be further disruption will result in the person being placed on hold. Be aware that all council meetings are recorded.

**Wheeler:** Thank you. Colleagues, it is that time again, believe it or not where we elect a new council president. Commissioner Hardesty served in that capacity and will continue to serve in that capacity through this evening. In fact, she will be presiding over this afternoon's council session. I have an absence filed. Commissioner Ryan is next to serve. Effective July 1st. Before I call for a motion you want to thank my colleague, commissioner Hardesty, who has served as our council president for the last six months. Arguably this last six months has been one of the most challenging in the history of the city. My time has been occupied with dealing with multiple crises. There's been times I have had to call on commissioner Hardesty to preside over the -- preside over the council. More often than I have in prior occasions in the first four years as mayor. Commissioner Hardesty you've stepped up even at a moment's notice from time to time. You've done an exceptional job. I really want to thank you for the great work you did as council president. Council president sounds really awesome; you don't get paid for it. It's one more administrative headache on top of the really challenging job people already have being a city commissioner. Thank you, commissioner Hardesty for your outstanding service. I will now entertain a motion to move to have commissioner Ryan be the next president of the council effective July 1, 2021. A motion?

**Hardesty:** So moved.

**Wheeler:** Can I get a second?

**Wheeler:** Second. Commissioner Rubio seconds. With that, call the roll.

**Ryan:** Yes. Thank you, mayor I want to start off by echoing what the mayor said. Thank you, commissioner -- Commissioner Hardesty as council president the last six months. As the mayor said it's been quite a ride. And especially for the new commissioners including myself. I've been here nine months or more. And we're all learning our roles and assignments and council process. It was a blessing to have you mentor and lead us especially when the mayor had to step with away. I look forward to filling in and in the same manner whenever I'm called on. Thank you, colleagues. I vote aye. Commissioner Hardesty.



June 30, 2021

**Hardesty:** Thank you mayor those are the nicest things you've said to me over the last six months. I want to also thank former commissioner who the day she showed up had to be council president. This job is hard enough than showing up as council president on day one. And as the senior member of the council, I was privileged to be able to play that role while my new alcohol -- new colleagues figured out who was on first. You know, all of us are required to do things that wasn't quite in the job description when we signed up for this work. Entry to tell you, I've enjoyed the opportunity to lead and follow with this council. And being part of the most diverse council in the history of the city of Portland is an honor for me. And each of you are here because there were people in the city of Portland who thought you were the right people at the right time. And so, we share a great responsibility. Also a great honor to be able to serve the people of the city of Portland. I don't take that lightly and I know none of you do either. I'm happy to vote aye and commissioner Ryan, I am here for you. When you get that midnight phone call and people are like, what the heck. I'm here for you. I vote aye.

**Mapps:** I would like to thank commissioners for their service to the city and the council. I vote aye.

**Rubio:** I would like to thank commissioner Hardesty for her leadership and support during this time. I learned a lot. Watching -- watch mayor and commissioner Hardesty in my first days about how to preside over a meeting. So it's helping to quell my own anxiety when that time comes and to commissioner Ryan welcome to this role. We're here to support you. I vote aye.

**Wheeler:** Commissioner Ryan it's more fun than. Presiding to be a group effort from time to time. You'll do an outstanding job. Thank you, commissioner Ryan for the service you're going to provide starting tomorrow. Thank you, commissioner Hardesty, for your all-around awesomeness as a -- the council president. I vote aye and the motion carries. And thank you all for that. We'll go right into communications. 505. It may be they wanted to testify together. There's a number of people who look like they signed up together. Aisle leave -- I'll leave this to you and them.

**Clerk:** 505. Request of Rod Such to address council regard need for human rights-based city policies.

**Rod Such:** Yes. Thank you very much mayor, I would like to request a change in the order of speakers. We would like -- we're all talking on the same topic. We would like Olivia Smith to go first followed by Hannah and then Ramzi and then Cody and I would like to speak last.

**Wheeler:** That's not a problem. Keelan, did you get that order?

**Clerk:** Did. Should I go ahead and read the communication titles?

June 30, 2021

**Wheeler:** Why don't you that and they'll jump in. It's three minutes each. Name for the record.

**Clerk:** I'll read them. 506 request of Cody to address council regarding the need for human rights-based city polys. 507 request for Olivia smith. 508 request of Ramzy. 509 request of Hannah to address council regarding boycott, die vest, sanction petition.

**Olivia Smith:** Can you hear me?

**Wheeler:** Loud and clear.

**Olivia Smith:** Thank you so much to the council for hearing us today. My name is Olivia Smith and I'm a member of the democratic socialist of America. And we signed up for public comment to call to your attention to issues of human rights that concern the city of Portland. As you may know, there was an escalation of horrific violence by the occupying Israeli army in May.

Thousands of Palestinians are being displaced [ indiscernible ] you may or may not know Israel is the largest recipient of U.S. Military funding with \$4 billion a year going to it. This concerns many Portlanders marching in the streets and examining our own city and resources. Over 1700 Portland residents. Many noted they're part of the Muslim or Jewish communities. Signed a -- I e-mailed that petition and the signatures to the office a few days ago. You should have that in your inboxes. Similar to the way which many local governments including our own in Portland took action to end complicity in south African -- we have several ways for you as city commissioners to take action enact our progressive always have and our [ indiscernible ] so the request is for council to adopt number one, a pledge to not renew the city's contract with g4s at the end of the current contract. Number two, a resolution prohibiting Portland police trainings with foreign -- and number three a socially responsible procurement policy which screens potential contractors for human rights violation and renders companies which have a record ineligible for contracting with the city. Portland is not adopt these measures. The speakers that follow me will explain each point in detail. We appreciated the opportunity speak to you today.

**Clerk:** Next, we have Hannah Alzgal.

**Hannah Alzgal:** Thank you for hearing from us today this matter. My name is Hannah Alzgal, I'm a displaced Palestinian. I'm part of the 1600 Portlanders asking the city to reflect on their -- adopt the three demands in our campaign. In those is a proposed resolution prohibiting Portland police training with any foreign military police or private company including Israel. Since the state sanctioned murder of Michael brown the ongoing struggle with policing and -- police forces brutalized and tear gassed community tests. Police forces in the U.S. Are occupy ugh forces of black and brown communities as their main responsibilities are state repression and violating members of the communities they occupy. Militarized training in Israel aid in this over

June 30, 2021

policing by running trainings and racial profiling and mass surveillance and attempts to -- Former Portland police chief outlaw accepted an all-expense trip -- saying she realized something was wrong when she saw the par tied wall. The wall separates from schools, jobs, hospitals and farms. Her trip never should have happened and no more police trainings in Israel should be allowed. Thank you.

**Clerk:** Next we have Ramzy Farouki.

**Ramzy Farouki:** Can you hear me?

**Wheeler:** Yeah.

**Farouki:** Good morning. My name is Ramzy Farouki the director for study and preservation of Palestine. Council members I'm here to ask you to consider and care that your decisions locally have massive implications elsewhere are were. Ask you to consider and care to continue our financial relationship with g4s directly results in violence. G4 is not just any contract. Up until just 2016g4s was contracted with the Israeli prison service an entity this disproportionately imprisons and detainment of children. Today, g4s holds 50% stake in the company contracted to build and operate Israeli occupation states national police academy and g4s is reasonable for 40% of the training. Actively trains and financially benefits. They participate in forced evictions of families. Extrajudicial executions. [ indiscernible ] rationally profile arrest and detain Palestinian adults and children. Held without charge or trial. Training individuals to [ indiscernible ] through Palestinian neighborhood chanting death to Arabs and preventing Palestinians to -- the second holiest site in all of Islam. Tear gassing them while on the other hand video documentation of hand escorting and [ indiscernible ] council members, you cannot claim that you are unaware. The world has become aware. You only can choose to care or not care. You can choose to stand against human rights abuse or support them for the convenience of continuing contracts. The Palestinian people and I ask you to stand on the correct side of history while you still can. Thank you very much.

**Clerk:** Cody urban.

**Cody Urban:** Can you hear me?

**Wheeler:** Yes.

**Urban:** Thank you. My name is Cody Urban speak on behalf of the international lead of people's struggle, which is an alliance of multiple organizations. I stand alongside all of my colleagues who have spoken before me making a point that the city of Portland not only can but should take an active stance on Palestinian human rights and Israeli war crimes. This extends beyond Palestine as a generally socially procurement policy would protect the city from contracting the

June 30, 2021

human rights abuses overall. Whether complicity or family separation at the U.S. Mexico border. Productions of weapons used in war crimes overseas, businesses with a track record of human rights abuses do not reflect the values of the majority of Portlanders. A city -- Portland is a city that often -- expresses public pride -- this is an opportunity for Portland to put those values into action. The most recent draft of procurement documents includes questions of labor rights and environmental protections. This is a positive addition. How can we rest that companies passing these standards within their operations within the city of Portland are not involved directly or through subsidiaries and abuses over just last month Cambridge, Massachusetts the city I lived in for the years of my life resolved and all contracts with businesses profiting from Israeli state violence. I want to see the city that I currently live in now follow suit. The facts and figures shared by my colleagues before me speak for themselves. We must not allow Portland to become police it in human rights abuses. Whether happening under our knows or not. In 2017 the city council voted to end investment corporate securities after a broad coalition of organizations spoke about their funds, Wells Fargo. Hewlett-Packard and others. Enabling forced home demolitions. Private prisons and other human rights abuses. This is a legacy that you can help maintain by making the decision to implement a socially responsible procurement policy that includes language protecting international human rights. Thank you for your time this morning.

**Clerk:** Rod such.

**Such:** Thank you very much. For listening to our testimony this morning. I just want to encourage you to reflect on the importance of your actions and statements. You have the unique opportunity set an example not only for Portland but also for the rest of the country and indeed the rest of the world. Portland is not an island entire to itself. By calling ourselves a sanctuary city, for example, we sent a message to the trump administration and to the entire world that we oppose the harsh and racist treatment of migrants and asylum seekers. Members of this council pointed out that a city budget is also a moral document reflecting our values as a city. The same is true for the city invests its money and who it contracts with. Some people have dismissed the issue of Palestinian rights as a foreign policy issue. Or an international issue. But in the past, this council has taken stands on a par tied South Africa and military dictatorship. These are fundamentally human rights issues. If we fail to recognize the universality of human rights, we undermine the very concept. Your voice makes a difference. During the boycott against you can do the same today for the rights of the Palestinian people who live under apart according to human rights watch and Israel's human rights organizations. I would also like to point out the city's procurement office recently failed and audit because it had not provided sufficient

June 30, 2021

guidelines or milestones for awarding contracts to local minority-owned businesses. The head of the procurement office resigned in the wake of this failed audit. As the city's procurement process undergoes reevaluation. Who is more likely to abide by human rights criteria? A giant multinational corporation driven by the profit motive, or the within a proven track record of human rights abuse. Or a local minority-owned business who owners and workers have themselves been victims of human rights abuses. Thank you for listening and we hope we can have more in-depth discussions with you on these issues.

**Wheeler:** Thank you for your testimony. We appreciate it. And does that complete the public testimony for today?

**Clerk:** Yes, mayor.

**Wheeler:** Thank you, everybody for coming into council and providing us information of context. We appreciate it. Next item is the consent agenda. Any items have been pulled we've received no request.

**Wheeler:** Call the roll.

**Ryan:** Aye.

**Hardesty:** Aye.

**Mapps:** Aye.

**Rubio:** Aye.

**Wheeler:** Aye. Consent agenda adopted. First-time certain item 510.

**Clerk:** Approve Mt. Hood cable regulatory commission fy2021-22 fund budget.

**Wheeler:** Commissioner Rubio. Good morning.

**Rubio:** Good morning. The agenda item before us is to approve the regulatory commission fiscal year 2021-2 fund budget. The mount hood cable regulatory commission is a long-standing intergovernmental partnership among Gresham, Fairview -- the city's required portion an allocation from the general fund for the mhcr operations budget is \$348,545. And for clarity this amount is already included in the city's recently approved annual budget in special appropriations. This goes the administration in disbursement of about 12.6 million annually in community technology related benefits throughout the City and county derived by cable franchise agreements. Pleased to introduce three speakers to talk about the impact of the budget and the associated group. Our recently and appointed commissioners, roach and brown and snow. Following their presentation, oct director, Bettis and financial manager Wong will be available to answer additional questions. I will turn to it Rich, Walle and Tyesha in that order.

**Rich Roche:** Good morning. I've been on the commission for about a year and a half. I

June 30, 2021

appreciate you letting me on the commission. Thank you for taking the time to hear from us today. We're here to highlight a couple of -- the machine m things mhrc has done this past year and seek your approval of the fiscal year 231-22 -- 21-22 fund budget. You should see the proposed budget in the meeting packet. The mt. Hood cable, each of these jurisdiction representatives to the commission. Walle brown, and the commission has oversight enforcement and public benefit responsibilities for the cable services franchises with the cities and the counties. Portland currently has one cable service franchise through comcast. Century link known as lumen stopped providing cable in 2020. The nhrc gates ever changing policy and public policy to community needs. Compensation by cable companies. A consumer watchdog to subsist. And digital equity issues. This point I will turn it to Walle.

**Walle Brown:** Thank you, rich. And so, with that I will share my screen to make time for -- we have time. I will go through my presentation then I will shoot it to the officer of community technology. Is everyone able to see my screen? Yes? Okay. Skip past. Commissioner Roche. First special thank you to council for having us and the oct staff. So, commissioner and I are still relatively new. If there are any mistakes in this presentation, it's on my behalf because I made this part of the presentation. Please bear with us. This is -- commissioner already gone over this. I will skip past this section. We are talking about money today. We just had a fresh audit or a fresh review of our programs from 2014 to 2018 for community technology grants. 3.5 million was awarded to 24 projects. More information can be found on our website. And so recently at our most recent meet we approved eight total grants for about \$400,000. David Douglas, circus, NW documentary. Portland state university. The northeast steam coalition. The old church and alliance. Okay. What was that program a part of? Part of tech smart. You help fund us and we help fund other people. Those tech smart initiative typically goes to school districts. We funded at least five. So, back in -- since it launched in 2014, we made a goal of making investments of 16 million by around this state. So far, we are on track. We -- our goal is 16348 and so far, we've -- 16 million and so far we've spent 15.5 million. We're almost there. We have another report that will be given by specific research and evaluation, and they will give a final report on how we did. How many teachers has our money helped so far? 268. Those are counted by classroom. And then how many school districts. We have five in our region. So for this fiscal year, for fiscal year 20 through 2021 we gave out 14 grants for about \$960,000 the purpose of these to be responsive to needs identified by the community and support organizations to use technology and addressing our issues, of course with covid that just hit. There were a lot of unprecedented issues that just came to light that we were able to flexibly help out with. On to the money. We

June 30, 2021

have our recent audit. And appropriation and our proposed budget. And regional allocation for an overview of what we would be approved today. Okay. And after this partly pass it to open signal. So we have an audit. We -- this presentation should be in your agenda so you can click to follow the audit. We received a clean audit from the city budget office. And we just have -- we've been having Portland contributions. So thank you for voting indicate about to allocate about \$345,000 if you looked at our proposed budget it's on page number five of the attached document. Basically, we've had, we're funded by taxing cable rev newspapers since more people revenues. Since more people are pulling cable, our revenue has decreased. And is projected to decrease continue. I will that will, so we get council allocations and franchise fees. In reference of the money that we get, so Portland's approving \$348,000 here's what everybody else is donating or allocating. The annual budget from all jurisdictions about amass to 43% of the mhcr total operating budget and the rest of the budget comes from elsewhere. Here's a perspective. About 65% of our total allocation comes from the city of Portland. 25% from Gresham and the remaining from east county. The remaining 35% from east county. It's broken down here as like, how much of the projected franchise fee of revenue collect. Portland also indicates a lot but allocates a lot. Wood village doesn't donate a lot in terms of total number but the most of franchise fee revenues. You can see how everybody is contributing to it. We would love to use the revenue to supplement the operating budget and continue funding certain one-time projects. We have upcoming comcast franchise fee negotiations coming up. The remaining budget is funded by other resources. Mostly to administer dedicated capital fee revenues and related programs like community technology grants and help helping support open signal finally and emotionally sometimes. And we want to help support outcomes that basically are, what do we do with the money? Help support outcomes that are highlighted by community. Helping us basically be future focused and helping the community bridge the digital divide by helping catalyzes that transition to acquiring the rapidly evolving technology. New cameras, upgrading the internet and so on. We want to help people leverage resources to be able to, you know, address the future. Or the present. Which was yesterday's future. So thank you all. We would love to advocate to approve the budget. With that I will pass to open signal.

**Wheeler:** There's a question from Commissioner Hardesty.

**Hardesty:** Thank you. Thank you for the presentation and being new is a good thing. And you did a great job, by the way. Very presentation. You got me when you talked about the of the reduced franchise fees. Of course, we can see the trend in the budget reduction. So what is the future look like?

June 30, 2021

**Elisabeth Perez:** If you don't mind, can I jump in. Elisabeth Perez. Director of the oct, in the next year we are using some of the interest from our fund budget. To work on a strategic plan. For the next few years. So we've allocated money to real dig in deep and figure out, as this declines what does that mean for the mhcr. We should have findings from that in early 2022. And I'm happy to back to you.

**Hardesty:** Wonderful. Yes. I wasn't even headed that way until the presentation. That's why Walle did such a good job. It also begs a question; franchise fees are in fact a thing of the past. And as we think about investing in community, we have to think about what the future investments look like. I was also struck about how much investments we make into schools. And just wondering, we keep pouring more money into schools, I'm just wondering if anybody is tracking whether or not we're having the kind of outcomes we say we wanted as everybody pours more money into our public education system. Is that giving us the outcomes we want, cool. I'm not seeing it. I am struck by how much of an investment we make and the question is what do we get back from those investments. Who is tracking that?

**Walle:** I can speak on that. I see Derek.

**Hardesty:** There he goes. My apologize. Apparently, he unmuted himself accidentally. I appreciate the presentation. Those are the two big questions that came up. What are we getting? What is the return on investments and schools? That's what new vision we have on the future.

**Wall:** I can briefly respond to your second question. One of the cool things about the grants that we give out is they don't fund operations so much. We kind of fund -- correct me if I'm mistaken. People come to us to find hardware and we want to buy 10 laptops to run a camp where we're using the laptops to teach about video editing. Often times I will work with them to track backwards and help map out where money is going. So it's pretty visuals. Basically, the money we give out, you can almost track it down to the asset that they purchased. We want \$60,000 and that will get six video cameras. So that's, that's \$10,000 per camera.

**Hardesty:** Thank you. That's really helpful. From where we sit on the council, we just pour so much money into kind of the status quo kind of organizations. So I'm always curious if we're putting all those dollars and programs together. And asking a question. What are we getting back? Are we getting what we think it is we're buying? Thank you. It sounds exciting. I'm a huge fan because i know providing media access to folks who a, don't normally have their voice heard, and b being able to use their own voice is a critical community seat. I call it -- asset. I call it the hidden asset we have that most community members don't know. And so I'm a huge fan. But,



June 30, 2021

again, I don't want it to disappear because we have an old model that doesn't work for the future that we're moving forwards. Thanks.

**Perez:** 100% agree. That's a really good transition to Tyesha's presentation.

**Tyesha Snow:** Good morning mayor and council. My name is Tyesha Snow. Rebecca, could you share your screen. Located on northeast Martin Luther King, Jr. Boulevard open source is rethinking what community centers with racial equity at the forefront. In a typical year open signal provides to cable -- Portland a cable broadcast. Including city council meetings just like this one. Reaching 400,000 homes in the metro area. Our facility includes two media production studios, an editing room and media equipment libel library. We teach camera skills, studio operations, editing and animation. On both onsite and our space in partnership with local schools and nonprofits. This past year we pivoted in response to the needs of covid-19. I'm pleased to share with you just some of the ways in which we showed up. We immediately provided extended equipment and laptop loans to van port -- mosaic. Our city council meetings barely missed a beat as we remotely record and broadcast. That's 300 hours of content. We also help local organizations stream their programs online. Including Canada forums with imagine black and the urban league and Juneteenth teach in. Our channels we aired regular covid updates from the governor and vital safety alerts. Embracing our role as a technology leader we serve as an assistant center as -- for the 2020 census. We provided resource in-person and estimated -- to help complete the census online. Recognizing the need for emergency aid, open signal labs are initiative for [ indiscernible ] proud funded campaign which put \$25,000 directly into the pockets of black media majors in Portland. Last august we unveiled a beta online network in response to the increased needs to connect online. You can watch it watch.opensignal.org. Along with the digital content from across the community. We call this place -- we call this a place for Portland to see itself and be seen. I just love that. In the winter of 2021, we collaborated with outside a partner nonprofit that works with homeless and other marginalized youth. With additional operating funding from metro we helped to produce 306 degree film. They made work about code switching, aliens, music videos and personal biographical stories and more. This spring our new media fellow a deaf artist and technologist introduced captioned and sign language within virtual spaces. The new media fellow ship is a three-month experience. Due to the expanded timeline, he was able to work with his mentors for over a year to develop the technology. The project was supported with additional friends for national endowment for the arts council. So where are we headed next? We are focused on making shire we get our resource into the hands of Portlanders who need them the most. And

June 30, 2021

we [ indiscernible ] priority communities. Media makers who identify as black, indigenous people of color. Living with disabilities, English language learners. The coming year with the support of substantial multiyear grant from the office of community and civic life seed fund we plan to grow open signal labs to become a producer of black media professionals in Portland creating an economy specifically for black film. Open signal exists because of our partnership with the office for community technology. And the mhcr. Only because of the support have we been able to provide professional equipment production facilities to nonprofits and individual media makers who are least likely to have access to these tools. Thank you for helping us to become truly equity community media space.

**Roche:** Before closing. I want to thank city council for supporting this partnership for the past 27 years. We thank you for your time today. As always, contact us if you have any ideas, questions, concerns. We're here to work with you. And to conclude I respectfully request the city council approve the fund budget for 2021-22. Thank you for your time.

**Rubio:** That concludes our presentation, mayor.

**Hardesty:** The mayor can't find his unmute. We'll give you a second. It's all good. He's having technology issue himself at the moment. But let me just say, on behalf of the council, just a. What a fabulous presentation that was. And b. How grateful I am with the commitment that you have to explain that community media is an accessible to the people with the least access to media at all. People of color, immigrants, I just love the turning voice into a sign language. I just love love that. Mayor, can you --

**Wheeler:** So I'm officially Ness for a moment. I don't know what happened. For some reason the unmute isn't working on my computer. I've got ness figuring it out. So you call me ness for the rest of the day. Thank you for the presentation. It was outstanding. I echo everything commissioner Hardesty just said. We are in an era where access to communications is pair mount to success whether in school, whether employment based, just getting information in your own neighborhood. Obviously, you need access to these digital resources and assets. And I just got to say, you guys have been great partners to the city council. I feel like we've been in the lead in supporting digital and access. We have a great bureau that --

**Clerk:** Which item were you hoping to speak to?

**Bernard de Livaudais:** About the sweeps. The ordinances --

**Clerk:** Thank you. We will get you renumbered. Thank you.

**de Livaudais:** Sorry.

**Wheeler:** Great. Can you hear me okay now from this computer? Great. I'm running all over the

June 30, 2021

house trying different things. Commissioner Hardesty I move that we adopt the budget as presented.

**Wheeler:** Thank you this is actually an ordinance. Emergency ordinance doesn't require a motion. But do I appreciate that. Keelan call the roll.

**Ryan:** Yes. Thank you, commissioner Rubio and great presentation, good to see you. I just want to say that this work looks great. And I was actually moved by the presentation. So the partnerships to support an advocacy for our constituents the stretch you're doing to make it equitable.

**Hardesty:** Some of my most fun times as president of the board which used to be Portland media before open signal. I have to tell you I'm so thrilled to see so many young people involved. In community media today. I was old when I started there, and I am a little older now. It's fabulous to me. Excellent work director Perez and commissioner Rubio. This is going to help us rebuild coming out of this pandemic. Is people seeing themselves reflected in the city we're going to become. The role that community media will play in that is really vital.

**Rubio:** I want to thank you for your service on the board and director Perez for this stewardship. It was like my other colleagues hearing about the direct impact of the investments. It gives a living feel of it. It's a long-time partnership. I'm to -- i mean eager to work with the commissioners in our technological landscape continues to evolve. I look forward to that work ahead. Congratulations and thanks. I vote aye.

**Wheeler:** Aye. Thank you. Great presentation. The ordinance is adopted. We are ahead of schedule. We will do items 518 and then 519. Then back to the time certain agenda. Please read 518.

**Clerk:** Amend council organization and procedure code to clarify attendance by electronic communication and meeting location.

**Wheeler:** In updates city code 3.02.025 which allows to attend during an emergency such as the covid-19 pandemic. We have the opportunity embrace the hybrid meetings and support more equitable access for the public. The proposed changes will allow for council members and the public to attend and participate in public meetings electronically regardless of emergency status. My office's legislative director ness is here to present the ordinance. This is his very first time presenting. In front of the Portland city council. So do not hesitate to grill him. Welcome, ness.

**Ness Zolan:** Thank you, mayor. It's great to be here with everybody. My name is ness. I want to thank Carmen Marlo. And all council offices for working together to bring this ordinance forward

June 30, 2021

for your consideration today. City council has been meeting over electronic means since March of 2020. The beginning of the state of emergency declared for the covid-19 pandemic. City code currently states that virtual form of convene can go only take place when an exist -- an emergency exists. The ordinance before you changes city code to allow for council meeting in person or electronic means for the council members and public. A team including the auditor's office. Technology office, facilities and council offices have been working on the council av technology the project ensure the operational viability of this combination. It has been the sentiment of after -- of all could believe -- that Tim proved flexibility and equity of public participation while convening electronically is appreciated and needed. This code amendment provides an option to the public to join and members of council to attend and participant -- participate in council meetings in person or. 30 days after the declaration is lifted the city will need to provide a location for the public to council -- listen to council meetings. It's anticipated this location may be provided in city hall or other location to create the safest environment possible for council, staff and the public. To allow evaluation of whether and participation once city officers -- offices begin reentry. This new code will apply for one can one year at which point council will decide whether it's appropriate to continue in this manner. We appreciate the collaboration across offices and the unified approach to this ordinance which allows for greater accessibility for the public and council member s to attend these meetings. Thank you for your time and consideration as we ask council to pass this emergency ordinance. We are available to answer questions you may have. Thank you. Commissioner Hardesty.

**Hardesty:** Thank you mayor, thank you ness. Excellent job. Clear presentation. So my question is, what are we going to be measuring year? How are we going to know whether or not the impact that we're having on community engagement?

**Zolan:** A great question. And I'll chime in first and if anyone is interested, we can go ahead with that. First and foremost, it's smooth operations to make sure we have the necessary tech equipment in combination with physical and virtual spaces to allow for smooth operations. Second in some way, we can take a look at this through the av council project. In measuring how many people are participating in what sort of new types of people are able to access the council meetings. So to create a more equitable environment for the public to attend. When we Linly or Keelan or anyone want to add to that?

**Linly Rees:** No. I think that was good.

**Hardesty:** Thank you I think it's a good idea. I can tell you without the public being able to participate during covid using virtual mechanisms we would not have had the kind of public

June 30, 2021

engagement that we've been able to enjoy. So I am someone who actually really misses meeting people in person. At the same time, I've heard over and over again from constituents that the flexibility of being able to listen in while you're waiting for your name to be called as compared to the drive and parking and waiting impatiently for your two impatiently. I was a big fan of having public engage. One thing I miss is seeing the public when the public is providing testimony. Are we going to make changes to whether or not if we continue this virtual life that we'll be able to see the people who have showed up to testify?

**Zolan:** That's a detail that I know Elyse is working on. Do you have anything that you know now that you can share?

**Elyse Rosenberg:** Sure. Good morning mayor, council members. I'm the deputy director of the bureau of technology. We're engaging with the auditor's office your offices and open signal to do some testing about how this hybrid environment could work from council chambers or other locations. Including having a camera for the in-person testifiers. To show. And of course, folks have the option of coming on camera if they have the means and the desire to do so by participating in zoom. I think we're all going to be a learning a lot together as we come out and reenter over the next few months. We're hoping for flexibility and for feedback from all of your offices as we explore together and certainly open to doing that.

**Hardesty:** Thank you. I'm hopeful that the public will have a way to provide feedback as well. I'm sorry. I muted myself. I was acting like someone else on council. [ laughter ]

**Hardesty:** This is going to be good. I hope we get the opportunity for the public to weigh in as well. I know they have a lot of opinions about what works, and it would be good to be able to take all the -- all that into consideration. Good work, ness.

**Wheeler:** I have a question and it doesn't need to be resolved today. It's raising a problem that hasn't happened. It's just something that I've been thinking about, ness. Obviously as commissioner indicated without electronic communications and zoom, which most of us didn't know existed 14 months ago. We would not have been able to hear public testimony at all. We've also heard from some people, particularly people who don't live close to city hall or work during the day or struggle with disabilities that they prefer the electronic communications to the in-person communications. So there are definitely positives. What has not happened yet, we have still managed to maintain local government as a local space for local individuals to chime in on their community. We haven't had a lot of people sign up from out of state or from other places. If can I put this diplomatically because they can and to chime in and express their viewpoints of Portland, Oregon the leadership or anything else. Under current law -- I guess I'm

June 30, 2021

now look towards our legal counsel. There's nothing that prohibits somebody from another state or indeed another country from chiming in on our city council meetings. Is there Linly.

**Rees:** There is not. State law was just pass going to require us to allow both in-person and remote testimony starting in January. I think we haven't seen an uptick in people from outside doing it but there's no prohibition.

**Wheeler:** It would be weird from somebody in Munich to chime in on our parking code, but it could happen. I guess we're embracing a new world. This is positive and I'm supportive of it. It will be interesting in years ahead if there are other intended consequences to this.

**Hardesty:** Mayor, I have people all over the world weigh in on my social medias.

**Wheeler:** So do I, unfortunately.

**Hardesty:** Maybe there's a difference of a firewall that exist in our systems that we've worked very hard to maintain. I think have -- we have had good technology infrastructure in place and that was the biggest challenge moving into this brave virtual world.

**Wheeler:** Absolutely. Great. Thank you. If there are no further questions, is there any public testimony on this item?

**Clerk:** Yes. We have one person signed up. Dan Handleman.

**Wheeler:** Welcome, Dan.

**Hardesty:** Can you unmute, Dan?

**Dan Handelman:** I'm attending by phone and computer. Are you able to hear me now?

**Wheeler:** Yeah. You sound good. Good morning.

**Handelman:** We agree that city council members should be able to attend by phone and electronically that are unable to get to city hall. Family emergency. Ordinance makes appearing virtually seem to be the default rather than the exception. I probably don't have to tell you all this. You were elected and seated and never been in city council chambers. The ability of the public to dial in remote could be -- weekday working hours has always been a problem. These past 15 months of zoom public meetings has taken away a lot from our democracy. One person testifying on zoom -- council chambers [ indiscernible ] council can no longer see when a majority of the audience is wearing the same color, same t-shirt, buttons or stickers or occasionally standing up and turning our backs when a bad decision -- having a remote viewing area for the city council to watch virtually is not a suitable solution. Would it be possible fur council to see the reactions in that room? People observing the council be allowed to sign up, come to the microphone and testify if they didn't register by 4:00 p.m. On a Tuesday. Pre-covid -- need to be considered and instituted. We urge Council to modify the language

June 30, 2021

whenever city hall is open to elected officials, commissioners need to meet in person unless extenuating circumstances. The public should be allowed in the chambers. Safety protocols and barricade were all put om place before the shutdown. Additional measures are needed can be added to the protocols. You've raised the concern previously objecting a person from the meeting is as easy a as pushing the button. [ indiscernible ] that the misuse and overuse of virtual meetings is leading to the death of our democracy. It is reasonable to extend the current exemptions until all Covid restrictions are lifted given that is likely to happen before July 1, 2022. Most are being lifted today. The ordinance should be written more clearly as a [ indiscernible ] rather than [ indiscernible ] without having to see the public. One thing to think about default [ indiscernible ] hours and hours to get there. Local city council members be able to show up once or twice a week. Meeting by zoom transformed public input into something that does not. Thank you for your time.

**Wheeler:** Dan you're cutting out a bit. Is he cutting out -- other people having troubles hearing him?

**Hardesty:** Yes.

**Wheeler:** Are you still there. You were having trouble the last 30 seconds. Can you read the last 30 seconds or so?

**Handelman:** Sure. You mean -- Okay. Reasonable to extend the current exceptions, given the likely to happen well before July 2022 and in fact most exceptions are being lifted today. The ordinance should be written more clearly as a break glass in case of emergency-oriented ordinance rather than let's keep meeting without seeing the public. It's one thing to think about defaulting to remote attendance for Salem -- local city council should be able to show up once or twice a week to engage they represent. Meeting by zoom transformed public input does not feel human nib -- more. I said signed by me and other members of our group.

**Hardesty:** Think that's what we miss. Mayor if I may.

**Wheeler:** Yeah.

**Hardesty:** Thank you, dan. I really appreciate your testimony. And let me assure you. I think that there are a lot of unknowns as we start reopening. As you mentioned today is the first day restrictions will be lifted. I don't know about you I don't plan to be in crowds any time soon. I don't know about you I will still wear my mask around people. I don't know. What I know is we aren't in fall flu season yet. What we know is we don't know what's going to happen. As a community we should be prepared for all eventualities. City council chambers is a great example of the city council does not have a appropriate space, if in fact, we have social distancing

June 30, 2021

requirements. At least between council. I like my council members but, you know, don't know if I want to breathe the same air, they're breathing for eight hours at a time. We're going to all be learning for the year. I appreciate the flexibility that this year will give us. I can assure you; my biggest joy is being in big, crowded rooms and hugging nerve the room. And I haven't been able to do that for 16 months. I'm not doing that -- also not doing that any time soon. I will be cautiously optimistic that we will start opening in a way that is slow and methodical and we will learn a lot in the process. This is not about killing democracy. I wouldn't be here if I thought this was killing democracy exercise. Even today, having 59 people on this call. The chance of having 59 people in the chambers today for this conversation is really not that high. That's the reality. Because of when, where and how city council meetings happen. I'm excited to have -- now there's 60 people who want to participate in this conversation today. To me that's democracy. Again, I'm going to learn a lot this year. I am a big advocate for the community's voice being heard in these chambers. Whether they are virtual or otherwise. Thank you.

**Wheeler:** Thank you, commissioner. Further comments. If not, this is an emergency ordinance. Call the roll.

**Ryan:** Yes. Thank you, nesses great presentation. Dan, I appreciate your testimony. I support the flexibility that having access to reliable. While many enjoy in-person meetings I know I do. Many don't have that same opportunity or feel the same safety. I'm happy to support administrative change to how we can normally do business and try something new that is to increase participation and engagement on all fronts. I vote aye.

**Hardesty:** I would have been the last person in the world that thought we could be productive virtually. And I have to tell you, I look forward to building a new normal. But I do know we won't build it overnight. Having this kind of flexibility has allowed us to continue to hear, directly, from our community about the really hard decisions that we make. So I am that I am grateful to open signal. That within a matter of days they were able to make sure we were continuing to connect with our communities. I'm happy to vote aye. Good job, nesses.

**Mapps:** Aye.

**Rubio:** I want to thank nesses and everyone involved. I also want to appreciate Dan Handelman's comments. Because it's true. There's no substitute for the energy of the people when we come together. And at the same time, we're still dealing with the effects of covid. And visibility also does matter. So we need to take every effort we can now to make sure that the communities that we serve are able to see us and engage with us. In the pandemic has forced this recalibration that we move to electronic streaming, but I'm glad we're finding a way to keep it



June 30, 2021

going. What it does mean is we also need to make sure more than ever that concurrently we invest in digital justice so that no communities are left behind in this -- as we move in this direction. So we need to stay vigilant on that. I am excited to see how we can take it further in the future and how we can continue to bring city government directly into community rather than expecting the community to come to us. Happy to vote -- I'm happy to vote aye.

**Wheeler:** I strongly support this, ness. Fantastic job. You did great. I vote aye. The ordinance is adopted. Colleagues I would like to take a two-minute recess to scope out the rest of the session. Don't go anywhere just a two-minute recess.

**Wheeler:** This is the second reading of the design projects. Are there questions we need to discuss prior to hearing this? Hearing no further discussion. You would like to propose we hold a vote on the matter. Please call the roll.

**Ryan:** Yes. Thank you, bps staff, Laura, if you will and Sandra and I'm sure many others behind the scenes for your energy and hard work. You're working through hours of community engagement events and being with us the last two months have made it possible. In the last decade and we'll continue to experience as the city groups. Thank you to your dedication and commitment to adapting them and enforcing them in your work. I appreciate the feedback we heard from so many people, the affordable housing advocates and neighbors. Especially those projects that compete for federal and state resources. Your feedback was important to ensure these changes didn't create further barriers affordable housing we need to make a dent in affordable housing shortage, and we need to make it easier to address this crisis. Not harder. Thank you. I vote aye.

**Hardesty:** I want to start but thanking commissioner Rubio and the office of planning and sustainability. It is never easy to make these kinds of changes happen. And i want to really appreciate the openness to community engagement. The openness to making a change where there was opportunities for alignment. It's vital that we actually do this, these upgrades to our code. Because we need housing every income level and every neighborhood. And we are a long, long way from that. And so, great work. I look forward to us continuing to make sure that we are making changes that actually help. Ensure we have housing that people can afford to live in. I vote aye.

**Mapps:** Aye.

**Rubio:** With the adoption of this policy, we will make a significant step in beginning to do our part in eliminating red tape, too much needed development and allow community partner developers to stay on track with housing timelines and fully utilize our funds approved by voters

June 30, 2021

to build affordable housing. Now is the time where the rubber hits the road and where our partners at the local level, local government, community-based providers and the private sector will go will be critical partners to our work in the city. I look forward to monitoring the outcomes in the months and years ahead. I want to reiterate my thanks to director Durbin and planning commissioners and my big appreciation and gratitude especially to Sandra Woods. Phil and Loyla from bureau planning and sustainability for expertly and guiding this process and helping us develop and refine this policy and they did just -- such an excellent job as well as the design review members and media staff for their recommendations as well. Thanks to all of our council staff and every single one of our offices for working hard to get this right. I'm proud of our work here. I vote aye.

**Wheeler:** Did you call commissioner -- commissioner Mapps?

**Clerk:** Yes.

**Wheeler:** Let me just say the project reflects the outcome of a critical and much needed discussion about whether to improve the city's design review process and what that process should look like. It's been a long road. It has been a team effort. I particularly want to thank you, commissioner Rubio and staff for your hard work on this. You did an exemplary job. I want to acknowledge the hard work of our design commission members. And the bureau of development services staff who fourth is commission, particularly Kara and Stacy. I want to commend them on their excellent improvements that have been made to improve the city's design review program making, i believe more efficient, focused, predictable and more effective for all participants in that process. As we also heard the results of these improvements from design commission, chair Livingston and her testimony and from bdf staff. I would like to underscore those points and thank you for your hard work. The city now offers more efficient and more effective hearings. Greater participation and access to information for all participants. Especially with the remote meeting options additional training for staff and design commission members and communications about roles and responsibilities throughout the design review process. I want to thank you all for your incredible work to help our design review program evolve. Second, I want to thank the planning and sustainability commission and the bureau of planning and sustainability staff. Particularly Sandra Wood, Phil, and Laura Lillard. The PSC and bps staff have helped to create a process with our other commission amongst city bureaus and the public to identify tangible changes to improve upon our city's code. In particular i want to thank our former PSC chair Kat Shultz that served to help explaining the role of the new design standards. She said, I quote, let the design standards do the work of the design commission.

June 30, 2021

Unquote. Thanks to everyone's hard work. I believe we're making positive changes to our code and adopting design standards to help the city achieve just that. I also want to thank my city council colleagues, and all of their staff. In particular, I want to acknowledge hard work of our staff, Charity Montez. Derek Bradley. Adam Lyons and Rico. You don't always get the credit you deserve. But you put a ton of work in this and that shows great collaboration amongst our offices. Thank you for making us look good. I want to recognize the hours of research, the meetings behind each amendment concept. I appreciated being able to work through this proposal in a thoughtful way. Working across bureaus and commissions wand our constituents. I believe this work with -- work together with community helps make the proposal a better final product. I want to thank everyone in the community who took a lead role and help shape it for us. Thank you all of those who testified. You shared incredibly valuable insights, institutional and historical knowledge of doza. You voiced your -- the urgent needs of affordable housing and growth. You spoke to the need to civic and -- engagement and help explain why the proposal can help the city -- your testimony mattered. You provided the context; you provided the solutions. I like to believe this final ordinance is a reflection of what we heard from that invaluable testimony. So thank you to everyone who took the time to provide it. Finally, I can't thank them enough. Our city attorneys, Lauren King and Linly Rees prepares that provided council on every part of the proposal bringing necessary and unmatched insight to the table. We're important to have them here at the city. Their work does not always get acknowledge. We do not see the hundreds of hours they put into these proposals behind closed doors. It's also certainly reflected within the body of this ordinance. Thank you for that. With that I vote aye. The ordinance is adopted. Thank you, everybody. We will move to 512.

**Clerk:** Appoint Joaquin Lopez and Leila Haile as creative laureates for terms to expire June 30, 2023.

**Rubio:** As many of you know since 2012 the creative laureate has served up until now there's always been one appointed laureate. We all know these have been unusual times in our city which caused to rethink this important role by expanding it to two roles. The last year and a helpful shown how essential art, artistic expression and -- and how their contribution of artists have helped build and hold together the city in this community. Before I introduce our new laureates, I would like to acknowledge our outgoing laureate. The first creative laureate was artist and photographer Julie cave and the second is suba. She's gone above and beyond as laureate. Not only did her term fall during pandemic she's she extended our gift of her time by another year plus. And she's been busy every moment in her role and advocacy for art and social

June 30, 2021

justice has been felt in every part of our community. A couple notable projects has been with work of black indigenous and people of color artists and adverse -- her leadership and supportive community healing through art project invites artists to heal. I want to thank you, Suba for the energy and passion you brought to the role. We appreciate services. I love to have her to join us to say a few words.

**Subashini Ganesan:** Thank you. I am so grateful. You have all heard me speak. I come with a lot to say. But today, i really am coming with gratitude for the trust and the kindness that all of you at commission at the city have provide me. And to every single artist and community member who's related with me and worked with me. And this position is so beautiful and I'm so grateful -- great thankful we have this in our and the gratitude is here. I've learned tremendously. I've grown as a human being in so many ways. So thank you. Thank you for this and thank you for continuing this position and allowing arts to play the role it needs to play in a significant way in our city and across our region. Excited for our new creative laureates and the work ahead. Thank you.

**Rubio:** I want to reiterate our appreciation for you. You've really then a role to the next level for the city of Portland. We're so grateful for your example and allows us to continue your good work. We know we'll still be in contact with you over the next set of years. We're so lucky to have had you in Portland. So next, I would like to introduce my policy advisor mona who will review the process that got us here and following that we will our introduction of the two new laureates.

**Mona Schwartz:** Thank you and for the record I'm a policy advisor for commissioner Rubio. I will keep this brief. I want to thank incredible applicants for this position. We launched the process in April and receive so many great qualified candidates. We come piled a panel. Several diverse members of the creative community and myself who reviewed the applications and recommended finalists. We're grateful we were able to position this is year given the importance of arts as we heal and rebuild. I will turn it back to commissioner Rubio to introduce our next creative laureates.

**Rubio:** Thank you. Thank you so much for all your hard work on this. You really help shepherd a great process. An artist said that art speaks where words are unable to explain. I believe this is true for us in this moment. Art and artists have a profoundly important role in our community for healing, truth-telling, transforming, but also for telling the story of who we really are. And what we value. And because of all these things, there was a recognition among my colleagues and i that we need to create these two positions in the next term to capture the importance of these

June 30, 2021

times panned to imagine and re-examine and lift up important artistic expressions of community, identity, justice, transformation healing and love. I'm thrilled and honored today to introduce two exceptional people who have demonstrated a deep commitment to these things and deeply grounded in community. So it's my honor introduce Joaquin Lopez and Leila Haile. Grounded in personal transformation. Self-expression and Latino year identity. Leila is a queer activist, dancer and tattoo artist. She occur rates space for queer and trans communities affected by white community by facilitating exhibitions, art programming political -- education and direct action. To merge the with the creative. After running an independent tattoo practice for several years, they joined consolation tattoo connective. These brilliant and thoughtful artists will be exceptional ambassadors to Portland. I'm excited for you to hear from them in their own words. I'll turn it to you.

**Joaquin Lopez:** Hi, everybody. It's amazing to be here. Leila, would you like to go first.

**Leila Haile:** I'm over here trying to be Portland polite and let you do your things. Thank you, thank you Suba for creating an amazing body of work. I will keep it short and sweet because I am not a public speaker. I want to take the opportunity express my thanks and excitement. I'm excited to work with Joaquin. We're relieved that there are two of us and neither are responsible for filling her shoes and excited for the synergy that will come from our careers and dedication to community. I'm excited to see what the role of arts in government can really look like and forge the new normal together.

**Lopez:** Awesome. Yeah. I did write some things down because I'm really emotional. I thought I would share them. They're under two minutes. It's a little formal. So dear Portland city council and the residents of the city of Portland. I am honor beyond belief to serve as one of two creative laureates. And incredible Suba. Today marks the journey for the boy in me who served for -- searched for so throng find his voice. Offer med tools to gain perspective and language to express longings and yearnings to belong, create and cultivate community. I stand with the and -- artists and organizations I've had the honor to work with. And artist's home. Amongst so many other amazing organizations. I stand for the families and the youth who have had the honor of serving at organizations such as Latin X Pride. The arts help us come together and remind ourselves of where we've been and where we're going. My role i hope to create projects that celebrate the lives of our elder community to learn from their lived experience Minneapolis goal is to form and join leadership and self-expression. As a queer Latino artist my heart is committed to the lives and expression of our lgbtq+ and by pop community. Serving as laureate will be able to -- champion and amplify voices that need to be heard. Thank you for this honor.

June 30, 2021

It's with pride they get to serve you.

**Rubio:** Thank you so much. For those heart felt words. And yeah. So I'm emotional too. I'm thrilled to get to work with you in the next few years and excited to engage with you both. In this role. And we look forward to being updated for -- to your updates at the coming months. This is not the last time that you'll be was here. Ly turn it back to you, mayor.

**Wheeler:** Thank you. Commissioner Hardesty?

**Hardesty:** Thank you, mayor. Joaquin you're not supposed to make us cry the first time you come to council. I know and love Leila and know the incredible artist Leila is. I'm looking forward to getting to know the artist you are. Suba you were the light for the city of Portland. No matter where you showed up. And Julie Keith, what a name from my past. To know what an impact that artist had and allowing young people that look like me to get behind a camera and tell their stories. Right. Man, the city of Portland has an incredible history of finding the right artists at the right time. To make us better than we ever thought we could be. I look forward to each of you challenging us to be better than we think we can and to make us do more than we imagine possible. You are the right artists at the right time. And the right place for our future. I want to say mona, this is your first presentation in front of city council, you did a fabulous job. You were so prepared for this. You could have talked all day, I know. I could feel your excitement. Thank you very much for finding these incredible candidates. Thank you, commissioner Rubio. You've out did yourself as the new kid on the block. As the arts commissioner. Wait until you see what the music commissioner has coming. We'll talk. Thank you I'm looking forward to what duo together.

**Wheeler:** Thank you. Commissioner Hardesty would you like to make a motion?

**Hardesty:** I would be honored to make the motion to accept the report as presented.

**Wheeler:** Thank you a second?

**Rubio:** Second.

**Wheeler:** Further discussion? Call the roll.

**Ryan:** Yes. Wow that was powerful commissioner Rubio for selecting two creative laureates and your advocacy ensuring. I want to acknowledge you Suba it was great to have your presence in the meeting and Joaquin and Leila. I vote aye.

**Hardesty:** I think I've said it all. Thank you, thank you for your willingness to serve our city. I'm happy to vote aye.

**Mapps:** You I would like to thank Joaquin for their service if the city I look forward to the terms as creative laureates. I vote aye.

June 30, 2021

**Rubio:** I like to thank Mona and Jeff Hawthorne and the city arts program for their partnership on this and other initiatives and Suba your long service to our city. I would like to my colleagues for seeing the vision and approving the budget amendment for a second laureate. And to Leila and Joaquin for serving. You both represent the best of Portland and who we are today. And we are so proud to have you both in this role. I'm so excited to see what you do in it. And what you do next in the community. Congratulations to both of you. I proudly vote aye.

**Wheeler:** These are important positions. Ultimately the art in our community defines many important respects to our community. It helps express our voice, our emotions, feelings which are sometimes conflicted. Art helps us unravel some of the conflict that exists both within ourselves and within the community and amongst members of the community. So as such, it's a form of expression that the city of Portland has supported far long, long time. Our arts program, support for the regional arts and culture council. The fact that all commissioners have art and culture liaisons within their offices further shows how important this is for this particular council. So it being an important role that is played, it's important we have really topnotch people serve as our laureates. We've been really fortunate that we have had outstanding people step forward, Suba and others. And Leila and Joaquin you're exuding passion. Both of you. Can I tell you are exemplarily for this role? I'm really excited for you. I think it's going to be fun. I always like to underscore that point. We all stand ready to work with you. Let's see where we can take this. And my suspicion is we can take this pretty damn far. I'm happy to see you step forward. I vote aye. The report is accepted, and the appointments are approved. Thank you, commissioner Rubio, for doing a fantastic job for bring forward great people. With that, we will turn to item 519.

**Clerk:** Amend office of the chief administrative officer code to direct the office of management and finance in the city's response to houselessness and urban camping related to the development of safe rest villages as alternatives to high-impact encampments

**Ryan:** I should have a slide show that should appear magically. There it is. Good morning colleagues and community. After months and for me I've been on the council for nine months. Of dialogue with stakeholders, neighborhood associations, houseless advocates, business organizations, houseless providers, and houseless residents and through many formed and recorded meetings with all of you and the Portland city council are peers of the executive commission of the home for everyone. We are ready to take action today. To pave the pathway to bring homeless residents from to stability. In 2019, 4,015 individuals were counted as experiences houselessness in Portland. This was the largest recorded number in our city's history. In 2021 point in time was not conducted due to safety with covid-19. We all understand

June 30, 2021

the pandemic was accelerated. There have been many discussions about solutions. While affordable housing is the goal, what our city needs the most now is a point of entry response to meet those who are chronically unhoused. People who have been experiencing houselessness for at least two years or repeatedly while struggling with the disabling condition such mental illness, substance abuse or physical disabilities. A person suffering with such conditions needs a ramp up access to housing, a case manager knows them by name, a resilience plan. All which vastly improve the chances of sustained stability once housed. Here's our problem at hand. Neighbors experiencing houselessness residing in parks. Natural areas. Right-of-way. And while the city of Portland works with our government in nonprofit and business partners to solve the crisis, the city needs to identify a new comprehensive solution to camping in urban settings. We could do better now that we have stable resources and voters who have identified this crisis as our number one challenge facing the city. Our providers are finally being lifted up with the passenger of here together, passage of the supportive services measure and American rescue plan. There's an opportunity bring more structure, improve gaps in service, utilize data for transparent continuously improve and pay our practitioners in the serve network living wages. Resources must be matched with the commitment to build a more efficient system focused on results, recent clarity within the city and the necessary alignment and focus that will lead to this impact. We have momentum. The ordinance was very close consultation with the street's stability task force comprised of policy staff from all five council offices. Feedback from commissioner Hardesty, commissioner Rubio, commissioner Mapps and mayor Wheeler were essential to create this ordinance. The task force met with members of stop sweeps pdx. Campers at park to learn about the circumstances, and staff from my office met with multiple neighborhood associations to discuss alternative shelter strategies and impacts of urban camping. We also engage with elected officials from metro, state of Oregon on this topic. It was a topic of conversation with senator yesterday. The impact reduction program in the joint office of homeless services also provided constructive feedback as did the Oregon law center. It's been intentional and collaborative for months. It's exciting we can come together and act today. Here's a partial list of key stakeholders who have come together to influence and inspire the ordinance. The entire map is not being laid out today, but the next steps vernal. -- certainly are. And everything glees building a better system between building the streets and long-term housing is needed. Portlanders want action and this ordinance creates clear standards. Which Portlanders experiencing houseless council chambers expect to rest safely. Explains criteria determining which camps are high or low impact. It ensures the impact reduction program assist



June 30, 2021

houseless Portlanders in accessing safe rest individuals should they voluntarily choose to do so and clarifies the impact reduction program is the responsibility of the entirety of the council. Not simply the mayor, or whichever commissioner overseeing the land-owning bureau chosen when the high-impact encampment exists. The ordinance does not criminalize houselessness or feed into the false of to sweep or not. It does provide humanitarian response to meet houseless residents where they are. In terms of safe rest village. We are learning from our other than experiences with dignity village. And St. John's village to name a few. Down in Oakland we have cob on wood. And we go to the city of angels, and we see a much larger individual with color. It's time for us to build more and serve more as we meet our houseless neighbor where is they are. Many of you know this is personal for me. And i am not alone. Many of us have loved ones who suffer from a dual diagnosis in helping them move from the streets to stable housing is rough. My own brother after many failed attempts by family to help could not find a point of entry for him to receive services. Perished in a public restroom with a bus pass, \$0.54 and a bottle of vodka. What if he could enter a village and meet with caring individuals to guide him to mental health services. And survival on the streets could be replaced by a community who have service and provides the most access to living one day at a time. Connection. People who experience houselessness. A person experiencing houselessness has a hope to move into stability with connection. This is hope. This is resilience building. Here's a vision of where this heal willing take place. Outdoor shelters providing sanitation, hygiene, case management, security and most important dignity and stability. The council has directed city bureaus to provide a list of surplus appropriate for use as property for use as outdoor shelters by today, June 30, 2021. City bureaus will work to provide an urgent support for owning a safe rest individual in a matter that demonstrates this is one of the city's top three priorities. From here, the journey to stability can truly begin for a houseless person. Today's ordinance builds upon an action we took in April when we passed the shelter to housing ordinance. This action aligns with all three of our approved budget priorities in May. Houselessness and now is the time to invest American rescue plan dollars to address the number one emergency currently facing our city. In July we will hire a project manager to lead this effort. Late summer we will assemble a community engagement inclusion team to work on the ground while we establish sites with our neighbors and in the fall and winter construction begins and the villages will be populated. Let the building begin. We will do this with openness and adaptability as we move forward. Sometimes failing forward as we adapt to findings from experience and data. Colleagues, let's take a bold step to meet houselessness resident where is they are. And hope their best days and hence Portland's best

June 30, 2021

days are upon us. Thank you. I think I turn it back to you mayor and we go to testimony

**Wheeler:** Ryan that's right. You have invited testimony. Is that correct?

**Ryan:** That is correct.

**Wheeler:** I'll let you do the invited testimony, and we'll ask commissioners if they have questions at that point. Commissioner Hardesty if that will work for you. And after that we'll do public testimony and I want to give folks a heads up. We have quite a few people signed up for public testimony so we will have to limit it to two minutes each. Think about your talking points in that regard. We're not going to be crazy serious about cutting you off at exactly two minutes, but we would like you to think about that time frame, please. We within the to get through this because it's an important item. So commissioner Ryan.

**Ryan:** You have the list? I don't have the names in front of me.

**Clerk:** I believe Mark might have it. If not --

**Ryan:** If not can I look in the zoom room and call people. I see a few.

**Mark Bond:** We have, I see commissioner Meieran is here you want to invite her as elected official.

**Sharon Meieran:** Hello. Almost did the mute thing and caught myself. It's really great to be here today. Mayor, council. My name is Sharon Meieran representing district one. I just so appreciate being here to testify. The situation of people living unsheltered in our community on our streets a public health crisis. It's a public safety crisis. And as we've stated and heard again and again, it's a humanitarian crisis. Individual people have suffered and died as a result of living outside unsheltered. And our community as a whole has been deeply impacted. As an emergency physician working on the front line and commissioner on the local board of health, I know first, and that housing is indeed health. We hear that phrase a lot. Living outside causes tremendous harm and exacerbates harm from a variety of causes. Violence, substance abuse. Chronic disease. Mental illness. Physical and intellectual did i believe and more. This is exacerbated by a pandemic in an already dire problem has worsened. For me the focus for addressing the problem has always been around harm reduction. And while we are striving for a better world where everyone is permanently housed, we need to be recognizing that the thousands of people living outside are subject to significant harm. And our communities are being impacted as a result. I deeply appreciate commissioner Ryan's work acknowledging the situation as it acceptable. I appreciate all the other council members for your deep engagement in this work. This ordinance today provides a framework for evaluating health and safety concerns related to encampments which affect those living there and the surrounding neighborhoods. We must

June 30, 2021

keep a steady focus on that harm reduction approach that I mentioned and improving safety and quality of life. For people experiencing homeless – [dog barking] my dog has opinions on that. While going through this process. We can't enforce our way out of the crisis. Focusing on enforcement strategy without a path to housing, without the supports for people who need to get into housing, only further entrenches people who are houseless in a cycle between encampments, emergency departments and jail. Perpetuating people's need to sleep where they can. A sidewalk, park. Even a few weeks or months before the encampment meets criteria to be removed. As the city moves forward it must prioritize the health and safety of those who are houseless and provide the alternative shelter to those displaced. Along with practical support for their transition. The options provided and I believe that what Ryan has been working on -- commissioner Ryan has been working on must meet basic needs. Be accessible and safe for people in marginalize communities and must be connected to services and supports. Toward that end. We are -- people don't know what the county does often. if we want resources needed to provide save shelter for people, a place to begin healing from trauma and signing up for benefits getting a shower will lead to a healthy long term strategy. As we move forward, mutual commitment will be critical and I believe we have a really strong foundation to lend upon. Thank you for the opportunity to speak today.

**Wheeler:** Thank you. We appreciate it.

**Bond:** Next is Andy Miller.

**Andy Miller:** Thank you. I am the executive director of human solutions. We provide responses to houselessness and our approach focuses on dignity, agency, and choice for people that our housing and economic systems fail. We support the lead of transparent priorities and commission in how pour public systems treat people sleeping outside. And i share hope that this moves beyond what is a binary dialogue. And towards new solutions a dignified process. To ones that provide what we need, basic hygiene, safety, and ought nominee. And our dialogue must have our public conversation to our polarized around specific projects and temporary initiatives needs a new frame. A shared theory of change and brought a narrative and how we believe they'll hot only recognize housing but realize it. And steps like today must fit into a detailed and hopeful road map for more than the next budget year or isolated single resource. Our community needs a multi-year approach, and they can step along the way towards our envisioned end. And as providers we stand with you on reminding our communities that our programs and housing models are working and they are. We need courage to say more and declare our housing systems with racist pasts continue to fail too many. Our community needs

June 30, 2021

to understand how we're committed to reforming those systems and confirm we support approaches like housing first worldwide, proven best practice and demonstrate our affordable housing development systems are pivoting to invest more deeply and urgently in that model and need to be clear, how we'll honor and invest in models for housing. Models born from creativity and spirit of people surviving this. I support this ordinance but want to see it fit into a time-based road map of how we'll have having a home a universal human right that we believe it to be. And let's have that conversation, soon.

**Bond:** Thank you. Next we have Linda Westin.

**Linda Weston:** Good morning mayor Wheeler and commissioners and thank you. I am Linda Westen and on own a small consulting practice and pleased to testify in support of item 519 and every Portlander deserves a place to be safe. We've partnered with transition projects for many years and have supported passage to increase bond funding for lasting solutions for house reports and we applaud your passage of the shelter to housing a continuum plan in April of this year and we've reviewed today's ordinance as an important next step in delivering on the promise of that plan. And our industry is heartened to see the city and county working to implement a comprehensive strategy for providing safe shelter alternatives and we agree safe rest villages will make our community safer and we urge you to seize this opportunity to restore our beautiful city as safe and welcoming environment for everyone. Thank you for voting yes on item 519.

**Bond:** Thank you. Next and last in terms of testimony.

**Jim Francesconi:** Good morning. My name Jim Francesconi here to testify in support of from streets to stability and as commissioner Ryan stated in had a Sunday Oregonian column a value I know you and most Portlanders share, housing is a human right. Portland is a critical moment when several crises are threatening our values. Homelessness is the obvious crisis. We see it everywhere, every day with trash and public safety issues. This plus straits neighbors who want to help but don't know where to turn what we do not see the women are remised, and others kill themselves. People of color, particularly those black and native representative are underrepresented. And in 2019, 119 human beings died on our streets because he to not have a safe place to live. Those are the ones we knew b we have assembled a group of citizens and to those hands we've hired to conduct a cost and impact analysis of various alternative models based on those intended to be served and how long. We hope to have this work completed in 30 days and are also working understand the continuum of support and develop standards and to ensure we have a pulley leveraged to reduce the number of people living unsheltered and to

June 30, 2021

get people housed. The bowl of the safe resting places and must be owe end homelessness of the people that reside there. Not to implement relocation. We implore the commitment to better health support and case management into housing and homeless services and there is an important opportunity to align the work of streets to stability with goals of the supportive housing service measure. And we know this has been stated already is only art of the pathway and hope we're on a cusp to reduce homelessness, unprecedented federal, state, and local investments continued leadership five us hope to treat them with a conclusion and we look forward to working to reduce on flit between homeless and the neighborhoods as we work to realize this vision. Thank you.

**Wheeler:** Thank you for your testimony. We appreciate it and we'll entertain questions at this point and have testimony.

**Hardesty:** I just wanted to take a moment to appreciate the effort that commissioner Ryan impart to bringing us together, today. And this not an easy topic. People see it black and white. There is a lot of gray area that must be addressed. And I just wanted to just take a moment to appreciate what it took to put this ordinance together. The detailed collaboration it took. And a note of caution. This is a beginning and not an ending and we need everybody to have an all hands on deck approach. And land owners will not do this, alone this, all hands on deck and there no perfect policy that going to make every person housed today about it was we'd have passed it a long time ago and would have done it and so I hope I'm limiting expectations that we're on a journey, and we have not fixed it, today and so, I do want to applaud the list. I talk to you and i read what you are wrote and I want you to know how appreciative i am and us, getting to a vote today so we can continue what will be difficult challenging and sometimes, we're going to have to change course. I just wanted to appreciate you with regards to the public.

**Wheeler:** Thank you. How many people do we have signed up for public testimony today?

**Keelan:** 15 people on the call to testify.

**Wheeler:** All right. Very good. Two minutes each, please, name for the record. And Keelan will call new the order on which she has you on the lift.

**Clerk:** David Tunley, Keith Comess and Marisa Espinoza.

**David Tunley:** Good evening, my name David Tunley. When I learned with the streets to stability task force it piqued my interest as impact statement references the encampment. I are worked with my neighbors to try to convince the city of Portland to help restore a sort of balance to the situation I admire efforts to take action, however, it my believe this falls short of creating clear solutions about neighborhood visibility as stated in line item 17 and have spoken with

June 30, 2021

representatives and one thing i have continued to hear is sentiment we hear you and we are talking about had. With you where is the change to this status quo? I know that finding solutions to homelessness is difficult. But what should not be difficult is clearing away trash going into parks and streets of 37th and oak. Picking up drug needles that litter children's playground and tennis courts at the annex, enforcing existing ordinances for vehicles that line streets up and down 37th and oak and enforcing rules for barbecue. Rules. And i know this is a work in progress so I ask you take these into consideration as you move forward with this approach. I hope you can and will do better with the community and I look forward to working with you all on this in the future.

**Clerk:** Next up we have Keith Comess.

**Keith Comess:** I have no specific comments to make. I submitted poignant questions in writing. Thank you.

**Clerk:** Next up Marisa Espinoza.

**Marisa Espinoza:** Good morning can you hear me?

**Wheeler:** Yes.

**Espinoza:** And I apologize I go over time, I prepared three minutes so I'll to quickly. So my name Marisa Espinosa and I coordinate advocacy for housing stabilization services for people aged 55 and up and we appreciate your work and anticipate safe rest villages and knowing these impact preventable trauma and barriers experienced by many. And looking at this to see on vulnerable and this house sweeps can have life threatening consequences. Our understanding of policies informed by conversations and reviewing risk assessments and defining low impact, specifying locations did not name more sites could be at greater risk of being removed. Section one, item d6 indicates encampments less than 50 feet away, compared to concurrent policy I'd buying parts of playgrounds and proposal includes developed parks and another concern is prioritizing sites less than ten feet away and may still be prioritized and specifying businesses could allow more removals and in short, the point system worry about removals and we're concerned about perpetuation of racism and urge council to evaluate gaps and safety and we appreciate the work to address needs and submitted a written testimony. Thank you for your time.

**Clerk:** Next up we have Peter Parks. Mimi German and Heather Tayte.

**Peter Parks:** Hi, I'm Peter Parks. A housed resident and work with overlook houseless community and stop the sweeps. I support rows of tiny houses in struggle to maintain the location in the overlook neighborhood. The city said there will be in effort to sometime and at this time, I am concerned about removing necessity of contacting a commissioner in had charge

June 30, 2021

of a bureau whose land has homeless campers on it. This would allow the city to remove residents from their location on piedmont lane without consulting commissioners. And this would take away checks and balances and I would like to make a comment it would be nice to see the people who are speaking from the community as well as council members. Thank you.

**Clerk:** Next step we have Mimi German.

**Mimi German:** I had to figure out how to unmute. Sorry. My name is Mimi German and I live in St. Johns I'm a housed person that helps take care of folks on the streets and so this is one of the most poorly written ordinances and needs to be rescinded not just taken back but rescinded due to the expedited of- anyway. This ordinance great for profit making and genocide for houseless because includes fast tracking sweeps when there is no housing available now and as a poet words matter to me. The crisis is what people experiencing homelessness are going through. And not with Portland business alliance going through or mayor, or experience of housed residents. The crisis experienced by houseless people that is there are threat of sweeps. We need ordinance for genuine humanity and this will punish and fail again because of the parks clause in it regarding people needing to be 50 feet away from parks. And Ryan's point expedite be sweeps quickly. I remember being told as a child in Hebrew school, Hitler said the same thing regarding expediting of killing of Jews. People can't wait for years while this city works at creating villages for some. And what the city should be doing is providing dumpsters and trash backs and picking up track twice weekly, providing more toilets and cleaning them. No one is cleaning them. I don't know if you know that. This is a fact. Remove responsibility for central city concern and give contracts to toilet companies like Sanican, etc. And provide medical care providing a way to learn who our houseless residents are and get dire care to them they knee. Provide means to get ids to each person on the street with no id they can't pursue critical needs and provide social makers to make visitations to camp a priority along with telling each person when social workers will be returning with information they say they'll be returning with. The reason I know is because I communicate with people on the streets. These services that mayor Wheeler says happen do not happen. Sweeps should never, ever be priority over helping folks and contrary what rapid response has said, sweeps do not help the people they're sweeping and neither do you, Dan Ryan. Shame on you and all of you who bring this forward. We need housing in multiple forms for unhoused neighbors not a genocidal houseless response to the houseless. I happen to know the woman from northwest pilot project and helped to get six people in housing who are elders in St. Johns because I know who they are, our elders and how northwest pilot project is amazing in what they do. They told you in testimony that this ordinance will not

June 30, 2021

help.

**Wheeler:** You have had three and a half minutes.

**German:** Thank you. I am done.

**Clerk:** Next up we have heather Tayte.

**Heather Tayte:** Can you hear me?

**Wheeler:** Yes.

**Tayte:** I second a lot of what Mimi had to say. Fast tracking sweeps of homeless camps during a global pandemic and now, just after this heat wave cruel and inhumane and no matter how you spin it, this will punish, failing the houseless once again, what it does is more sweeps and quickly. What you should be doing addressing issues like putting out dumpsters, cleaning up trash and providing toilets and giving contracts to reliable companies to sanitize toilets we do. Sweeps do not help the people they're sweeping and it's difficult and in cases impossible to get belongings back. How is that helping anyone? Creating more villages is a great idea but fast tracking is not. And there is nowhere to go. If there aren't anywhere to go, what you're doing is making the progress worse. Its unconscionable city council is going forward. While busy writing this hateful ordinance, the people were out there helping people and dan Ryan hasn't responding to the police, the same activists have been helping people. And i urge you to find compassion, stop sweeps and focus on finding solutions instead of stealing peoples' belongings, forcibly removing from their homes and claiming you're helping. And you're supposed to be serving the city not just the pba. Thank you.

**Sabina Urdes:** My name Sabina Urdes and Saturday through Monday during record breaking temperatures of over 110 degrees volunteers were out and after seeing people collapse from heat all weekend receiving no help from the city and how to advocate just to get water faucets to help people cool down when experiencing heat stroke I'm disheartened to hear what commissioner Ryan is proposing today. Sugar coating is fast tracking of sweeps with less need are for the city to justify it and I wish you can look people in the eyes today and learn stories of my neighbors. They are combat veterans and I know them personally, like angel. Single moms, some with newborn babies like Christina who came and asked us to pray with us. Lgbtq folks have been rejected because of who they are. Like Michelle, wheeling around her whole life with a suitcase and she wishes this heat wave will kill her so she doesn't have to wake up to suffering. Elders like Steve refusing transport to the hospital as having a heat stroke because he didn't want to leave his dog behind. And people battling substance use disorder are vulnerable and it's disheartening to see them use as an excuse for sweeps. Yes we need to house them. But until we



June 30, 2021

can provide housing for people without barriers, can you not make it impossible for them to survive? If we move people this poses a right after this tock health. Based on how i saw people collapsing in this heat i can tell you people will die if you sweep their tents. However you want to the sugar coat pretending you're sweeping people in a kind way, it results in same impact. There are no crime sweeps. Please stop making it hard for people to survive. I want to commissioner Hardesty, who showed up with food and ice, and street response showed up in response to the community request and delivered what the community asked for so we can cool down people overheating and they worked with us, and water bureau with drinkable water and I wish you can see he relieve provided to people who are experiencing heat stroke and in the able to go to the hospital. Thank you.

**Clerk:** Next up we have Chris LeDoux.

**Chris LeDoux:** I am a housed member of Portland supporting folks living on streets and I'm concerned about the proposal to require safe resting villages to be illegally run. We must allow communities to have a level of sovereignty an concerned about authorship for hesitation to do clean ups and cause more harm. And can lead to displacement and loss of personal property, and I worked with folks living on streets and i see these spots empty instead of cleaned up. Instead I see loss, hurt, pain, struggle, courage, trauma. And sweeps have a high impact on communities. They're evictions from a camp that have a high impact. When a community member is kill by police. This has a high impact on the community. Another option is homeless services told they can no longer get supplies and for the role it played among low death rate is consideration of trust city is saying only working nonprofit agencies and this is only part of the support in this community. I would like to ask you to end erasure in the mutual aid networks. And I ask you see mutual aid communities and talk to folks involved and this is disheartening. Thank you, commissioner Hardesty and limit the logic in helping the community that doesn't deserve it.

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

**Wheeler:** There is a question.

**Hardesty:** Thank you, mayor. There is a misperception six villages are going to be the only safe areas for people experiencing houselessness now. That is not my understand. If there are six you have clear criteria for. Our goal is to create many safe sweeping areas as we can on land owned not just for the city but every other area that we can get a handle on the land. Am I accurate?

**Ryan:** You're accurate and mark has been facilitating this conversation. Mark, do you want to add anything?

June 30, 2021

**Bond:** You're right. The goal is not the end all, be all but to create a village and spur the general public to build on the work here, today and in the goal is creating save guidelines for houseless community to understand if camping outside of certain parameters they can expect to be safe, free from engagement by hucker. It doesn't impact.

**TJ Browning:** Good afternoon, this is TJ Browning safety chair for Laurelhurst neighborhood association. I want to start out thank you, commissioner Ryan this, long overdue and much appreciated. I just want to start out with that. However, people who do the individuals you're targeting, bad choice of words, sorry, commissioner is a minority of those camping on the streets and Lucas Hillier warned you if unsanctioned captions continue to exist, campers will not go to shelters housed in sanctioned camps. Those willing to go to shelters and sanctioned camps are stated not the problem for those of us that are housed and others on the streets and they're service resistant, criminals and those who publicly state they don't want to live within societal norms are the problem for the housed and unhoused. And crime data around sanctioned camps indicate there are safe place. We don't have crime around sanctioned camps. Unfortunately we don't have that same data around camps that aren't regulated or sanctioned. I don't think this goes far enough. I hope it's going to help a small group who deserve and need help but going to leave out the vast majority of the city of Portland who asking for help, from you. Thank you.

**Clerk:** Next up we are Tim McCormick.

**Tim McCormick:** Hi. Give me a thumbs up if you're hearing me. Thank you. I'm the founder of pdf shelter forum. And creating public forums and that is a I'm houseless and living out of my car in northern California in the place i felt safe to go to after forced out of my housing. Talking to you from there. I want to note that contemporary to the presentation there is no engagement from streets disability group or anyone commissioner with our group, are me. There are efforts to invite to you join our testimony, i question key points, based on ten years of lived experience and in particular, the vast majority are like me, not like that. We need a low cost, low barrier permanent housing. And I have spent three years with collaborators developing worked out proposals for such large scale housing with my trust, village collaborative and coalition after three years I'd like to say one person in Portland responded. Thank you, Sarah Ieneri for that. I have not been able to get response from any other person in Portland. I was born in Portland, graduated Portland public schools, lived here nearly 50 years and I don't see there is a place for me to go right now to live and don't know I can continue to do what I'm doing when I found find there are ears trying to hear what I'm trying to do. There are other places that could use my expertise and experience. And I put on the table detailed conversations for the scale of tens of

June 30, 2021

thousands of homes we need. It's just hit a brick wall to discuss it. Thank you for your time. Bye.

**Clerk:** Next up, Gill Williams.

**Gill Williams:** Thank you, mayor, and councilors. Hi name is Gill Williams a resident in Laurelhurst. I do not support this passage. It calls short of addressing a comprehensive approach to homelessness and item 11 providing better services is critical and there is no wording to address that. It needs to address more than just housing and I think provision of services is critical to their language providing teeth to this that are rarely used. If you're given an opportunity to deny loveable optics it's important there are metrics that let us know processes being made. I think there needs to be metric as associated with this. It's, unless you're going to, it address this this, it's an end so we have to look at all aspects of this and in understanding this is a global crisis and I want to get back to the Portland we know, and love. Thank you.

**Clerk:** Next up Fiona Burgess.

**Fiona Burgess:** Can you hear me?

**Wheeler:** Yes.

**Fiona Burgess:** My name Fiona Burgess doing everything I can to aid homeless neighbors. And this establishment is documented and contingent on ensuring and removing their rights and bypassing negotiations by relying on impact to justify endangerment of our population. And the elders would have you believe this is part of a measure to avoid removal of low impact camps. Where are the low impact camps that are defined? Too close to a home, school, hazardous area? What does that leave? Leaves no option but to cut off from resources and community or risk being displaced and expediting other practices. To reduce impact, how about quality of life concerns? Is there capacity to provide trash pickup? There is more typical case management? And are outreach workers providing health care access to people can pursue housing without navigating threats? Or waiting to people to trek across down in 112 degree weather to pick up water bottles. And better yet invest in accessible housing. Thank you.

**Clerk:** Next up, Vivien Lyon.

**Vivien Lyon:** Good afternoon, and I'm going to identify there are too many areas that appear to will you or discretionary sweeps which is a humanitarian disaster. The language in sections c and d and I understand the ordinance more than bullet points. I want to identify some areas within these bullet points that I think could be problematic for communities. I'd like to see what evidence for instance there is to suggest that uncontained debris that is used against unhoused people, how do we know that that is the fault of the residents? It could be the fault of third party city contractors. And ordinance needs to define the harm unhoused people that come by those

June 30, 2021

addictions after becoming unhoused not prior and let's not throw vulnerable people on the bus and target people when they don't have health insurance and can't get prescription from us. I with lick ordinance to define reports and we know these are based on a person's appearance, clothes or unbathed these are racist and classist issues not criminal issues. And what makes size of camp relevant? It reflects lack of affordable housing cue to choices made by people sitting on city council now. Unhoused people are safer in larger numbers and size. Carp and what is going to be used to reduce what other should be implemented? What ways is city council dedicated to treating unhoused folks. I would support if this could this is eliminating and guarantees stake holder inclusion.

**Wheeler:** Sorry but you're at 3: 30 now. Can you wrap it up, please?

**Lyon:** Yes. I mean camp residents must be included. Thank you very much.

**Clerk:** Next up we have Benjamin Donlon.

**Benjamin Donlon:** Hello. I just want to thank all of the commissioners for getting together and I'm sure you're familiar with my opinions on enforcement and part of the stop sweeps coalition. I'll skip over that. I'm interested in learning about details about this save villages if there few you're conversations I'd love to be part of them so about seven years ago, Sarah Rankin developed models around safe rest parking and villages that are similar to this model here. That is a I can provide some academic papers she's put out. One question about villages, I helped deliver ice and water so I'm rambling. I want to support this but there not enough information and so some questions are what are the sizes of the villages? Are services mandatory? There is problems that i have and they have highest eviction rates and I suggest you look at that data from the office and there are thresholds considering what I call service resistant folk what is the revenue for funding abuse? Might I suggest you look into parking meter revenues program going into funding? Or maybe, taking 20% of their revenue and what are there what is the level of autonomy? The level of democracy wrapped around this? Will the victims have say about policies and procedures? Right? These are the questions I have. And I'm interested in knowing about these villages because I to think that is a critical thing in the city right? I just wanted to thank the commissioners and other offices that have been supportive and we've part moored with the fire department and with navigation teams to hope to partner with next few months and so we can fund --.

**Wheeler:** You're a minute and a half over and have to cut you off. I'm sorry, folks. And there is some forbearance.

**Ryan:** Mayor, I just want to thank Benjamin. He met with streets to stability task force and was a

June 30, 2021

point of contact with folks. So we look forward to engaging with you. And we'll keep you close.

**Wheeler:** Keelan, how many more folks?

**Clerk:** One more person.

**Wheeler:** Excellent. Go ahead.

**Clerk:** Bernard de Livaudais.

**Bernard de Livaudais:** It's okay. I am an actual homeless person. And I hear you throw around terms many are insulting. And I hear where I live, we've built a place, that has all of the things you're talk with villages you want to concentrate people into. We have toilets that we created using chemicals and port a potties. When I sent an e-mail and asked for a porta potty I told the nearest was 30 minutes and I should walk to it. Sorry. So I've never had anyone contact me and ask questions and we've been out there and sent the day from, the city came and block the camp. I know ted didn't open the e-mail but miss Hardesty did and I don't understand why you want to kill us. Why you listen to these classist people like Laurelhurst neighborhood association very screen shots of their neighborhood account and it's disgusting. So I'd like to you start asking for homeless people with what we think and we can show you a place what sanitary and safe. I'm sure that is not going to matter because now I've told you and ted is going to do what he does and he's going to shoot [ expletive ] tear gas at us.

**Wheeler:** Just a reminder this, is family television, we have a license from the fcc. Do not drop the f bomb or you put the risk for everybody to be able to testify and to hear this council session so please, in future I know people are passionate on this issue. Let's limit f-bombs. With that, colleagues, questions? Comments? So this is.

**Hardesty:** I hit my button late. First I wanted to appreciate people who testified today and this is a deeply felt issue and we're not going to have everything figure out from voting on this measure. I just wanted to start with is clearly this, is a community effort and will take this community to make it work. There is no one policy going to fix what is broken and I look forward to address concerns we are tow. I know this is a living and breathing document. And what I am hopeful for, as we considered this vote that you can layout a timeline we're going to get updates and we're going to make changes based on what we've learned in real time. And I'm in support of the vision and i want to be clear about that. And I don't want to ignore fear that I hear but it continues to be responsive to some of what we heard today. Some of what we have heard is fear paced on the unknown. And based on what isn't written in ordinance and what people are reading into it and so I'm confident community members will be seeing a vision of a multiple of openings for people to have few options. If you're not making 24 \$ an hour, you're house broke.

June 30, 2021

That is the issue we're attempting to adjust. So it's the beginning of us working in coordination to address this critical issue. That is where I am and I we're in the going to be addressing that.

**Wheeler:** This is a nonemergency ordinance.

**Mapps:** I want to everyone for testifying today. Every I have worked with every office here and there is an urgency around this. I'd like to build on the on ser vacation this is a nonemergency ordinance, actually. I've offered to make this an emergency ordinance.

**Wheeler:** I will second. Seeing none, call the roll.

**Wheeler:** It's now an emergency ordinance and we'll take a vote today. Any further discussions on the main motion as amended? Call roll.

**Clerk:** Ryan?

**Ryan:** Yes. Before I dive in, I want to thank each person. I'm grateful for focus and I'll continue to have dialogue like we're doing today and thank you to the provider network and initiative as moving it forward and I'd like to thank the staff and thank my policy director mark facilitates and guides meetings with heart and head and balance the patience. I want to thank the public, I'm listening, and I hear you. I want to you know I've been reflecting on everything you've said. This is not enough for some of you. You're upset and have you every right to be. Know that anyone affects every neighborhood and I hope you'll listen and reflect with me as I recall what this is and does. We'll work to address unwelcoming, unacceptable conditions on our streets and means we'll build neighbors including the community before the end of the year. This means we'll pivot from current unregulated communities to where Portlanders can live had dignity with no harm to the environment and access to safety and this means that many crews will work together. We are two choices to make. We can humble roll up our lives and build together. This is time to roll with punches and get up, and do and to hot look good, but be good. I can't wait to work with you. Thank you for everyone, including our community partners. And continue to make our community safer, here we are. Here we go. I vote aye.

**Wheeler:** Thank you. Point of order. Legal counsel?

**Naomi Sheffield:** Apologize and this intend of the amendment removing to add for reasons stated and to have it become effective immediately.

**Mapps:** That is correct.

**Sheffield:** That can we just revote so that is clear?

**Mapps:** Sure. Do we need a motion?

**Wheeler:** No. I assume motion still stands, my second stands. We'll interrupt the vote for just a moment on the main motion. Keelan can you go back an recall the vote please?

**Clerk:** Ryan?

**Ryan:** Aye.

**Clerk:** Hardesty?

**Hardesty:** Yes.

**Clerk:** Mapps?

**Mapps:** Aye.

**Clerk:** Rubio?

**Clerk:** Wheeler?

**Wheeler:** Thank you. I vote aye. Amendment is on the table and you may resume roll on main motion as amended.

**Clerk:** Hardesty?

**Hardesty:** First, I want to start off by thanking the council for working together to bring something that isn't the whole package any of us wanted and that is what deliberations look like and what could happen if not intentional about making sure we're implementing policy and we're holding each other accountable for outcomes. There is a long road ahead. We knew houseless population could expand and we have not experienced the moratorium but that happens for people that are fortunate enough to know how to get that extended and we're in for a hard ride that will be working. We'll stop holding other people accountable and we'll decide we each have a role and obligation to do our part to make sure we're not making people's lives harder is this everything I wanted no. Do I believe my colleagues are committed? Yes. Do I believe we're doing the best we can based on what resources we have? Yes. Will I be holding my colleagues accountable for making sure we're living up to who we think we are? No question. I will say, today I am proud of this vote and because we have seen Portlanders in every corner step up in ways I have never seen this, is not the time to move the foot off the pedal and go full speed ahead to make sure our community members can expect to be treated with dignity and path towards housing they can afford to live in. I'm happy to vote aye.

**Clerk:** Mapps?

**Mapps:** Aye.

**Clerk:** Rubio?

**Rubio:** I want to thank commissioner Ryan and his team and mark Vaughn for living and breathing this work and working with our offices. And I appreciate the testimony today and uncertainty expressed and your questions challenge us to do better and this represents thoughtful work and conversations and I want to appreciate any my colleague for his leadership.

June 30, 2021

And this is the aim to provide more dignity and safety to this community. And what this is ensuring people are supported in creating dignity deserved. The city has a responsibility to provide services and houses for alternative shelter an important that because this is the right place to set up and continue partnering with the county and state to create more housing options for spaces and we find new ways to experience those views of homelessness and there no one magic solution because it's been just decades in the making and already other pieces that are important that we need to continue on and we need everything to be in play and none of the things works alone unless working with all of us in the table. Ask so I look forward to continuing to work with him to meet expectations that our community set for us and to thank you for questions and conversation and these have ensured development of better policy. Thank you. And I vote aye.

**Clerk:** May I ask to vote one more time as amended? Since we've made that correction?

**Ryan:** Sure. I won't reread remarks but I vote aye.

**Wheeler:** That not fair. He got a chance to practice and did it with style. Thank you for that and thank you for your team and we've done a great job with our housing commissioner and this is an important first step. Very a unique perspective. I'm hearing from the community and this is proliferation of the public camps is creating environmental and health impacts and we have a gut duty to respond to public safety, health and environmental impacts and we are. And what i hear loudly an clearly interest often the same people that they expect us to be compassionate and that they expect us to have compassion and there is an agreement in between and i thought that this is new and we're in the process of reshaping in this community. I want to thank everybody and just mention impact team over 15 months over 100 hygiene stations and worked with outreach teams to connect hundreds of people with housing and shelters and about public health issues surrounding covid-19. This does something that may not seem sexy but it clarifies rolls within the city and affirms authority of impact reduction team to do work in terms of the main services that i just mentioned, and to work on remediation as well. And I want to acknowledge it's a first step and we have heard today so that I just want to say to folks this may not seem unknown but it lays an important foundation for how the city conducts this work. And who and what expectations of the work will be we're working to help lay foundation are for these that will give us an opportunity owe do more in terms of recusing conflicts and with housed and unhoused populations. I vote aye. Ordinance is approved. And at this point we'll take a humanitarian break. A five minute break. Council member Hardesty, I am excused. 50 minutes ago.



June 30, 2021

**Hardesty:** Yes. If I may how many items do we have left?

**Wheeler:** What remaining on the docket is 1, 2. Three second readings, which I expect would go quickly. And then, there is your two items from the bureau of transportation. Both estimated ten minutes. And then, commissioner Mapps has a grant agreement ordinance and commissioner Rubio a competitive solicitation order moneys for parks bureau. So --.

**Hardesty:** I support taking a ten minute break. We may get through a lot of that within minutes of coming back and make a decision whether to shift it to the afternoon agenda.

**Wheeler:** Yes. I think that is a realistic expectation. None of these look hugely time consuming. They look pretty technical just first and so we'll take a ten minute recess and council president Hardesty and her last official act as council president will preside over rest of the session. So, thank you all. We're in recess.

**Hardesty:** Thank you, mayor, enjoy the afternoon.

**Wheeler:** Thank you.

**Hardesty:** Thank you for letting me now. Well, if Keelan is back, I say let's start recording and thank you. What our next agenda item?

**Clerk:** Thank you, madam president, portion of city code signs planning and zoning to assistance to adjust and continue operations during and through the covid-19 and democratic.

**Hardesty:** Thank you this, is a second reading do you want to add anything to this conversation? Commissioner you're muted.

**Ryan:** I don't know. We've missed you this week and I know commissioner Mapps and Rubio were having dialogue?

**Hardesty:** That is correct.

**Ryan:** Can you dive into that?

**Hardesty:** There may be an amendment moving forward. And so we had first meeting and as we're talking about time lines being commissioner Rubio would you like to weigh in?

**Rubio:** Yes. We've been working to catalog and identify artists and I was not here to be useful or helpful and ensure respectful removal we want to make sure there is must have time and I appreciate there is a generous amount of time for respectful removal and I appreciate the alignment of the time line for murals to align with the emergency declaration ending and we've learned it's ending September 30th. I would like to introduce an amendment to keep in this in place so until December 31, 2021, and accept teams are moving together.

**Hardesty:** Okay. And so do you see this as a friendly amendment?

**Mapps:** Yes. So, I did.

June 30, 2021

**Hardesty:** And I'm going to make sure I'm legal. Does this require us to vote as rented by commissioner Rubio?

**Linly Rees:** So I am, I can jump in this and I think what we need to do is make sure it's clear which portions of being changed what dates is yes. You should vote on and needs to go to another reading so anything else?

**Hardesty:** And so commissioner made a motion to amend the section, let me find an appropriate section that we're amending. I leave had is a I will ask her step in.

**Rubio:** I have the language-

**Hardesty:** Why don't you read the language for the words you're changing?

**Rubio:** Okay. I would like to introduce how long murals can remain in place without a permit or are adjustments and with pcc31.130.230.a.3 and b.3.40 and 33.510.# 20.b to allow permits to remain in place without a permit until December 31, 2021.

**Hardesty:** Commissioner Mapps? Do you second that?

**Mapps:** I do.

**Ryan:** And Matt and Rebecca were nodding and doing thumbs up.

**Hardesty:** I was. Too. Would you please call roll on the amendment?

**Clerk:** Ryan?

**Ryan:** Aye.

**Clerk:** Hardesty?

**Hardesty:** Aye.

**Clerk:** Mapps?

**Mapps:** Aye.

**Clerk:** Rubio?

**Rubio:** Aye.

**Hardesty:** And commissioner Ryan, I the director and in regard to amendments. I have had concerns about exemptions and amount of money that would trigger exemptions. It's going to be a second reading, commissioner and I would like to, if it's okay with you, have Rebecca, your director talk about amendments that her and I, I thought would make it better and would address issues that I have. It's up to you. I'd like to have them on public record these are changes we've discussed that could earn my support. Is that okay?

**Ryan:** Absolutely. I'm, I heard you're working with director Esau.

**Hardesty:** Thank you for making yourself available and hearing concerns are articulated and first times we've talked with this ordinance. Please.

June 30, 2021

**Rebecca Esau:** Thank you. I'm the director of bureau of development services and conversation with staff in looking at ways to narrow of scope of which projects would be eligible for a waiver of updates commissioner Hardesty was looking at limiting those to projects that needed to get up and running and not, this characterizing your interest, in the having that benefits as wide a net and so one of those ideas was to limit to just projects that include a community service use. Including shelters, drug, alcohol centers and vocational training for persons with disabling conditions, charitable meal service the shelter at the rite aid would have 90-100 beds, project valuation is \$5 million means they'd need to spend \$500,000; money would agree could be better spent elsewhere that is one category and another was day care uses that are defined in the zoning code. So it would be easy to implement and administer which include those and another would be affordable housing units and last retail projects including a valuation with \$500,000 or less so restricts those smaller scale retail are projects.

**Hardesty:** Thank you. You did an excellent job of articulating vision and solutions I thought were going to be helpful.

**Ryan:** I can get behind exceptions talking about low income housing. 500k limit is where I'm not there on that. I was there, until that. So it was presented like a menu, then, check, check, check that. Was too low for me. There is a lot of places that would benefit.

**Hardesty:** Where do you want to go?

**Ryan:** I was kind of focused on another ordinance.

**Hardesty:** I don't want to put you on the spot.

**Ryan:** I don't want to say something I regret on the dais.

**Hardesty:** I think you've been generous in allowing both commissioner Rubio's interests in being addressed and so on that note I'm happy to poll your direction. It will be held over for a second hearing. And what your wish?

**Ryan:** I know, second readings can be dot, dot, dot, I'm good with delaying it. I might land this right.

**Hardesty:** I appreciate the effort taken. And thank you, matt. Also. And who knew he had too up owe many times but in my opinion it's going to be better, every time we talk about it and more intentional every time and so in that case, let me ask, Linly. I want to make sure we're not delayed for second reading. And so when it comes back to counsel it, it will be ready for action. Does that mean I should set it over for a second hear something had what do you recommend that I do?

**Rees:** So you need to set it over and the question is next week or two weeks. The question is if is

June 30, 2021

clear, about the desire to get your amendments, president, on the backs next week and you think you can get it done you can say you just send it over ben what would be fine, too.

**Hardesty:** Thank you.

**Ryan:** I love adaptable attorneys.

**Hardesty:** We'll set this over until next week and continue to work with the director Esau on amendments if commissioner Ryan not available we'll set it over for another week. And what is our next item?

**Clerk:** Thank you. Is this being continued? Or passing it pen? I just want to make sure.

**Hardesty:** We're continuing the item. Because anticipate we may have an amendment when it comes back in, front of the bod aye.

**Clerk:** Thank you. Next item is 521 amendment public improvements code to align with changes to residential information project.

**Hardesty:** Which number? Sorry?

**Clerk:** 521.

**Hardesty:** This he. I'm, I believe I still have a hard time making sure this is this lane with the project we spent years bringing to the city council. I have a hill here and you are my questions on this issue. Do we are public testimony on this issue?

**Clerk:** No one signed up.

**Hardesty:** It will carry over to second reading.

**Clerk:** I'm sorry, it looks like this an emergency.

**Anne Hill:** The reason it's an emergency so that it can be had affect august 1st so this alignment with when rip goes into effect.

**Hardesty:** I missed a star next to my agenda item. Would you call roll, please?

**Clerk:** Ryan?

**Ryan:** Yes. It did have an asterisk and i vote aye.

**Clerk:** Mapps?

**Mapps:** Aye.

**Hardesty:** From calling next item I want colleagues to know my plan to have us out by 1: 30 so we have a half hour from afternoon session. Thinking we don't get to we'll carry to afternoon agenda? Is that okay? Okay.

**Hardesty:** This years a lot making and there short time line and I'm happy to introduce David McEldowney are the Portland bureau of transportation to speak on this item.

**David McEldowney:** Good afternoon. We have, I'm David McEldowney and PBOT property

June 30, 2021

manager. I wanted to discuss a parcel of land immediately north by 405 and I'm going to share my presentation with you. Let me know had you can see that.

**Hardesty:** Not yet.

**McEldowney:** Okay. There we go so. Property jointly own by city of Portland and Oregon department of transportation and what we're trying to do is to reallocate property rights on had jointly owned property city own owns 60% and tate owns 40% and had action will allow us to recouple. The city identified this area as a good location for a camp to be located on and what we're trying to do is remove from interests the portion the city will have and what this will involve is two deeds. One from the city to o dot and one from o dot to the city. This is the easiest of all to get it done in time we need those waived and i will point out we're in the going through that process, I did reach out to all three bureaus and this is a general location. You can see where property sits had relation to the city. City will receive a north end this, is what we'll use for sanctioned camp. And your city and state acquired this property to be used for Harvard drive and now is that it to parkway. In 1970s it was removed and land has sat, vacant, since that time. Taking a look at this there is a ramp that came down and met on to what is now Naito parkway. Property is still on the right of way. And we're trying to maintain original platted lot lines and idea is that this gives us a look at what the division of the property would look like, there. And unless anyone has questions that is the end.

**Hardesty:** Keelan anyone signed up on this item?

**Clerk:** No one signed up.

**Clerk:** [ calling roll ].

**Hardesty:** David, thank you for that excellent presentation this, has been a long time coming and I'm pleased we're able to have a clear line of separation. I vote aye. So it is 1:27 would you help review what we have left today? And I'd like to make a motion to move to bottom of our afternoon agenda.

**Clerk:** Yes. 523, looks like wasn't scheduled to take more than five minutes, and we have a second reading 524 and another, 525 and last item being rescheduled.

**Hardesty:** So I believe we need to read item back and I'll turn it over to commissioner Rubio to return it back to our office.

**Clerk:** 526 authorize price agreements for site work, erosion control an planting on behalf of Portland parks and recreation for amount not to exceed \$8 million.

**Rubio:** So had item will be rescheduled.

**Hardesty:** Thank you. So it is done. So looks like we have three items we'll carry to afternoon and

June 30, 2021

so fabulous, we're adjourned until 5 p.m. Get some food. Get outside. See you soon.

**Clerk:** Thank you.

**At 1:29 p.m., Council recessed.**

June 30, 2021  
**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.

June 30, 2021            2:00 p.m.

**Hardesty:** Good afternoon. Welcome. We have two more minutes before we start. Good afternoon. Welcome. It's June 30th, 2: 00 p.m. Hearing on type four demolition and type review for the blanket house. Clerk will you please read the item.

**Clerk:** Do you mind if I call the roll.

**Hardesty:** Yes. I guess we should know if anybody is here. Let's call the roll.

**Clerk:** (roll call).

**Hardesty:** Thank you. If I will have the clerk read the item.

**Linly Rees:** Madam President. I feel like we're just interrupting you. Would you please read the script about having to meet electronically first? I'll do the rules of decorum. If you don't have it, I have an approximation of it.

**Hardesty:** I did not get that. I just have the script for the hearing.

**Rees:** Let me do that and I'll follow with the conduct during hearings. And then we'll read the hearing. Under Portland city code and state law the Council is holding this meeting electronically. Through required public notice the public is requested to participate. The need to limit in person contact and social distancing. The pandemic is requires us to meet electronically for health safety and welfare. I'll read the conduct. You may sign up in advance for communications to briefly speak about any subject. You may sign up for public testimony for resolutions or first readings of ordinances. How and when you may sign up for testimony. Your testimony should address the matter being considered at the time. 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. When your time is up the presiding officer will ask you to conclude. Disruptive conduct such as shouting or interrupting will not be allowed. A warning will be given that

June 30, 2021

further disruption may result in the person being placed on hold or ejected for the remainder of the meeting.

**Hardesty:** I'm really taking on the President's role. Talking while I'm muted. Thank you very much. Third time's a charm. I will now ask Megan to read the item.

**Clerk:** 527. Consider proposal of 340 NW Glisan for Demolition Review and Adjustment Review approval, and Bureau of Development Staff recommendation for denial, for a contributing building, the Old Blanchet House at 340 NW Glisan Street in the New Chinatown/Japantown National Register Historic District.

**Hardesty:** Thank you. The city attorney will give us some information about today's hearing.

**Rees:** If you aren't tired of hearing from me yet President. This is an evidentiary hearing which means you may submit new evidence to Council in support of your argument. Testimony will be heard as follows; we'll begin with a staff report from BDS staff for approximately ten minutes. Following the staff report Council will hear from interested persons in the following order. The applicant will go first and have 10 minutes to address Council. After the applicant Council will hear from individuals or organizations who support the applicant's proposal. Each person will have three minutes. Next we will hear from representatives from historic landmark's commission for five minutes. Next Council will hear from persons or organizations who oppose the proposal. Each person will have three minutes. If there was testimony in opposition to the applicant's proposal, the applicant will have five additional minutes to rebut testimony given in opposition to the proposal. Then Council may close the hearing and deliberate. The Council may take a vote today if the vote is a tentative vote, Council will set a future date for the adoption of findings and the final vote. There are several guidelines I'd like to announce for those addressing City Council today. First, submitting evidence into the record. Any letters or documents you wish to be part of the record should be given to the Council clerk after you testify. You may do that electronically. Any slides, photographs, drawings, maps, videos, or other items you wish to be entered into evidence need to be given to the Council clerk to be sure they become part of the record. Second, testimony must be directed to approval criteria. Any testimony, arguments, and evidence you present must be directed toward the applicable approval criteria for this land use review or other criteria in the city's comprehensive planner zoning code you believe apply to the decision. BDS staff will identify the applicable approval criteria as part of their staff report to Council. Third, issues must be raised with specificity. You must raise an issue clearly enough to give and the parties an opportunity to respond to the issue. If you don't you will be precluded from appealing to the land use board of appeals based on the issue. Fourth, the applicant must



June 30, 2021

identify constitutional challenges to conditions of approval. If the applicant fails to raise constitutional or other issues related to proposed conditions of approval with enough specificity to allow Council to respond, the applicant will be precluded from bringing an action of damages in circuit court. Fifth, prior to the close of this hearing, any participant may request an opportunity to present additional evidence or testimony. If such a request is made, the Council will either grant a continuance or hold the record open to provide an opportunity to submit additional evidence and an opportunity to respond to that new evidence. That concludes my remarks. Commissioner Hardesty.

**Hardesty:** Thank you very much, Linly. That was very thorough. Now, it is my job to ask, do any members of the Council wish to declare a conflict of interest in this matter? Commissioner Mapps.

**Mapps:** Madam President, I don't have a conflict of interest, but I have, sine I have been on this Council, I have gone down and looked at the site largely in the context of visiting the homeless services that are provided by the parties before us today. I think it was in early February if I remember that correctly.

**Hardesty:** Thank you Commissioner Mapps, Commissioner Rubio.

**Rubio:** Madam President, I too would just like to declare that I have visited this site recently, within the last one to two months.

**Hardesty:** Thank you. Commissioner Ryan was still attempting to get on the line. Hopefully he'll be joining us soon. He was having some internet difficulties. So this does not appear to be a conflict of interest. And so, based on what the Council members have told me, I see no Council member has a conflict of interest as prescribed. My next question for the Council, does any Council member have ex parte contacts to declare or information gathered outside of this meeting to disclose.

**Rees:** Commissioner Hardesty, I think Commissioner Rubio in declaring a site visit, if the site visit happened after the application was submitted in late March, it would be considered potentially an ex parte contact. So let's put it in that category so when you ask if anybody wants to question or challenge the ex parte contact, this would be the time to do that.

**Hardesty:** Thank you very much. So would anybody like to challenge or question the ex parte communication as represented by Commissioner Rubio? I'm not seeing any challenges to Commissioner Rubio's declaration. And we are good for me to move to questions two? I've got to keep looking at my lawyer to make sure I'm doing what I need to do here since this is a legal official process.

June 30, 2021

**Rees:** So Commissioner, I guess one thing I would say is as you're asking these question because we're electronic rather than where somebody could stand up in chambers. If you are an attendee today, the way you identify if you have an objection, is by doing a hand raise your hand on zoom. If you are having problems with that please text the Council clerk.

**Hardesty:** Thank you. Do any Council members have ex parte contacts to declare or information gathered outside of the hearing to disclose today? I will call on myself, Council President. In my very first month of office the very first place I visited was Blanchet House and I toured the property and had conversations with leadership there. But that's the last time in my official role as a Council member that I had communication with individuals that represent Blanchet House. So am I declaring an ex parte communication? February of 2019.

**Rees:** No because the application wasn't submitted. But you can ask if anybody has any questions or wants to challenge it.

**Hardesty:** Does anybody have any questions of me based on the information I just disclosed. Please raise your hand on the zoom or speak up so I can make sure I don't miss anyone. There does not appear to be any questions on my behalf. Any other Council members? Seeing none. There does not appear to be additional Council members that had ex parte communication. Have any members of the Council made any visits to the sites involved in this matter other than what you've disclosed so far? Seeing none. No one appears to have visited the site. Do the Council members have any other matters that need to be discussed before we begin the hearing? Commissioner Rubio.

**Rubio:** I just want to clarify that I'm disclosing at the right time.

**Hardesty:** If you're on the public record Commissioner Rubio, so I think you are covered. Otherwise Linly would have jumped in and making me do something different. So I appreciate you checking, but I've kept my eye on Linly's eye so as long as they are good, we are good. I think this is the first kind of hearing we have had with most of the Council being new so it is really good that you get clarification early. Thank you. Okay, so let's see. Again, my last questions was do any members of the Council have any additional matters to discuss before we begin the hearing? Seeing no matters, in that case, I'm going to turn it back over to you Linly, is that --.

**Rees:** Sure I'm glad. We're going to call for testimony. I'm glad to help through that. First up is the staff report for ten minutes.

**Hardesty:** Excellent. Staff.

**Tim Heron:** Great. Thank you. Hello everyone. I hope everyone is cooler today than they were the last few days. My name is Tim Heron, I'm with the bureau of development services, I'm a

June 30, 2021

Senior Planner. I also wrote the staff report and recommendation that you have before you. I'm going to talk through this once I share my screen. I'm assuming you guys can all see my screen. So this is a staff report recommendation on City Council for the type four demolition review. LU 21-029602DMAD as a demolition review DM and an adjustment request, which is the AD. This is for the old Blanchet House otherwise known as the Yamaguchi Hotel, located at 340 NW Glisan street. Our city attorney already rattled off the order, but just to give you a visual, I'm going to start and hand it over to the applicant and then we will follow the rest of the order. Really quick this type four process, you're correct Commissioner, I don't think any of you have seen one of these. It's not just because you're new, they just don't happen that often. The last one we had was five years ago. It's a thorough process. An application is required, proposals, notice goes out, the site is required to be posted. There's a public meeting with the historic landmarks commission. Of course, we are here today in our City Council hearing. A little background, demolition review was born back in 2002 through a resolution and moved forward into an ordinance as part of the historic resource code amendments project. Essentially this is about refining relationships between our local and state historical codes, which is to improve clarity in our regulations. Ultimately, demolition review gives the public the opportunity to comment on the proposed demolition of a historic resource and allows opportunities for the demolition. I'm going to walk through a couple precedents. This one is probably the most relevant. This was for the 2010 Kiernan building demolition. The Kiernan Building was a one-story commercial building, also known as dirty duck. If you've been in Portland long enough, you may have gone there. As far as what replaced it ultimately, which is what was a large part of the approval for Council demolition was the new Blanchet House of hospitality, which is the Riley House. A fantastic building not only for its mission and services, but also for its architecture blending in with the district. This building was ultimately approved by the landmarks commission. Notably, here, on the corner is the subject site, and this is the old three story Blanchet House also known as the Yamaguchi Hotel. Council got to approval on this because the new facility encompassed one of the things was low income housing, and soup kitchen, and other related services. It's just the highest best use of the site. The next precedent is the 2014 Buck-Prager building demolition that was denied by City Council. The proposal that came before Council was for a four to six story market rate building that required the demolition of the building. City Council noted that the market rate apartment did not provide a significant public benefit to compensate for the loss of the historic building. Washington's park reservoirs in 2015 was a big one. That was a demolition review and it was approved in part because Council recognized the impact of the geological

June 30, 2021

forces acting on the historical resources and the responsibility to provide water, basic clean water. But also, the mitigation proposed was comparable to the magnitude of the loss. So lastly, we come back to the Buck-Prager and this ultimately was an approval for an addition to the Buck-Prager. After Council's denial in 2014, the site came back and two new buildings were proposed that straddled the building, which also had the offset cost of restoring the old Buck-Prager building. Land marks commission approved this and would be providing for 148 affordable housing units. Today we have a new proposal for the demolition review and adjustment request of both a number 1 and number 2. Number 1 demolition review the approval criteria is denial of the demolition permit would effectively deprive the owner of all economic use of the site. Number two, which is an adjustment review. Which is essentially the request of not providing a replacement building is the request to waive the standard which requires a new building to replace the demolished building if the demolition review is approved. These images walk you through the Blanchet House. This is where it sits on the larger block, which is block 25. This in blue here indicates it's a contributing structure and the yellow indicates non-contributing. This area is vacant parking lot, it happens to be owned by prosper Portland. This is the quarter block for the new Riley House. And of course, this is where it sits in the context of the larger Chinatown/Japantown historic district. The purpose is to protect natural, excuse me, to protect resources like contributing buildings and national registered historic districts. Demolition review recognizes that historic districts are irreplaceable aspects that preserve our heritage, the beauty of the city, enhance civic identity and promote the economic vitality. The adjustment review in effect not asking to waive the requirement for a replacement building, speaks to equally better meeting the purpose of the standard being modified, that the adjustment if approved is consistent with the street classifications and the desired character of the area. The impacts of the adjustment are mitigated and the historic resources are preserved. So really quick, basic zoning sheet. The site is in the red hatched area here. Within the larger context of the new Chinatown/Japantown historic district. Height limited for this area are 200 feet, subject to historic landmarks Commissioner approval and the new Chinatown/Japantown design guidelines. The four area ratio is nine to one with bonus. There's a lot of potential for this site. The four area ratio is essentially the ratio of four play times the number. So a nine to one would be nine floors extruding from the floor plate. The new Chinatown/Japantown historic district a little history and it's important because it's very unique to Portland. Typically many national registered historic districts may be promoted because of their design and construction criteria, but in this case the new Chinatown/Japantown historic

June 30, 2021

district is under criterion A which is specific to the historic association for the American district. It is the only historic district in Portland specific for the association with ethnic history. The new Chinatown/Japantown is a major Chinese immigration center for the state and represents the Chinese that live and work in the area. The historic district portrays the traditional nature of Chinese social, political, culture, and economic organizations. The old Blanchet House, why we are here today, the Yamaguchi Hotel, 340 NW Glisan, built in 1905. It was managed by Mr. and Mrs. Yamaguchi, which is commonly referred to as the Yamaguchi Hotel until about 1931. Mrs. Yamaguchi was also a midwife in the Asian community. And of course the Blanchet House was owned and operated from 1952. She still owns it today but rent it until 2012. The building is contributing the district because it is in association with the Asian ethnic community. Getting to the staff's recommendation, the demolition review. Staff feels the criterion is not met. Primarily across four points. The existing condition of the Blanchet House was deemed in good condition in 1989, this was under the ownership of the Blanchet House. In efforts to sell the house the property was offered to sale to prosper Portland, the only entity it was offered to. Prosper Portland, the reason why, owns the remainder of the block as I stated here and also is sponsored in part in RFP for the key development proposal, which is in the staff proposal and this rendering here simply shows how the build out of the full three quarter block could occur, it also presumes the demolition of the Blanchet House. There are potential redevelopment options to record our transfers, as I mentioned there is a lot of FAR potential on this site. At the June 14th the historic landmarks commission public meeting, Restore Oregon offered its assistance in exploring other options and examples of other significantly more affordable restoration alternatives were presented that contradict the applicants estimate. So staff felt the criterion for demolition review were not met. I have two slides on this one, but I'll be brief. For the adjustment it's a little bit more involved because the criterion are. When it speaks it equally met or meeting the purposes the regulation be modified. Staff references the historic resource protection overlay zone, 445. The historic resource review section of 846 and of course the subsequent demolition review criterion. The purpose of all these sections are not equally or better met by the replacement— by excuse me. The purpose of these regulated sections are equally or better met by a replacement building, not a vacant lot. The Blanchet House is specifically cited as having historic significance by virtue of the tenure of the ownership of Mr. Yamaguchi and perhaps, more importantly by Mr. Yamaguchi's wife who worked as a mid-wife in the Asian community. The criterion is not met. The remaining criterion I'll summarize briefly, but essentially by proposing a vacant lot in replacement of a demolished building it will not better meet the desired character.

June 30, 2021

It will not better meet zoning regulations that speak to tree classifications or windows or active streetscapes. There's concern that the demolition will bring the district below a 50% --

**Hardesty:** Excuse me, so you've reached your ten minutes mark and you're about 6 seconds over, so I'm going to cut you off and going to allow the other site to have the additional 6 seconds, but we have to make sure everybody has the same amount of time. So thank you very much.

**Rees:** So Madam President, with the staff report, it's okay if we cut a little bit of slack because they are presenting a recommendation. I think it's probably critical that they get to the slide that at very least that shows what Council's options are please.

**Hardesty:** Okay. My bad. You know you tell me 10 minutes, I'm going to hold you to it no matter what, so thank you for that calcification Linly and please continue.

**Heron:** Thanks, Commissioner, I appreciate that. I apologize for running late. I have four more slides. The Blanchet House of hospitality were made possible by the former Kiernan building and Dirty-Duck tavern on the site because demolition approval. The applicant will go into their presentation for ten minutes. I'm going to skip this slide because of time. They'll have their ten minutes and they'll go through it, they obviously felt the approval criteria is met and they'll present that. Summary of findings, staff feels that both sets of criterion are not met. The Blanchet House of Hospitality where it is now today the new one, the Riley House, was made possible after the former Kiernan building, Dirty-Duck tavern on the site received demolition review approval. The findings of that where that building lacked Asian American heritage. That building lacked substantial public benefit by its new building replacement. And the Riley House ultimately received historic landmarks commission approval. As submitted in the application, demolition resource without a replacement can establish a precedent for demolition based on long deferred maintenance. It would conflict with numerous historic preservation goals and policies. Without it that Hotel's value to the district and ethnic heritage is taken away. Staff report recommends denial of the demolition review, denial of the adjustment review on two primary basis. The applicant has not met the burden of proof that demolition would preclude all reasonable economic use of the site. And number two, no replacement building of equal or greater value is proposed for this site or the historic district and therefore, no public benefit has been established by the proposed demolition. Staff feels all the approval criterion already mentioned are not met. So Council options. Last slide. Potential task moving forward, one would be to deny the proposed demolition and adjustment. In this case, a precedent would not have been established for approving a demolition due to a lack of maintenance of a historic structure

June 30, 2021

and not exhausting all reasonable economic alternatives of demolition. Second, approve the demolition and adjustment. Staff would be required to revise their staff reporting supporting the demolition for the direction and subsequent language from City Council and a precedent would be established for approving the demolition by the lack of maintaining historic structures. So that's the end of my presentation and I would hand it over to the applicant unless you have any questions.

**Rees:** Before the applicant begins. Commissioner Ryan has joined the call. Commissioner Ryan, the other Commissioners have disclosed ex parte contacts, site visits, or conflicts of interest. Do you have anything you would like to add before we move on to the applicant's presentation?

**Ryan:** Sure, thank you Linly. Can you all hear me? Can you hear me?

**Rees:** Yes.

**Ryan:** Okay good. I did not meet with any interested parties after the application was submitted. But in interest of full disclosure, I did meet with representatives from Blanchet House at the site of the old Blanchet House on December 3, 2020 and I want that information to be on the record. We walked past the outside of the old site building and discussed the poor condition of the building, and Blanchet House's potential proposal of demolition of the building on our way to a tour of the new Blanchet House's building. It was with the executive director and a couple of board members. Is that what you needed from me?

**Rees:** Yes. Thanks perfect, thank you Commissioner Ryan. Again, I'm not, Commissioner Hardesty, you should feel free to do this as well, but if anybody wants to challenge or question Commissioner Ryan on his disclosure please raise your hand. And --

**Hardesty:** Unmute yourself and speak up now. I'm not seeing any hands or anyone speaking but me. I think we are ready to move on.

**Mapps:** Actually, Madam President, I have a question. This question is for staff, we've laid, staff laid out, two options today. One was to accept the proposal one was to deny the proposal. I'm wondering if there are any other options. For example, could we keep the record open for a week or two while we get public comment?

**Hardesty:** There is a third option, Commissioner Mapps, and it is just what you said. If there's a request to keep the public record open for some reason, and we agree to do that, then we will have that third option at the end.

**Mapps:** Okay. Thank you.

**Hardesty:** You're very welcome. We're going to move on now the applicant's presentation, is that correct? They will have ten minutes.

June 30, 2021

**Christe White:** Thank you. This is Christe White, land use council for Blanchet House and I'm going to introduce executive director Scott Kerman who will be followed by myself and Dan Petrusich.

**Scott Kerman:** Thank you, Christe. Good afternoon Commissioners. I'm Scott Kerman, executive director of the Blanche House of hospitality. What a week it's been, what a year. It feels like since March of 2020 it's been one life threatening crisis for the housing and food insecure people we serve at the Blanchet House. Blanchet House has served this need no matter the crisis. We owe thanks to our passionate and committed community of volunteers and supporters, dedicated and skilled staff, and residential program participants who appreciate the role service plays in their recovery. When Blanchet House needs help to meet the crisis in old town, our community responds and responds with fervor. And thank goodness they do. We're a small agency. We do not have the size, staff, or funding of many of our cohort organizations. There are only 12 of us working downtown. Every dollar of our over \$2 million dollar budget is provided through donations from independent donors and foundations. We are charged with prudently and effectively stewarding these funds in further of our mission and the people we serve. Blanchet House is also grateful with our partnership of the join office, the city, and the county and our colleague human service agencies. This spirit of mutual cooperation, what Commissioner Ryan recently called our collective work to address houselessness, has been essential to meeting the needs of our community this past year. We've seen this collective spirit at work just this last week. Blanchet received bottled water from the join office and in turn we donated reusable water bottles, light weight clothing, and meals to the cooling center located at the OCC. Yes, a lot of factors have come together to make Blanchet House's lifesaving services possible this past year. But, one element remains that's does not get enough credit. Our 33,000 square-foot facility which we opened in 2012. None of our service this past year, not the over half a million meals we served on site, not the one hundred thousand meals we prepared on site for other locations, not the 650,000 lbs. of food we rescued, not the clothing, hygiene and living supplies we handed out, and not the food, clothing, and supplies we re-donated to other agencies and programs. None of this would have been possible had we remained in the old Blanchet House. Had we remained in the old building I have no doubt we would have closed due to the pandemic. There simply was not sufficient space to operate under covid conditions and simply not at the level that need required. So let's give credit to the City Council who a decade ago approved our application to replace the Dirty-Duck building. Of course that Council could not have foreseen that a decade later there decision would facilitate our response to a global pandemic. But that



June 30, 2021

Council certainly saw how an expanded Blanchet House would support lifesaving services for years to come. They anticipated how in a new facility, the Blanchet House would be in a better position to help underserved communities, BIPOC communities, GLBTQ, the elderly, persons with chronic mental and physical disabilities, and immigrant communities. We are not insensitive to the history of old town. We're proud of our seventy year history of providing meals, restorative housing, compassion, and hope in the district. Serving people of these historic communities who still suffer from trans-generational trauma, discrimination, and poverty. Our vision for the future service includes a nurse led health clinic to provide essential healthcare services to this underserved community. Currently, our Herrington Health Clinic occupies only 154 square feet, enough space to provide valued care to our residents. Our vision is to expand the Herrington Clinic so that patients from outside of the Blanchet House can receive preventative, managed, and urgent health care services. This is why we come before you today. To imagine with us what we can do for a community devastated by this humanitarian crisis. If given the opportunity to reimagine the old Blanchet House site in a way that is economically feasible and won't threaten our ability to serve our mission. Public health improves when we provide consistent and essential services for the unhoused. Blanchet House stands committed to this effort. Thank you for your time.

**White:** Thank you Scott, Christe White, land use council for the applicant. The approval criteria for demolition is whether denial of the demolition permit would effectively prevent the owner of all reasonable economic use for the site. The operable terms are all, reasonable, and economic use. The code requires that we use the dictionary definition of these terms because the code does not itself provide a definition. All means all. Reasonable means "not extreme, excessive, being in accordance with reason. Not extreme or excessive, accordance with reason." Economic of relating to or of relation to production of goods and services. Blanchet looked to known experts in the field to assess whether there was any reasonable economic use of the failing building. The team included Heritage Consulting, KPFF engineers, Fortis Construction, Johnson Economics and Sarah Architecture. Their collective experience on historic buildings is extensive and detailed in the brief. The team found that the level of repair would be extensive. Repoint all exterior masonry wall and joints, replace all damaged, deteriorated, and missing bricks. Apply new six-inch short creek baring walls on each side of the masonry walls, new walls, new continuous concrete foundation elements at the basement level. Basically build a building inside a building. Replace all wet wood members in the basement and roof structure among other measures. The City's known 2019 notice of dangerous building sent to Blanchet House

June 30, 2021

corroborates these condition findings. The estimate cost of repair is \$10.7 million. This cost estimate is comprehensive and includes the hard and soft costs, financing fees, and development fees. This cost of repair was produced by Fortis construction, the same firm that worked on Pietro Belluschi Oregonian building and the 1908 brewery blocks. Johnson Economics then evaluated the reasonableness of these costs by assuming a maximum development potential which of course would create the greatest offset to these costs. Johnson found that the least rate of the finished space would have to be more than double the highest value lease rates in the Pearl. The required lease rate is clearly excessive and not in accordance with reason on this site. Of course, any lesser rate would be just less economically reasonable and therefore would also deprive the owner of all reasonable economic use of the site. Blanchet then didn't stop there, they asked Heritage Consulting to reduce the significant cost gap through historic incentives. Heritage Consulting found a combination of tax credits could not fill the gap. The most notable that the 20% federal income tax credit is of course limited for a number of reasons but most importantly to secure that credit Blanchet House would have to be transferred out of a non-profit ownership for five years after project completion and then hope to return non-profit status after the building is complete. That's a nonstarter for the Blanchet House. Several opponents claimed that KPFF and Fortis overestimated or inflated the costs of the repairs. KPFF and Fortis are reputable firms they did not overestimate. They provided their estimates only after professional and comprehensive forensic evaluations of the building. We have met our burden of proof. The cost of repairs beyond all reason and excessive. All the costs and offsets and end uses are excessive and therefore we have satisfied the single approval criteria. I'm going to go quickly to the adjustment request. We are requesting approval of the demolition permit before we have a new building permit as Mr. Heron explained. This request is consistent with the purpose of preserving historic resources. Historic resources on this site are not locked in the failing brick, but instead in the people who have spent their lives in the service of other people. From the early Asian American immigrant community to Blanchet, Blanchet itself has operated here for over 70 years representing over half of that history. The history will be loudly re-expressed when the Blanchet House is able to vision a new building with expanded services and partnerships on this site. Retaining the failing building increases our financial and safety risk, delays our visioning process, and prevents us from moving forward with plans to continue the historic legacy of care on this site. We cannot plan and fundraise without assurance that this building can be demolished. We will preserve the history of care through demolition. You can count on it. It is the only reason the Blanchet House exists and they will loudly elevate

June 30, 2021

that history on this site. If any use is mitigation for the loss of these bricks, it's the expanded programming of the critical services offered by the Blanchet House. In closing, I will pass it over to Dan, but to suggested that Blanche House has neglected this and therefore led to this conclusion, we have to object. As we shared with the landmarks commission, the Blanchet House does not dish out neglect. They dish out food, combat neglect through care and compassion of the least fortunate and do it where it is needed most in the heart of downtown. They are going to continue to spend their charitable contributions on serving those people. I'll pass it over to Dan Petrusich for our closing comments.

**Dan Petrusich:** My name is Dan Petrusich, I'm vice president of the Blanchet Board and the chair of the facilities committee. My father was a founder and I've served on the board since 2002. During my tenure on the board the City Council made significant help to the Blanchet House three times. First when they helped us get the land for the new building, second when they got us a demo permit for the dirty-duck, and third when Nick Fish got us additional funding for the fourth floor. We're here again today to seek your support. The old Blanchet House has become a safety hazard to the community and an extreme liability to our organization. The opposition asked for a six month delay to work out a deal with the Blanchet House for the old building financial support from Prosper Portland. PDC had six years to work out a deal in our old building, they had an option to buy it for \$1 and they passed. Recently Prosper Portland put out a request for proposals for their land next to ours and both respondents had our building coming down. PDC and Prosper Portland already decided not to dedicate resources to restore the old Blanchet House. The old Blanchet House is not for sale. We intend to use the site for our mission. Thank you very much.

**White:** Thank you, Dan. We will close our comments and save the rest of our time on rebuttal. Thank you very much.

**Hardesty:** Thank you. And next we will have a -- the rebuttal to the recommendations from the bureau.

**Rees:** I think supporters of the applicant, President.

**Hardesty:** Okay, supporters of the applicants will each have three minutes a piece. Megan, do we have people signed up in support of the applicant.

**Clerk:** Yes, we do. I'll just do three at a time and read those off as we go.

**Hardesty:** Thank you.

**Clerk:** Thank you. So the first is James O'Hanlon, next is Edwin O'Hanlon, and third, Joe Pinzone.

**Hardesty:** Welcome.

June 30, 2021

**James O'Hanlon:** Hi my name is Jim O'Hanlon. I joined the Blanchet club in 1948 as a sophomore at the University of Portland. The club was purely social in nature until Father Francis Canard became our chaplain. Father Canard as a seminarian had studied the works of the Catholic Worker and Dorothy Day in starting and operating Houses of Hospitality in New York City. He convinced the club to start a house of hospitality and started looking for a place to rent. By chance while walking in the old town, he ran into Tom Johnson at the corner of 4<sup>th</sup> and Glisan. He said he was the owner of the building. The building had no name and would rent the first floor for one year for \$35 a month. The offer was accepted. Blanchet then spent roughly two years cleaning and figuring out how to operate the house of hospitality. It opened on February 11, 1952. A year later Blanchet rented the second floor for the same price of \$35 per month. In 1956 Tom Johnson offered to sell the building for \$24,000. The club knew the building was old and run down, but the price was right. We accepted his offer and purchased the building. Over the years Blanchet has made no improvements to the building, but the building has seen its day and deteriorated and should be torn down and demolished. Thank you.

**Hardesty:** Thank you.

**Clerk:** Next Edwin O'Hanlon.

**Edwin O'Hanlon:** My name is Edwin O'Hanlon and that was my father. I grew up with Blanchet. I attended Saturday morning meetings with the board at mass and meetings. I learned to argue there. I served in the line. I used to hand out five dollar bills on Christmas. It's in our blood. I was humbled and excited to join the board. I was Treasurer of the organization for about twenty years and recently retired. The organization operated on a tight budget for all these years. It relies on donations from the community. For years it raised money based on four quarterly newsletters that were only a page. The budget was probably around \$250,000. It never took federal, state, or city funds except for a small white cap grant until the city stepped up and added a floor to our new building. Blanchet has fed more meals than any other organization in the city and have been no cost to the government and with little fan fair or thanks. Blanchet did not seek any attention. It just relied on the grace of god for every dollar it received. They tried to make sure that everyone knew that every dollar they received was going into the program. Blanchet relies heavily on donated services and food. It never had employees while my dad and his cohort were in charge. It was blessed with a dedicated director who ran the place for over 40 years. The men in the house provided the meals and made necessary repairs. Volunteers often helped with maintenance and served the meals. Outside contractors were hired as necessary for repairs. For example Dan Petrusich's dad redid the floors in the building when they first bought

June 30, 2021

it. The building was maintained but never in great shape. It was always kept functional, not fancy. The new board hired the first Executive Director who saw the building and the men in the program and reinstated a facilities committee to monitor the new and the old building. The new board realized when we took over that the old building would not be sufficient in its condition to continue our mission. For the next sixty years, that was our goal. To help build for another sixty years. We looked for a solution, a new building was the answer. As part of that deal we thought the city would take possession of the property. Now the old building should be demolished. Thanks for hearing us.

**Hardesty:** Thank you. Excuse me, if you're not speaking please put your phone on mute. Thank you. Who is next?

**Clerk:** Next, we have Joe Pinzone.

**Hardesty:** Joe, looks like you're back on mute again.

**Joe Pinzone:** These calls, I tell you. Alright, good afternoon, my name is Joe Pinzone and I'm a principle at Sarah Architects and a past Clark County Historic Preservation Commissioner. I'm testifying here today in support of Blanchet's request for approval of the demolition permit. I sat here over ten years ago in front of this Council when it took the courageous action to approve Blanchet's original request. Then, as now, BDS staff and the HLC, the Historic Planning Marks Commissioner stood in opposition using most of the same arguments. In 2010, it was stated that the district's integrity would be compromised and could potentially be delisted. It hasn't and won't. The district maintains generally 90% of its original contributing the resources. Interestingly, in describing the district, the NPS, National Park Service website, describes six important buildings and many important cultural aspects of this district. None of which give actual reference to this building. Now, then, as now, HLC states that no public benefit has been established. I'm sorry, but you have to look at what Blanchet has provided this city since it was built in its new building. In addition, in light of recent events, there's a definite public benefit in removing buildings that have been identified, or in this case, designated and recognized as dangerous by engineering professionals and BDS. They state a solution can be found to save the building given more time. I'd like to say the first pre-application hearing with the city was more than 29 months ago. Which is more than sufficient time of offer one or find one. Meanwhile the building continues to deteriorate and the danger to the public grows. HLC states the estimate for repairs are extraordinarily height and that the commission members have completed renovations of similar projects, similar types, and similar condition for less. Perhaps, but were those projects of the same scale. For example, let's say an existing building needs a new elevator

June 30, 2021

for two hundred thousand dollars. If building A is a two-story city block, that equates to eighty thousand square feet. Fast math says that tells you that the elevator costs \$2.50 per square foot for that building. If building B is a 10,000 square foot building like Blanchet, then the cost is \$20 per square foot. Eight times more expensive per square foot for the same piece of equipment. I believe this Council is also aware that the construction costs have been sky rocketing over the past four years. What seems extraordinarily high to the HLC is born out of the extremely small size of the old Blanchet House building coupled with today's construction climate. In summary, I would like to ask that the Council not give into pressure and see the plethora of public benefits that will ensure with approving this request. The district will not be corrupted or delisted. There is a public benefit, especially to those that camp and use the sidewalks around the building and renovations and repairs necessary to return the building to a viable use are just not economically feasible. Lastly if the demolish request would not have been approved, in my opinion the Blanchet would not exist today. All the meals served, the mental health services offered, the food and clothes donated and all the other services that Blanchet provides the city and citizens of the city would not have happened. I hope the Council will see the many benefits of approving this proposal will bring. Thank you for your time and consideration.

**Clerk:** Alright next we have Jim Christianson, Father Gary Smith, and John McGuigan.

**Jim Christianson:** Hi my name is Jim Christianson. I'm also a son of a founder like the previous speaker Ed O'Hanlon. I come at this from a practical standpoint. I just want to give you in two to three minutes what I can as my life experience with not only the Blanchet program but the building itself. I as a very young boy had the opportunity to walk in there, my dad Dan Christianson, was one of the founders in 1952. I have a very early recollection of going into the building and when I hear the year 1989, that building was in good condition, all I can say is beauty is in the eye of the beholder. I walked into that as a very young boy in the early sixties, and I can tell you in my mind, the snap shot is this is a really old building. I walk through the old swinging wooden creaky door on the side of the building into the cafeteria where now, where we did at that point, feed people in the old building. It was old then and it remained that way fast forward 20 years later. In 1990, I became the newest and youngest member on the board. We looked at the building at that time and we knew in the 90s the old board, the original members being a part of that still, looked to replace the program with a new building because we knew that the shelf life on that building was expiring. This was thirty plus years ago we knew that building was not going to survive at least over the next ten or fifteen years if we didn't have some foresight to change. So they decided and they looked around and could not find a place.

June 30, 2021

Fast forward another 10 years, I became a member with what was then the newly constituted board. We did the exact same thing, we looked for buildings in the neighborhood, nothing popped up. We looked at remodeling. The cost of that, in each of those cases, was exorbitant. We looked at it and it didn't make any sense. It didn't make sense in it the nineties, it didn't make sense in ten or fifteen years later. It's a stroke of luck that we were able to get a bigger foot print thanks to the ability that an old building, the aforementioned dirty-duck. It turned out to be a blessing not only to the Blanchet House, to the city of Portland, and to those that are homeless in our city today. It's a great example of what we can do when we have the foresight to make the practical and reasonable solution which is sometimes to tear down these old buildings. Quite frankly, it's a huge liability. It's not only aging but it's about to disintegrate. I hope that the City Council will see that we have made a great opportunity happen in the first go around, all we're asking is for a chance to do it again. And a way to help the homeless in this time of great need. Thank you for your time.

**Clerk:** Next Father Gary Smith.

**Kerman:** I've been texting with Father Gary. Is he having trouble hearing the hearing. I don't believe, unless we hear his voice in the next 5 seconds, that he'll be able to testify.

**Father Gary Smith:** Can you hear me now?

**Clerk:** Yes.

**Father Smith:** You can hear me know. Okay. Thank you everybody. I've been battling technology here in my little room and I finally succeeded in some way. Greetings to all of you. I've been around old town since the nineties. Connected with St. Andres the Sisters, with Street Roots, with Blanchet. I'm a chaplain with the county jail one day a week. I've been around that whole area for such a long time. This is really something that is very special to me. That building has been an eye sore for so long. With all the suggestions of trying to get it fixed up, nothing has come forward. It's really ugly and surely for the street folks who have to live their life around there. It would be great to just remove it. Secondly, I think Blanche has in mind not just to remove it but to build something that would be constructed by way of health care for the people of the neighborhood. I think old town needs something like that. Having dealt with so many people that are sick and the SRO's on the streets. They need access to a place like that to be available with people who know how to run a program. I really recommend the demolition for all the reasons I've said. Thank you.

**Clerk:** John McGuigan.

June 30, 2021

**John McGuigan:** Good afternoon, Commissioners, can you hear me? My name is John McGuigan. I'm a retired lawyer. I practiced business and corporate law for 40 years with the firm in Portland. I served as a Blanchet board member for 15 years between 2006 and 2020 and was President of the board for a term after opening the new building. Opponents of the demolition of the old Blanchet Building are suggesting that a delay in approving the demo permit for the old building will somehow likely result in Prosper Portland or a similar public or quasi-public agency stepping up to lead and help financial a seismic and structural rehab of the old Blanchet building. Some historical perspective is relevant here. I was closely involved for Blanchet in all contractual and legal aspects of Blanchet's dealings with the City of Portland and related agencies around the founding and construction of the new Blanchet building which is 310 NW Glisan which is next to the building we are discussing today. Which blanche completed and occupied in 2012. In the so-called DDA agreement signed by Blanchet and Portland development commission in 2008, PDC had the right to acquire ownership of the old Blanchet building for \$1. Basically free of charge. In 2011, that \$1 acquisition right in favor of PDC formalized in a purchase option agreement. That option was set to expire on December 31, 2013. In fall of 2013 at PDC's request for no additional consideration, Blanchet agreed to extend the expiration of the option to June 30, 2014. After the extended option expired, PDC and Blanchet continued to negotiate for a further extension of the option or an alternatively a lease of the old Blanchet building to PDC. In the end PDC was not willing to pay or assume any costs or any liabilities associated with maintaining the old building, so no further option or lease has occurred. Since Blanchet vacated the old building in 2012, Blanchet has continued today pay 100% of the property taxes and maintenance costs associated with the old building. Looking back, the City and related agencies had six years 2008-2014 to lead an effort in funding for rehab or redevelopment for the old Blanchet building and acquire ownership of that building for one dollar. That never occurred. Based on that history there's no reasonable likelihood that within the next six months or any longer period that the city or any of its related agencies will lead or fund an effort to seismically or structurally rehab the old Blanchet building. Thank you for your time.

**Clerk:** Next we have Rich Ulring and Thompson Faller.

**Rich Ulring:** Hi, can you hear me okay.

**Hardesty:** Yes.

**Ulring:** Good afternoon, my name is Rich Ulring, I've been a member of the Blanchet board of directors since 2002. [indiscernible].



June 30, 2021

**Hardesty:** Excuse me, Rich. We're getting a lot of feedback from your testimony. Are you -- can you move where you're talking from.

**Ulring:** Like many of our board members, I have a relationship with one of our founders, my father was --.

**Ulring:** I'm at Minnesota in a cottage. So it's very hard to --

**Hardesty:** Lucky you. I'm going if maybe you could hang up and dial back in you can have a better connection. I'll go to the next speaker and we'll certainly make sure you get on. Megan, can you connect with Rich and make sure he has what he needs to be able to call back in.

**Clerk:** Yes, I can do that. Rich, I'll reach out to you.

**Ulring:** I'm Rich Ulring.

**Hardesty:** We got you, Rich. And who was next, Megan?

**Clerk:** We have Thompson Faller.

**Thompson Faller:** Good afternoon members of the commission, can you hear me okay?

**Hardesty:** Just fine, thank you.

**Faller:** Great. I've been a member of the board of directors of Blanchet House since 1989. The Blanchet House board does not come at this application for demolition of the building lightly. We understand the difficulty of this process, the result and rigor with which this application will be tested. We've investigated all reasonable ways in which we could possibly bridge the large gap with what would cost to make this building safe, habitable, and leasable. We asked Heritage Consulting at its previous mention to review all the tax programs to see how we could maximize all the credits. We sought the advice of contractors to give us reasonable estimates of the work that would need to be done to make the building safe and leasable, or at least usable. We asked an economic expert to evaluate the market to see if the end product would be of interest to another developer. None of the answers came back positive. Tax analysis, credit analysis, tells us we would lose our 501c3 status in order to qualify for one of the credits, which of course we cannot entertain. The remainder of the credits are not near enough to bridge the nearly \$8 million-dollar gap. The economics the rehab and reuse are completely upside down and lead to the untenable and highly unreasonable collusion that these rates in the building would have to be well above those in the pearl, to make this deal even minimally feasible. That of course would not be at all reasonable and objectively excessive. There was no interest whatsoever from the development community to retain the building. We believe that we have met our burden of proof on this application and in this unique circumstance. We're asking you,

June 30, 2021

the members of the City Council, to support the Blanchet House and permit demolition. Thank you very much for your attention.

**Hardesty:** Thank you. Were we able to get our other testimony back on the phone, Megan?

**Clerk:** I see Rich on. Let me see. Hi Rich, are you able to unmute yourself and try again. I'm still working on sending you the email as well.

**Uring:** I tried to do this by phone.

**Hardesty:** You're perfect. We can hear you well.

**Uring:** I'll begin where I left off was at this one hundred year old building we're recommending to be demolished had three floors, which three or four men were sometimes living in the same room. There were three toilets in the entire building for 28 men that resided there and only two showers. The dining room could seat forty one at a time and there weren't any accommodations for guests with disabilities. If you have been in the old house on 4<sup>th</sup> and Glisan, you will see a dilapidated structure with bricks and mortar missing, the structure surrounded by fencing to protect anyone walking by the building of the possibility of falling bricks. As a member of the insurance industry I'm a 40 year state farm agent, I'm concerned about the liability exposure. Blanchet continues to face, even with the protective fencing around the house, as we focus on finances for the soon to be 70 year old non-profit. I think about the continued cost to pay for liability insurance to maintain the property that could be used for the much needed programs for the people in need that we serve. I'm also concerned that there's a real possibility that we may see the liability protection we currently have in place be non-renewed because of the 4<sup>th</sup> and Glisan building. As a former President my recollection at the time before the construction began was that once the building was completed the city would take over the ownership of the 4<sup>th</sup> and Glisan property. That has not happened. That has not taken place. We all know of the importance of the Blanchet mission. If you have served at our facility, particularly during the pandemic, you know we have been committed to our mission during these difficult times to serve the city. Our executive director, Scott Kerman, his staff, and our wonderful volunteers have been outstanding. Our humble founders left us the instructions to feed the poor, provide clothing to go those in need, and a safe neighborhood for those with addition and those who are homeless. We have done our part. Now it is time for the city to do theirs. To take this responsibility off our shoulders. Remove the liability exposure for Blanchet. Remove the expenses for insurance and maintenance from Blanchet. And my recommendation as I recall what happened in 1980 over in Berlin, Commissioners and Mayor of Portland, tear this building down. We need to remove this structure. Thank you very much.

June 30, 2021

**Hardesty:** Thank you. I believe that concludes the testimony in support of the appellant. Next we're going to hear from the historic landmarks commission. They will have five minutes to present.

**Kerman:** Excuse me Commissioner. I believe we had one more person signed up to testify. Emily Harrington of the Harrington Health Clinic, was she not registered as a testifier?

**Hardesty:** Megan?

**Clerk:** It looks like she is not currently on the call.

**Hardesty:** Emily has been on here since the beginning, I've been looking at her the whole time, I just haven't, I hadn't seen her on the list for testimony. Emily, feel free to provide testimony now.

**Hardesty:** Thank you so much commissioner. Good afternoon my name is Emily Harrington, I've been a Blanchet House board member since 2013. I'm also the founder of the Harrington health clinic. A nurse led primary care clinic that presides within the Blanchet House of Hospitality. My time today is limited I'm still inclined to share with you that at the very top of the agenda of my first ever board meeting 8 years ago was the topic of respectfully caring for the old Blanchet building. Time has passed but our intentions continue to be based in respect, thoughtfulness, and mission impact. Here we are today, deciding and hopefully repurposing the buildings state in a meaningful way that addresses Portland's underserved communities. This is most critical to me. As a nurse I hold certifications in family practice and psychiatric mental health care. I've been given the privilege for caring for people in a way that is referred to as woman to tomb. As well as being charged with carrying for the most mentally tormented individuals in our community. I will begin by saying that stories matter. Mrs. Yamaguchi's story matters. The stories of Portland's houseless matter also. The relationship between houselessness and health can be one of despair or one of potential for our city. Houselessness is a public health crisis. This are you all too keenly aware of. In Portland, every nearly 5 in in every 1,000 individuals is houseless. Houselessness drives poor health and poor health drives houselessness. But this cycle can be destructed. Innovative solutions, collaborative partnerships, an alternatives models of care can increase accessible, quality care, thereby providing a path forward. In recognizing that the transformation of lives relies upon physical, emotional, and spiritual wellness, the Harrington Health clinic was formed in partnership with the University of Portland and Volunteers of America. The clinic was designed utilizing an evidence based model to improve quality care incorporating on site nursing, palliative care, telemedicine, and mental health services. This clinic is designed to improve the health of our vulnerable population and address health care costs, access, and satisfaction. This clinic is the first academically affiliated, nurse owned, female led clinic in our

June 30, 2021

state. Despite our meager 154 square feet of clinic space, in our inaugural year we've celebrated over 200 patient encounters. We've partnered with Multnomah county to host two covid 19 vaccine clinics and are primed to host regular foot care clinics for the old town community later this summer. These are stories that matter. How better to honor the story of Mrs. Yamaguchi, a mid-wife, a visionary, a champion of Portland's vulnerable than to continue her legacy through the care and services offered by our clinic and to do so in the spirit of true competition, not to strive against, but together to improve the health and wellness of Portland's houseless population. The ultimate task of a mid-wife is one of deliverance. Of ushering individuals from one realm to the next. To be privy to new beginnings. I would like to believe that the efforts Harrington health clinic are analogous to this. A transference from invisible to visible, from broken to mended, from unwell to rehabilitated. Yes, we should recognize and preserve old town's history and heritage. We must also put in place timely and relevant services that will benefit our significantly underserved community for years to come. Thank you.

**Hardesty:** Thank you very much, Emily. Now we'll hear from the historic landmarks commission. They will have five minutes for their testimony. Welcome.

**Kristen Minor:** Thank you so much City Council members. I'm here along with my vice chair Maya Foty to deliver the landmark's commission recommendations which is for denial of this application. Historic districts are very different from individual historic buildings. A district tells a story about a place and the people and events who lived there. Yes, it's a collection of buildings, but it's also the relationship of those buildings to each other that tells the story. Quite often, the buildings in the district, especially a cultural district like this one, aren't that architecturally distinctive. But together they are more impactful than any single building could be. The applicant's consultants want you to focus on just this one building shutting out any discussion of the district. But that's not the way review works in a historic district, which is in itself, the historic resource. So if the building is just a component of a resource, you're probably thinking do we need this specific building to represent the story of Chinese and Japanese immigrants. The answer is that we're not sure how many hits this district can still take. All it would take is one persuasive delisting application to point out that this building would be the fourth loss in the district since 1990. The district is tenuous. It has been since it was actually listed. There have been two recent delistings in Portland in the last year and a half. So maybe you're thinking how many people of Japanese or Chinese ancestry identify with this building or even this district. You'll hear some about that in testimony today. I want to remind you that the history of underrepresented groups makes us all richer. We need to hear the internment stories as well as

June 30, 2021

about the heroes that lived here. This is our only cultural district in Portland. My commission has asked City Council before to just be honest about your intentions for this district. If you intend to not support it than be courageous enough to admit it. Be courageous enough to stand up and take the heat if we lose it. Prosper Portland claims not to be involved and Blanchet House claims the same. There are possible development scenarios, you were shown one by city staff initially, that are in their words, unencumbered by this building. Does anyone really thing that Prosper won't develop this property once this building is gone. Finally a few thoughts on mitigation. The applicants consultants want you to focus on some new uses that they say will happen on the property. Sounds awesome. Sounds awesome. You can count on it, they say. That's not how land use decisions work. Unfortunately promises for mitigation involving the upkeep and rehab of this very building were made and broken after the Kiernan building was demolished. Things happen. Developers many think will do something and then the deal falls apart or there is an act of God. Look at Emmanuel hospital with empty lots that once were people's homes. How does it feel to remember what was there and think for what? The precedent that would be set by allowing demolition without an approved replacement is extremely alarming. Do not allow our code and the very concept of mitigation to be under mined. I'd like to leave you with one quote from our comprehensive plan 2035, and this is policy 4.50, demolition. "Protect historic resources from demolition. When demolition is necessary or appropriate provide opportunities for public comment and encourage pursuit for alternatives for demolitions or other actions that mitigate for the loss." Thank you for hearing us. Maya Foty, vice chair, has some comments.

**Maya Foty:** Hi, I'm Maya Foty, vice chair. I'll be quick. I just wanted to reiterate that speaking to the structural issues. Is the Yamaguchi Hotel is at no greater risk of being a dangerous building because of its URN construction than the one thousand six hundred fifty other URN buildings in the city of Portland. The yellow tag referenced in the letters is for damaged paravent and loose brick, which are easily repairable items. Additionally the building would not have leaked if the roof had been properly maintained, an expectation the city has of all building owners. I'd like to reiterate again that the building fell into disrepair under current ownership over the last 8 years. This is called demolition by neglect and as you can see, it works. Thank you.

**Hardesty:** Thank you. Now we will hear from opponents from the applicant. Again, opponents will have 3 minutes each. Megan, will you call the first 3 people, please.

**Clerk:** Yes, first up Carrie Richter, Peggy Moretti, and Jessica Engeman.

**Carrie Richter:** Good afternoon. Madam president and commissioners, my name is Carrie Richter. I'm a land use attorney who served on the Portland landmarks commission at the time

June 30, 2021

that the Kiernan building demolition and subsequently when the new Riley House was approved. The Kiernan building demolition review required the balancing of public policies between what exists and what is proposed. That is not what the applicant is asking for today. They are asking for something much more narrow. They are asking that the obligation is that they have to show the applicant that the denial of a demolition permit would deny the owner of all reasonable economic use. Yet the applicant's focus has transitioned away from economics into the balancing of virtues, the services provided by the old Blanchet House. The proposed nursing clinic. The need for such a clinic. The need for such of these services in the district. These inquiries are not relevant to the reasonable economic use criterion. In order for the Blanchet House to proceed in this direction the application needs to be withdrawn and filed under criterion c2 as I think one of the proponents testified, the city did it once, we have the opportunity to do it again. If that's the direction that the city wishes to go, it needs to go through criterion c2 and not reasonable economic use analysis. In a letter dated June 28, the applicants attorney states if there is an reasonable economic solution, we pursue that solution before demolishing that structure. The applicant has failed to bare its burden to show that it has exhausted all of its options short of demolition. For example, the rehabilitation costs are not limited to the very minimum necessary to make the building usable. Rather than Cadillac level restoration expenditures. Second, there's no land value appraisals. Either with the existing building or a vacant site. To what extent does a smaller 2500 square foot site constrain the value. Mr. Petrusich discussed the cost of an elevator to a bigger building or less because of the function of the scale. That is problem for the size of the site, not the building itself. Third, there are no details on the proposed nursing development. What would the cost of constructing a new nursing clinic be compared to the cost of locating that clinic in a restored Yamaguchi Hotel. The testimony was the construction costs have sky rocketed. That means that they need to compare the cost to construct new if those costs have sky rocketed. Four, no effort to explain what the owner did to protect and keep the resource in a usable condition. Fifth, no attempt to market or lease the property as way to offset carrying costs. A building setting fallow for 8 years does not establish that these efforts were perused. With respect to the adjustment, no matter how deserving the applicant, that merit alone cannot allow further displacement and an erasing of collective memory by crossing our fingers and hoping for the best. During the Blanchet House and Riley House review, when Blanchet House was able to comply with the Riley House, they were able to comply with the obligation to secure a new construction permit first. They were able to comply with the obligation that they are seeking adjustment for now. There is no reason

June 30, 2021

to apply a different standard 10 years later. There is an opportunity here to develop a three quarter block site if there were some mitigation proposed. A two-wall solution. Somehow building back the collective memory into this key development project, but the applicant has not shown they tried that option. This isn't any evidence in the record. Please don't allow erasing a collective memory with the hopes that something better will come along. We've made that mistake before, and we shouldn't do it again. For these reasons, I urge you to deny the demolition request as well as the adjustment. Thank you.

**Clerk:** Peggy Moretti.

**Peggy Moretti:** Hello is everyone able to hear me? I'm Peggy Moretti. I'm representing Restore Oregon. Our mission is to preserve, reuse, and pass forward the places that reflect Oregon's diverse culture heritage and that make our communities vibrant, inclusive, and sustainable. We strongly oppose this demolition and fully support the findings of the bureau of development services. We've submitted more detailed statements in writing, so I'm going to attempt to net down our remarks for our time allowed here. City Council should deny this demolition permit because of the building's extreme rarity and the deep connection to the Japanese American and AAPI community because of its connection to the untold and unappreciated chapter of Oregon women's history and midwifery and because of its social services history. The application should also be denied by the city because it must not reward demolition by neglect. While understanding the desire to focus on their core mission, the applicant did not in fact maintain this building and did not attempt to sell it to someone who could. It would set a precedent for more demolitions. There are many similar examples of demolition by neglect going on in the historic district and in the city. Those owners are watching. It would undermine the city's own policies. To approve a demolition with no approved replacement is bad stewardship. There's absolutely no guarantee that anything would replace the Yamaguchi Hotel other than another vacant lot. The applicant should play by the rules when they are proposing to remove such a significant piece of history. But you know we've all been put in a very uncomfortable position and I'm greatly bothered by the premise that there needs to be a loser here. That one good and important purpose must be sacrificed for another good and important purpose. We appreciate the unmeasured work of the Blanchet House and their vision to provide nursing services. We do not believe all options have been explored. So we ask two things of the city today. One, deny the demolition application and two provide resources to explore alternatives. As it has been stated, the city played a very significant role in arriving at this state of affairs. The original deal orchestrated by the PDC, now Prosper Portland was essentially a property swap. Sacrifice the

June 30, 2021

historic Kiernan Building to build a new house but save the old Blanchet house. The PDC then left Blanchet holding the bag by not executing their option to take ownership of the old building after the new facility was built. Surely they knew what the consequences would be. Restore Oregon and several of our members have offered to help find a win win solution, that could retain and incorporate the Yamaguchi Hotel's important and untold stories into future development on the block. Development that well may include space for nursing services, but the city needs to participate in this effort. Walk the talk in respecting and preserving cultural heritage and put resources towards a better outcome.

**Hardesty:** Thank you, Peggy. Your time is up.

**Clerk:** Jessica Engeman.

**Jessica Engeman:** Hello, my name is Jessica Engeman. I'm a development project manager and a historic preservation specialist and former landmarks commissioner. I've worked on numerous historic projects in Portland. Three you may be familiar with the include Ladd Carriage House, University of Oregon's White Stag Block, Washington High School also known as Revolution Hall. and I've worked on projects large and small, complex and straight forward. Evaluating the challenges and opportunities of reusing historic buildings is what I've done day in and day out for the last 17 years. I'm speaking today out of concern that this demolition application of a building with important Japanese American history is being rushed and that alternatives haven't been fully explored. Hearing that the applicant obtained construction pricing reaching more than \$1,300 per square foot is a huge red flag for me. This number is far and above any cost figure I have ever seen on a historic project. Any claims around economic and feasibility really need to be questioned if that is the figure which the applicant is basing their claims. Certainly this is a small building in disrepair and cost per square foot will trend higher than other rehabs that have the benefit of economies of scale. In my experience it doesn't cost \$1300 per square foot to seismically upgrade and rehab a historic URM building. My second concern is around the fact that the applicant appears to have a use in mind for this site. As Carrie Richter pointed out, if that is the case, this application should be processed under c2 where the benefits of that use can be balanced against the loss of this historic resource. Lastly I will end by stating that the adjustment request is of highest concern. If the historic building is to be demolished we must absolutely know what is replacing it and that project it is permitted and will go forward. We cannot drag down our central city with another vacant lot and no certainty of a replacement building. We saw what a mistake that was in the urban renewal era. On a positive note, the preservation community is eager to help find creative alternatives and to retain this historic



June 30, 2021

resource. I hope that Council will encourage the applicant to seek a development solution that retains the Yamaguchi Hotel. Thank you.

**Clerk:** Next we have Rick Michaelson, Karen Karlsson, and John Liu.

**Hardesty:** And just before they start colleagues, I think after these three we'll take a short ten minute break so people can get blood circulating and we'll come back and conclude. Thank you.

**Rick Michaelson:** Good afternoon, this is Rick Michaelson. I've been working on historic preservation projects and policy in Portland for the last 40 years. I was on the planning commission when the code section you're reviewing was drafted. I'm presently an advisor to the national trust for Oregon. We are as a preservation movement moving to recognize cultural importance of places rather than physical aspects. The Blanchet House is clearly a building that qualifies in architecture. The loss of it is much more of a loss of a cultural history of the city for an under represented group and it deserves honor, and cultural savings. I believe the applicant misunderstands the approval criteria and the request should be denied because they are not addressing the approval criteria. If I read from Christe White's letter on June 28<sup>th</sup> she says "The commenters may have worked on other projects but not projects as far as we can tell to be reused by a non-profit for a nursing clinic rather than created home space. The proposed use of the nursing clinic showing the project is unfeasible is not relevant because other options have not been examined appropriately. It misses the point entirely. The finding is weather there's an economically viable way to reuse the building. As some have mentioned the really appropriate thing is to reapply under criterion two, we can judge the merits of this versus other options of the site. Criteria two allows us to consider mitigation and ways to make up for the loss of the building. The decision could be conditioned on preserving the building façade, deconstruction and saving important building elements, limiting the size of future buildings on the site, installing exhibition panels, or any of the above. Approving of the demolition without exploring any options or mitigation would be a missed opportunity for creating a better Portland. One of the obvious options would be for Prosper Portland to trade this property for the land that's between it and the Blanchet House. Then Blanchet House could expand and build their clinic on an unencumbered piece of land and Prosper Portland and we could work to preserve this building or commemorate it in an appropriate way. In sum, I ask you to deny this application as presented and if they want to use criteria including their new proposed use they need to resubmit the application. This is a process that drives people apart, it's not really conducive for good historic preservation. What's needed is leadership on the city's part to bring everybody together to see what's a reasonable outcome here. Whether the reasonable outcome is saving

June 30, 2021

the building, saving one window of the building, or commemorating it some other way that process needs to be undertaken with the leadership of the city. Thank you.

**Clerk:** Karen Karlsson.

**Karen Karlsson:** Hello, can you hear me. Okay, my name is Karen Karlsson. I'm a preservation developer who has taken on some small and tough little projects. In this case, although I cannot speak to the redevelopment of this building, can I point out a few things that I think have already been said but I would like to add. Ten years ago the Blanchet House was given a quarter block site and financing to build this new building. In exchange, the PDC was given an option to purchase the old building for \$1. On the new side the Kiernan building was approved to be demolished and this new building was built. It sounded like a good deal all around. But PDC did not exercise that option. Maybe they never intended to, but I don't believe that the City Council that approved the demolition of the Kiernan building expected that the old Blanchet House would be left vacant to deteriorate with no effort to explore options to save it. Today, ten years later, a request is being made to this City Council to demolish the house. This shouldn't be down to two options. Demolish the building or don't demolish it and watch it deteriorate even more. It shouldn't be preservation or support the homeless. It can be both of those. Don't reward doing nothing for the last ten years. Step forward. I ask the City Council to deny the demolition but also direct prosper Portland to work with the Blanchet House and the preservation developers to look at alternatives. Thank you.

**Clerk:** John Liu.

**Hardesty:** John, can you unmute yourself?

**John Liu:** Can you hear me?

**Hardesty:** I can. Thank you.

**Liu:** I apologize about that. My name is John Liu. That's spelled L-I-U. I'm on the board of the HC and restore and I chair the Portland Coalition for Historic Resources. I'm testifying in my personal capacity. As you guys know, the Chinatown/Japantown historic district is special. I happen to be Chinese and it's pretty special to me. At one point Chinese were 12 percent of Portland's population. We have the second largest Chinatown on the west coast. But starting in 1870, this state drove our Chinese people. Chinese were expelled from cities, in one case they were massacred. By 1882, there were laws prohibiting Chinese from entering, from having housing or going to school, from voting and holding office and by 1950, almost 80% of the Chinese previous population was gone. While eliminating Chinese population Oregon decided to substitute Japanese as imported oriental labor. So Japantown Portland started around 1890 and

June 30, 2021

eventually the Japanese population started being suppressed as well. And of course in 1942, Japantown was depopulated when the residents were sent to the internment camps. Today it's Portland Chinatown/Japantown is the only historic town in our city focused on a cultural history. This tiny historic district is ten blocks and is under enormous development pressure. That's why we're here today. The Yamaguchi Hotel, we call it the Blanchet House, but its importance is that it's the Yamaguchi Hotel is one of the rarest types of buildings in Portland, it's surviving building from the early Japanese immigrant community pre-internment. So I'm asking the Council to show that you value this historic district and to follow the bureau's recommendation and to deny the demolition request. The staff has explained to you and other people have kind of elaborated that the question here isn't really if the Blanchet organization can find an economically feasible use of the property. The question is if there is economically feasible use by anyone and that most definitely has not been explored. That should be explored and City code requires that before you consider demolishing this property, that you know with certainty what will replace it. There's been some kind of hand waiving about what might replace it, but you don't know and we'll never know. My hope that over time we're going to see more historic districts devoted to cultural communities. Ninety buildings important to our African American history were designated just last year. Four of them have been demolished since then. But those could be the start of such a district, a cultural district, but approving the demolition of this building would be a really bad start to that. Thank you so much.

**Hardesty:** Thank you. We are going to for the sake of all our mental health, take a ten minute break. My clock says it's 3:36, so we'll be back at 3:46 p.m. Megan, would you please turn off the recording. Thank you.

**Clerk:** Yes, it's been paused.

**Hardesty:** Thank you, we will be back in 10 minutes. [break] I wanted to stop at the, oh wait, so Megan, we have additional folks to testify here, is that correct?

**Clerk:** Yes, it looks like we have 8 more individuals on the call.

**Hardesty:** Okay, let's continue public testimony. I see Commissioner Mapps has rejoined us.

**Clerk:** Great, first we have Denyse McGriff, Lawrence Kojaku, and JoZell Johnson.

**Denyse McGriff:** Good afternoon, my name is Denyse McGriff and I'm President of the Bosco Milligan Foundation and you know us and the owners and operators of the Architectural Heritage Center. For the record, we are a 501c3 and about 25-30 years ago, we rehabilitated and restored a very dilapidated building in what was then the City of East Portland. I wish that you could see me on screen because of course on Zoom I decided to get all dressed up today,

June 30, 2021

because I was going to be testifying before you and I'm wearing my saving places t-shirt, which I hoped you'd be able to see. But, nevertheless, I want you to know that our organization is asking you to uphold the decision of the staff and the landmarks commission to deny the demolition permit and also the adjustment. The new Chinatown/Japantown historic district is the only BIPOC cultural district in the city. The Yamaguchi Hotel is an important component in this national registered district and this removal sends strong message to the BIPOC community that our sites are not important. Our Asian American history should not be erased by a death by a thousand cuts. The real shame is that the classic case of demolition by neglect has been plaguing this building for many many years. I hope that you will give options and time to give a win win scenario. As you are all aware the Bosco Milligan Foundation through its architectural heritage center has a long history of documenting and assisting in the designation of BIPOC sites in Portland. We feel that part of this solution is to save this important cultural resource and to allow for time to do that. I also want you to know that for the record along with Rick Michaelson, I'm also an advisor to the national trust of historic preservation and I'm also a representative from the state of Oregon to the trust as a member of the black advisors of color. It's important to me as a BIPOC member that other BIPOC sites be saved in our city because once they are gone, they are gone and we can never bring that history back. As you know, we have spent many years erasing that history. Now it's time to put a stop to that and save it. Thank you so much for your time and I appreciate your consideration.

**Clerk:** Next we have Lawrence Kojaku who will actually be sharing their screen.

**Lawrence Kojaku:** Am I visible?

**Hardesty:** No.

**Kojaku:** Am I visible?

**Hardesty:** Not yet.

**Kojaku:** I'll begin and maybe --

**Hardesty:** Maybe Megan could help.

**Clerk:** Lawrence, you should have an option to start your video. Do you see that on your device?

**Kojaku:** Sorry.

**Clerk:** There we go.

**Kojaku:** Okay. I'm Larry Kojaku on the architectural heritage center board. Not demolishing the Yamaguchi Hotel will help prevent the listing of this fragile historic district from the national historic register and it would save a rare survivor of the history of the Japanese in Portland. Most importantly it housed a Hotel. Next door was another Hotel that's now been demolished. That

June 30, 2021

was operated by the La Neta family. Operating Hotels was the primary business activity of the Japanese in Portland before world war II. By 1925 there were over one hundred Japanese run Hotels in the city. This 1914 photo shows the Japanese that a 200 room Hotel near the Hawthorne bridge. We don't know how long the Yamaguchi's managed the hotel since leases are not archived like property ownership records. The 1923 alien land law prohibited land ownership by any person ineligible for citizenship, applied to all Asian immigrants, it was clearly targeted at Japanese. It explains why there are not more recorded Japanese owned buildings in this historic district. After pearl harbor, all west coast ethnic Japanese, both immigrants and US citizens, including my parents were ordered to leave their homes, schools, and businesses to be incarcerated for an indefinite period. Here the local head of the wartime civil control administration proudly claims by noon next Tuesday Portland will be the first city in the nation completely evacuated of Japanese. Portland's ethnic Japanese were initially confined in hastily converted stalls in the pacific international livestock exposition halls. Now the side of the expo center. They were later taken to a desolate camp in Minidoka, Idaho. The forced removal of an entire ethnic group was not caused only by wartime paranoia or hysteria. Even after three years, of being exiled and the worst outcome clearly known, many location organizations and politicians tried to keep any ethnic Japanese from ever returning to the state. Understandably less than half of these former Oregonians ever did return. How does this local history inform your demolition review? The legal treatment of the Japanese during the 1920s, 30s, and 40s could be a characterized as a concerted effort to ethnically cleanse Portland and Oregon of all Japanese. Now you must decide whether to demolish one of the few remaining historic resources that bears witness to this unique story, which has relevance today. Tearing down the Yamaguchi Hotel would be part of erasing this historic memory. At this time of racial reckoning, I urge you not to approve this demolition. Thank you.

**Hardesty:** Thank you, appreciate your testimony.

**Clerk:** Next is Jozell Johnson.

**Jozell Johnson:** Hello, my name is JOzell Johnson, I am a board member of the northwest district association neighborhood association. Today I'm testifying as a neighbor from the northwest Portland who worked on the discussion of the Buck-Prager project and ironically was a neighbor of Blanchet's House original director, Al Ruffy and more importantly, his dog Duffy. I would like to ask the City Council to deny the demolition permit and uphold the findings of the bureau of development services. More time is needed to find a win win solution. Development is needed on the adjacent park block. I don't believe that demolishing this building without

June 30, 2021

concrete plans is the best use of this specific property. The Blanchet House director has called out the outstanding work that has been done by the Blanchet House after the demolition of the Dirty Duck. In this case there is no clear tie to plans. There's discussions but there's not specific applications that put forward that specific proposal. I'm not sure why there's not the link, and I again request that more time be taken to review a win win situation. Again bottom line, without this link there's not a formal requirement to link the demolition with a specific services plan. Also, looking forward, by utilizing structures incorporated with new construction, that provides a bridge to the past while embracing the future use and future architecture. Work done at the Buck-Pager which is at NW 18<sup>th</sup> and Hoyt and the integration of the historic fire house and NW 15<sup>th</sup> and Gilson truly illustrate this action. There are other rehabilitations such as the KEX Hotel and other places that we've been able to see history providing a link to the past while supporting best use over all. For many rehabilitation projects a savvy combination of a historic rehabilitation tax credit and the low income housing tax credits facilitate the use of these properties. I worry that the approval of this request sets a precedence. Other building owners will use the same argument about conditions and restoration costs leading to more demolitions and potentially and eventually a loss of this district and other key structures within Portland. Approving demolition by neglect is not what I want this city to be known for. We need to truly market this building to other potential buyers or other potential solutions. Prosper Portland was the only entity offered the property, so now the statement of this building is beyond saving and please demolish is disingenuous. I believe that all of the options of the building use have not been explored. Without a clear plan or understanding what are the next steps, it's disrespectful to see the Asian culture heritage erased at this time when it is becoming under attack. The Dirty Duck had that complete plan in place, demolition without a plan should not be accepted. Again, I ask that the demolition request be denied and that more time given to the solution for the specific recommendation for future actions. Thank you.

**Clerk:** Next up we have Chisao Hata, Jennifer Fang, and Brian Emerick.

**Chisao Hata:** Hello members of Council. I hope you can hear me. My name is Chisao Hata and my mother was born in hood river in 1916 and was one of the first Japanese American nurses in the state of Oregon. She graduated as the only nonwhite student in 1939 from the Portland seventh day Adventist nursing school. Her legacy is tied to the history of Japantown where my grandfather connected her with resources which led her to be accepted in premed program at Walla Wall College in Walla Walla, Washington. Her lifetime of nursing service including Poston, Arizona an American concentration camp, Boulder, CO and Des Moines, IA where she proudly

June 30, 2021

nursed and taught for over fifty years. As a current member of the board of directors of the newly imagined Japanese American Museum of Oregon on NW 4<sup>th</sup> and Flanders, just catty corner from the Blanchet House that we are speaking about, I implore you do not demolish this Blanchet house. Not only is it one of the oldest buildings that represent a history of place in Oregon of Japanese Americans, it specifically honors the Yamaguchi family and hundreds more who lived in Japantown. Mrs. Yamaguchi was the midwife who served Japanese Americans throughout Oregon. And where she and her sons George, and Roy and daughter Mary lived. The Hotel or rooming house walls hold deep histories, we must not erase them for the sake of progress, modernization, or to build lower income housing. Once gone, this history cannot be replaced and will add to the list of forgotten histories in America. The Japanese American community, businesses, schools, churches, homes, as they were Hotels, were stolen with the issuance of executive order 9066. Our community never recovered. We lost our language, community infrastructure, and place. No one stood up then to prevent the violation given towards American citizens. We must protect our history now. It is the history of Oregon, of the united states, it is the history you and I in this place still call Portland. My history and our history is in these historic bricks.

**Hardesty:** Who's next, Megan.

**Clerk:** Apologies, next, is Jennifer Fang who will also be sharing their screen.

**Jennifer Fang:** Hello, I'm about to share a PowerPoint, so please just give me one moment while I pull this up. Okay, can you all see the PowerPoint. Okay, my name is Dr. Jennifer Fang, I'm the director of education at the Japanese American museum of Oregon and I'm here today on behalf of the Japanese museum of Oregon's executive Director Lynn Fuchigami Parks. I'm going to read her testimony as she is unable to attend today's meeting. Here goes. The mission of the Japanese American Museum of Oregon is to preserve and share the history and culture of the Japanese Americans in the Pacific NW. To educate the public about the Japanese American experience during World War II and to advocate for the protection of civil rights for all. I'm here today to speak to the importance of Blanchet House and its significance to telling the story of what was once the large and thriving Japantown. A 10-12 block area that now makes up the majority of old town. If these buildings could talk they would tell a story of people vibrant community that existed until its people were forcefully removed and unjustly incarcerated for no other reason than fear and racial prejudice. They would tell you of the people and business that they held along with the American dream that was being realized for decades and how it disappeared overnight. Now there's another effort to continue this erasure of this history. With

June 30, 2021

regard to policy 4.54 cultural diversity and 4.55 cultural and social significance. Not only is this historic district the only cultural heritage district in the state dedicated to AAPI cultural history, but this building, the Yamaguchi Hotel was the home of a Japanese midwife. In reality, this is one of the few, if not only, known buildings in Oregon that is specifically identified to hold the history of a Japanese woman. It's a hidden history within hidden history. This building was a truly unique asset and tells the story that no other building in the city, let alone the state can. To give you additional context in Japan, midwives were certified and licensed by the government to demonstrate that Japan had educated and adopted western scientific medicine. They were highly respected in Japan and held in high regard with the Japanese American community here. They served as cultural brokers, providing an important link for Japanese immigrant women between their old and new cultures. There are stories of the midwives traveling as far as Hood River to serve the community. Although, they were prohibited from assisting with the delivery of babies in concentration camps. They provided emotional support in both pre-and post-natal care for women.

**Hardesty:** Excuse me Jennifer, could you stop sharing your screen. Thank you.

**Fang:** I just have one paragraph to wrap up just a couple of sentences. For these reasons the Japanese American of Oregon opposes the demolition of the Blanchet House as it represents erasure of history, community, and culture contained in this historic resource. And therefore does not meet the criteria of approval. In closing, we also support all the findings of the bureau of development services recommendation that denies the demolition permit. Thank you very much.

**Hardesty:** Thank you.

**Clerk:** Next is Brian Emerick.

**Brian Emerick:** Good afternoon commissioners, my name is Brian Emerick. I'm a principal with Emerick Architects and also a former landmarks Commissioner during the Kiernan block demolition review and subsequent Riley Blanchet House approval during the commission time. I'm going to speak specifically to the feasibility of renovating an unreinforced masonry building and also experience that the landmarks commission and city Council actually blocked the old Blanchet House and the Yamaguchi Hotel shortly after they moved into the new building. At that time the structure while it was tired and needed some love it was not saturated timber and all of the deteriorating conditions that were described. I have to believe that the roof wasn't maintained and other things were let go in that interim time. The applicants claim that \$1,318 per square foot is required to upgrade the building is pretty far beyond anything that I've



June 30, 2021

experienced in over 20 years specializing in reinforced masonry buildings and adapted reuse upgrades, we've done a lot of them and none have even approached half of that cost. Recently we presented the Overland Warehouse example at the request of the landmarks commission as an example of what could be done to bring these historic buildings back and how they revitalize the neighborhoods. That building is literally just a few blocks away on 4<sup>th</sup> Ave and Davis St in the district and it was abandoned since the 1960s, we had a great adventurous land owner who saw the vision of the district, took that building on for \$150 per square foot we did a full seismic upgrade and brought that building back. We attracted Novelle, whose a great global creative office tenant and they moved their headquarters in that building and its substantial tenant improvement based on that vision. I think that's what can happen when there's the opportunities left there and someone with vision can take it. Another example just recently that's completed in 2016 by the way. At the landmarks commission hearing the \$1,318 per square foot figure was noted that was before current construction cost escalation. Just recently, two weeks ago we got in an estimate for a five story small foot print unreinforced masonry upgrade that also included from changing creative office to 27 high end apartments, that full build out from construction came in at \$355 per square foot. Dramatically different than what's being represented. I think that's the main crux of the argument is economic feasibility and I think further study needs to be had to determine what the cost is. That seems really far out there.

Thank you for your time.

**Hardesty:** Thank you.

**Clerk:** The last opponent of the applicant is Amanda Shannahan.

**Hardesty:** Amanda, can you unmute?

**Amanda Shannahan:** Yes, I'm Amanda Shannahan I'm a board member of the Portland Japanese American citizens league. Today, I'm providing personal testimony to encourage City Council to deny the demo permit for the Blanchet House. As a fourth generation Japanese American the new Chinatown/Japantown historic district holds a special place in my heart. To me it represents the strength and resiliency of my community and it brings me a lot of pride to be able to visit and gather with friends and family at places in the district. Like the new Japanese American Museum of Oregon and the Japanese American Historical Plaza. Today there are fewer and fewer buildings that hold the history of Japantown in their bones. The Yamaguchi Hotel is one of them. I hate to think of our city losing another piece of history, another piece of evidence of the vibrant and thriving Japanese American community that existed downtown before world war II. Many history books and lessons would like us to believe that the Japanese American experience began

June 30, 2021

in Oregon with incarceration or "internment". The Yamaguchi Hotel, which as we heard today was also home to the community's midwife, Mrs. Yamaguchi. Helps tell a different story. A story that begins from a place of strength, connection, and care. A story where we are more than our oppression. That's a story that I hope to one day to pass onto my children. And is why I'm urging the city council today to help find a way to preserve this important cultural and historical site for current and future generations. Thank you for your time and consideration.

**Hardesty:** Thank you for your testimony. At this time I want to pause and see if my City Council colleagues have any questions up to this point? Just so that people know where we are. After this conversation we will have rebuttal from the applicant. The City Council will have an opportunity to have a discussion and then we will decide what the next options are moving forward. So everybody knows what's next. So are there any questions now that have come up in the previous testimony or would you like to wait until after we hear the rebuttal to have our conversation? I'm seeing heads going up and down so we will go on to the rebuttal of the applicant and the applicant has five minutes for that.

**White:** Thanks again, Christe White, land use council for the applicant. I'll first address the approval criteria that we're proceeding under. Some testimony was that we should be under approval criteria c2 instead of c1. Let me explain why we are under c1. C1 says deprive the owner of all reasonable economic use of this site. So the owner here is Blanchet House. It's not Prosper Portland, it's not another developer, it's not another neighbor, it's not a group who thinks they can do better than Blanchet House with its own mission on its own site. It's the owner. It's of all reasonable economic use of the site. The site here is the 2500 square foot corner. It's not Prosper's property. It's not a neighboring property. The criteria asks this owner to prove that they are deprived of all reasonable economic use of the site. We have demonstrated that under c1. It seems like the largest challenge to that is that other people who are experts in their field believe that our site costs are excessive. Our site costs were due to a comprehensive and forensic evaluation of this property and I hear the dispute of the numbers. I'm wondering if there's some confusion. Our numbers are not just the construction costs. The numbers are the construction costs, the development costs, the financing fees. We tried to look at this comprehensively. What would it take to return this to a habitable and safe condition and not the minimum necessary for any particular use. Safe, habitable to serve a reasonable economic use of the property. What were those reasonable economic uses? We did not limit that to the nursing clinic. We believe that is what will be pursued on the site. Instead as you saw from the Johnson economic study, we tried to be the most conservative and say well what if the building had a creative office user

June 30, 2021

or a tenant that would pay higher lease rates, would that make it reasonably economic? The answer was no. This idea that we need to talk to other property owners under the c1 criteria or that our numbers are not reasonable, is refuted by the evidence in the record. Again, I'll mention that without acknowledging the experience of others, the people that we hired to do this analysis included the people who worked on Pietro Belluschi's building, the blue and right company building, the brewery blocks, the Oregon state capital, the supreme court building, Blagen blocks building, the On building, and multiple other buildings. They too have experience in this arena and have no professional reason to overestimate their costs. With that, I'll move on to the precedent. Totally understand this argument. I understand that there is a concern for precedent, this doesn't create precedent. This is a high bar. This is a rigorous evaluation. These demolition permits under this criteria don't come along very often or at all as Mr. Heron said and to use other projects like the Prager project that turned it into a market rate building and had two other buildings on both sides that were willing to brace that building with seismic code upgrades. Those are precedent for this situation, which doesn't have that opportunity, is 2500 square feet, and next to a vacant lot. As to the broken promises and the idea that Blanchet House broke any promise at all, we would refute that. Everyone in the City knows, including all of the social services agencies, that you can call the Blanchet House at any time and they will respond and they will answer and they will do what they said they would do. As to Ms. Richter's comments about this worked better under the dirty duck because we could weigh the advantages of the redevelopment against the disadvantages of demolition. I'll remind everyone for the record that the landmarks commission denied the demolition permit in the dirty duck on balancing of the benefits that would generate from the redevelopment versus the disadvantages of demolition. They then approved through a landmarks commission review the new Blanchet House, but they denied demolition when they weighed those purpose statements. I'll quote from that letter to City Council from 2010, "Although the HLC applauds the Blanchet's House mission and fully endorses its future success, we do not believe that the public service benefit provided by the Blanchet House can or should be considered in this because the building's use cannot be controlling. It would be improper for the Council to allow demolition upon a social benefit provided by the Blanchet House can or should be considered." Your Council rejected that that in 2010 for very good reasons that have since come to pass as you can see and it should be rejected again today.

**Hardesty:** Thank you, Christe. Appreciate you. That was the rebuttal from the appellant. And now, City Council, what is the pleasure of the Council? I think for me one of the questions is what

June 30, 2021

or what could not happen with Prosper Portland. Clearly we're not here to vote on what Prosper Portland could or could not do in the future. We've been asked whether or not to uphold BDS findings that would actually reject this application. I have to say, honestly for me, I'm really torn. I certainly understand the historic nature of why the designation is so key. I certainly understand how a slippery slope could be reached if we continue to make exceptions to what is supposedly about preservation and restoration. Having said that, the building that we are talking about today has none of the attributes that people spoke so highly in favor of when that building was operational. That building today is a health issue. It is of severe concern and has been for quite some time. For me, I am measuring -- I'm being asked to measure between what is a history of racism that Japanese Americans experience and we certainly know that was the experience -- I won't say especially. Even today, is what I will say. But again, we are not being asked to rule on that today. The question is whether or not Blanchet House has done their due diligence and made the case for us to -- has the bureau made the case for us to support their recommendations or has Blanchet House made the case for us to make a different decision. I'm very interested in hearing of my colleagues or how are you feeling? Is this something that you feel that you have a tentative position on today. Commissioner Mapps.

**Mapps:** Thank you. Ms. -- Pres--

**Hardesty:** How what's her name. It's fine.

**Mapps:** I'm trying to think Presiding officer. I don't have the nomenclature down at this late hour. I want to thank everyone for their testimony. I suspect a lot of us on Council are torn. I am convinced of the challenges associated with rehabilitating -- .

**Ryan:** Excuse me.

**Hardesty:** I'm sorry, I see Linly's hand, can I just pause you for a minute Commissioner Mapps because I may have done something I shouldn't have. Yes, Linly.

**Rees:** Yes, I think we need to do one initial step before your conversation, I apologize I was not finding my hand raising myself today. Before you move onto Council discussion, I think we need to determine whether Council is ready to close the record. Whether it has all the questions. There was not a request for the record to be held open and therefore Council may close the record. Council could leave it open if it so chooses. It also could close the record and begin Council discussion.

**Hardesty:** Actually, I was just trying to get a feel Linly, for where the Council is at the moment and then I was going to come back to that. Is that appropriate?

June 30, 2021

**Rees:** Yes it is. I just didn't want to miss that and I apologize for interrupting you Commissioner Mapps.

**Mapps:** Not a problem, and basically where I was leading is that I'd like to keep the record open.

**Hardesty:** Is there additional information that will you need in making your decision, Commissioner Mapps.

**Mapps:** Not really. What I'd like to take a closer look at some of the arguments and evidence that were put forth to us today. Both to prepare the information given to us by BDS and by the property owners.

**Hardesty:** So what I'm hearing Commissioner Mapps, is not a request to keep the record open, but a request to not take the vote today, but do it at a later time. That's what I heard, am I hearing correctly?

**Mapps:** Sure, I would prefer not to take a vote today.

**Hardesty:** That fine. I want to check with the lawyer. My understanding of what the proposal was of Commissioner Mapps is not that he needed information outside of what he has heard today. What I'm hearing is that he needs more time to consider what he heard today.

**Rees:** That's appropriate. I think it would be good, Commissioner Mapps for you to confirm that was your intent. To simply have additional time to consider the evidence currently in the record, rather than get more information.

**Mapps:** That would be helpful to me, yes.

**Hardesty:** Thank you. Commissioner Rubio.

**Rubio:** Thank you. I certainly also feel in a similar place of Commissioner Mapps where I'd like to reflect on the record. I also don't know -- I have some additional questions. I don't know if they are better directed at the appellants or if it would qualify as seeking additional information. So I -- I have that open.

**Hardesty:** Thank you for that Commissioner Rubio. I would recommend, let's hear from Commissioner Ryan. I'll come back and address your question.

**Ryan:** Thank you Madam President and thank you everyone who testified. It was actually very compelling and I'm in the same boat as the other Commissioners. I just need more time. It's been quite a day. Based on our dialogue this morning, voting on this right now, sometimes you need to breathe. You need to have some reflection time. I have not dug into this in a way that I would like. I feel pushed right now. Every time I feel pushed and make a decision, I usually regret it. So I just need some time.

June 30, 2021

**Hardesty:** There's no pressure here today, Commissioner Ryan. Today was an opportunity for the appellant to make their case for us to hear from people who are opposed their position. I'm going to recommend that we close the public record today at the close of this hearing today. And recommend that Megan give us a date Time Certain that the City Council will take it up again and we will take it up as part of again deliberating and having a public conversation and taking a vote at that time. Commissioner Mapps.

**Mapps:** Yes, I don't know if this counts as keeping the record open. I do have a question that wasn't clearly answered in today's presentation. It certainly would help me make a decision here. It sounds like Blanchet House has a vision for what would happen. At this space once the building comes down, some sort of medical clinic. I sure wish and I'm a little bit surprised and confused why we didn't see more about what that space would look like. I think that's an important piece of information and it's not clear to me as why it wasn't part of today's record.

**Hardesty:** I'm going to try to answer that and then I will ask Linly to weight in. I would say that it was not what the appeal was based on. There were two questions asked. Whether or not we would actually allow for demolition and that we would waive a procedure. Those were the two asks. That would be my interpretation unless someone has something else.

**Rees:** Commissioner Hardesty, it might be appropriate, Tim Heron, for staff to respond to that. Do you think Tim?

**Heron:** I'll take a stab at that. It's new information. The first I heard of it was on Monday. It is not articulated in a way that is a replacement building, which is the concern of the adjustment review. It's articulated in the way of a replacement idea. My evaluation of that would be that it still falls in the denial category. It's not mitigation. That's palpable if Council felt the demolition review is approvable. I mean, it would probably be good to ask the applicant if they want to expand further on that intent or if they planned on submitting more. My working with them is that this was an important date to keep, I don't know if they want this hearing to be extended necessarily, to add more information, but that's something for them to clarify.

**Rees:** I think Commissioner Mapps if inquiry is whether that's something that could be a condition of approval. That's something would you have to ask applicant. Because at this point, I don't think there's enough information to do that.

**Mapps:** Okay, thank you. I'll defer to Commissioner Rubio.

**Hardesty:** Commissioner Mapps, I have a follow up to Tim, which would be there was no requirement for the applicant to submit a detailed proposal of what the plan was with their application. Am I accurate on that or am I not?

June 30, 2021

**Heron:** Sorry I had to find myself on --.

**Hardesty:** No worries.

**Heron:** It's a little nuanced. The adjustment request is to not provide a replacement building concept in the first place. The new information about another concept I think is interesting. I think we've heard some testimony about could that concept be incorporated in the existing building via a restoration. I don't know if it's about reviewing that building. Again, I think it's more about asking the applicant for clarity. I think they are providing an idea. Staff's opinion is that it's not mitigation that does any further to support an adjustment to not provide a replacement design that would otherwise holdup the demolition permit.

**Hardesty:** Thank you, Tim. Commissioner Rubio.

**Rubio:** I still have my outstanding question about whether it's appropriate to keep the record open if my question qualifies as new information or whether I should ask the applicant now.

**Hardesty:** Ask now and then we'll figure out if there's a need to open the record back up for additional information.

**Rubio:** Okay. I can also save it for later. My question is really about, have there been any preexisting conversations or communication or involvement around the history of this site and its connection to the Japanese American community in Portland. Have there been conversations or connections and how has that -- what has been the outcomes of those conversations. I really had it for both sides that we had some testimony, but I would really like that question answered on the proponent's side and opponent as well.

**Hardesty:** I think we should ask both sides to answer that question. Who wants to start? Christe.

**White:** I'm trying to, there I am. I think that question in terms of communications with the communities that are impacted or stake holders in this proposal is best suited for Scott Kerman. They're on the ground in that community all the time. It would be presumptuous of me to try answer that question. The other question --

**Hardesty:** Okay, thank you Christe. I'm going to ask Scott to answer that question then.

**White:** Okay thank you. Good call.

**Kerman:** Thank you, Christe, thank you Commissioners. No one in the community has approached us about this building. I only recently learned that prior to purchasing property at the old town lofts, the Japanese American museums sought properties in the district with historical relevance. I don't believe they contacted the Blanchet House about the old Blanchet House. It seems like based on the discussion today that would be an ideal location for the museums. I can't speak as to why they didn't consider it. Now they purchased property in the old

June 30, 2021

town lofts, it's probably not something that could be pursued. To be honest, I only recently learned of this history in regards to the Yamaguchi Hotel. We've tried to search out the history of the building. A week ago I googled this to see if I could find anything. The only website that came up was a page that was recently provided by the Restore Oregon organization. This is a history that I wasn't aware of and no one in the community had ever, at least in the time I've been in the Blanchet House, approached us about this. I hope that answered your question.

**Hardesty:** That's helpful. Tim, do you want to add anything.

**Heron:** No, I guess my only add would be that a lot of the information that's come to bear is the testimony that we've heard and written. We've received a couple pieces of testimony throughout the day today and during the hearing as well that will be part of the record. I definitely appreciate the Commissioner wanting to take time and thoroughly review that. There's a lot of significant history. My thought would be, sometimes during these reviews that shakes people up and says we've got to gather and do something about this. That's what you'll see and read in a lot of the testimony that's been provided.

**Hardesty:** Thank you very much. Commissioner Rubio, does that answer your question?

**Rubio:** It does.

**Hardesty:** Excellent. Commissioner Ryan.

**Ryan:** Yea, I apologize for perhaps missing this. I think some of you know that Comcast was out in North Portland for about an hour, for about two hours, but I got on the phone eventually. How many years has it been sitting vacant again?

**Heron:** I believe and I think Scott can correct me down to the day I'm sure, but around 2012. I believe was when you all had moved out.

**Ryan:** What kind of action has been taken over the last ten years to preserve this building or heritage in history's sake.

**Heron:** I would lean to Scott or the applicant or someone else on his team for this one.

**Ryan:** Wouldn't it be from those folks that want to restore.

**Hardesty:** Well, Commissioner Ryan –

**Ryan:** Am I asking a question that was not okay?

**Hardesty:** Well no no. I just was just trying to figure out where would be the best place to get your question answered. I think there's a difference between what the -- the condition of the building today. If you and I went to that building right now, the condition of that building today or what could have been possible in 2018. Right? And I think that is the issue. Many of the testimony we heard today were about permitting the destruction by neglect. I don't believe at



June 30, 2021

all that Blanchet House neglected it. I know how non-profits operate and the thin margins they operate under. In the choice is between roof or food, they make the choice of food. I would do the same thing. I think we're talking about what could be compared to what exists today. For me personally, I feel like that's not a fair question because it hasn't been a building that's been habitable since I've shown up at city hall and I'm sure long before that.

**Ryan:** My question was not directed to maybe the right side. I was wondering with all of those that gave testimony today that was very meaningful about the history of the building. I'm trying to get a sense of is this mobilization come about because of the threat or has there been action by the lobby that have actually desired to do something like a history museum. I can't understand what the action has been from those --

**Hardesty:** It's about what comes next. If the City Council continues to make allowances in historic districts. This is the big fear is that we will continue to make these kinds of allowance and these properties will disappear. This history will disappear. Again, I understand that fear because it's easy to slide down a slippery slope. But again, I think the question that we're being asked to answer is much more narrower than that. This is a particular property owned by a particular non-profit. It is not an inhabitable building. One of the first things I inherited when I came to the city of Portland was the issue of unreinforced masonry buildings. It just kind of ended up in my lap because of my Commissioner of Fire and Rescue. I can tell you, that we put a committee together we really try today make sure it would not impact especially low income and non-profit providers but the reality is we could not come up with a plan where the city or the state or the federal government could provide enough support for the hundreds of unreinforced masonry buildings for the city of Portland. Some are in better shape than others. I learned much more in my first year than I ever wanted to know about unreinforced masonry buildings. There's a lot of things we have to consider. I certainly respect the fact that people want to take the time to both review the written and oral testimony. But I also don't want us to get caught in a false conversation about what it is we're voting on today. Yes, Linly, I see your hand.

**Rees:** I'm noting that there's a hand raised by one of the attendees. That particular attendee had expressed some concern about not being on video. I suspect she wants to respond to the question and if we can allow her to share her video that would be fantastic.

**Hardesty:** I'm open to that. Any disagreement? Let's do it.

**Carrie Richter:** Thank you. My name for the record is Carrie Richter. I testified earlier on and I just want to point out that in 2010 the landmarks commission did have the opportunity to tour what was the Blanchet House. At the time of the Kiernan building demolition, there was a great deal of

June 30, 2021

concern about the impact that Blanchet moving out of this building would have on the Hotel. We were very concerned about the loss of this resource to the district, to the architectural heritage, and to the cultural heritage that has been so decimated. There was concern. There was motivation and the response we got was Portland development commission will take care of it. They have an option. They support preservation activities and they will help. They are conspicuously absent today. That is inexcusable.

**Hardesty:** Thank you, Carrie. That's helpful. You reminded me of something which is that we in fact are not making decisions for Prosper Portland. The former Portland Development Commission. Thank you. I appreciate that. Does that answer your question, Ryan? Commissioner Ryan?

**Ryan:** It gave me more insight, sure.

**Hardesty:** Well thank you. I'm going to recommend to -- I see your hand up Dan, I'm going to recommend to Megan that she give us a date and time certain that this item will be rescheduled for the Council agenda. Yes, Dan.

**Petrusich:** I just want today say there's been lots of time already and how much more time would it -- it wouldn't make any difference. I think John McGuigan did a very good job of reviewing our agreement with the PDC and pointed out there was a six year window if the city wanted to do something or a developer from the historic group of developers wanted to show up. They had a six year window. Even after that the buildings been sitting there. They were well aware that it was available. If they wanted to approach us, they could have but didn't.

**Hardesty:** Thank you, Dan. I appreciate that. Let me just say again, we all live in a city where Portland development commission over the years made promises that were never kept. Now we have prosper Portland which is this city's economic development arm. I also want to be very clear that they don't have the resources today in order to take on any new development projects. I would not be -- I would not assume that there's a window with PDC or Prosper Portland today that would actually change the outcome of the conversation that we're having today. Tim, unless you have something new to add, I'm moving on. It feels like we're covering the same territory over and over again. Is there something uniquely different, Tim, that would you like to put on this record for this moment.

**Heron:** Commissioner, I love how you ask that question. Thank you, I appreciate it, I know it's getting late. I want to make sure I understood something correctly. Dan, thank you for speaking up again. Your testimony specifically said the property is no longer for sale. I guess I want to make sure I understand if that's true still. I heard that in testimony today, I had not heard that

June 30, 2021

before, I made a note of it. Is the old Blanchet House for sale or is it not available to be purchased? Should there be a champion that shows up between now and the next hearing.

**White:** If someone is disconnect, I'll answer that real quickly. No. The reason for no, is because they need to retain this property now for their growing and critical mission. And that's where we are at.

**Hardesty:** Thank you and that was a uniquely different question, Tim. You did a good job. Megan, can you give us the day and time. Linly?

**Rees:** Can we clarify, yes, Megan, please look at day and time. But I want to make sure I understand what is happening between now and then. Are you going to close the record and we're coming back for Council deliberations only?

**Hardesty:** That is correct. The public record will be closed at the end of this meeting and we will come back for City Council deliberation on the date and time that Megan tells us.

**Rees:** I'd like to point out both staff, Mr. Heron and I are out next week, it would be preferable not to have it next week. I think Tim, are you back the week after, yes?

**Hardesty:** We're not going to be able to get it scheduled that quickly. I also want to make sure the mayor has an opportunity to review the record as well. He had an excused absence this afternoon. So Megan.

**Clerk:** That's a great point. All Council members will be available, where there are no absences on July 22. We're looking at July 22 at 2: 00 p.m.

**Hardesty:** Excellent. I want to thank everyone who provided testimony today. It was really helpful for you to be here and present to the Council. We'll give it due deliberation. We'll be back, when is that?

**Clerk:** July 22 at 2: 00 p.m. Time certain.

**Hardesty:** I almost said January 22, that would be a little later, but July 22 at 2 p.m. Thank you all. If I can have the Council stay as people rotate off so that we can complete our agenda from this morning. I would be very appreciative. I should have checked to make sure we did all the legal stuff appropriately.

**Rees:** You did a great job. I appreciate your willingness to let me jump in. It's nice. We are going to go back to this morning's agenda and complete the three items that we had left. If can you read the first item, please.

**Hardesty:** Anytime. Anytime you keep me from being illegal it's a good time. So Megan, we are going to go back to this morning's agenda. And we're going to complete the three items that we had left. If you would read the first item please.

June 30, 2021

**Megan:** Yes item 523 amend grant agreements from the 2021 water shed agreement to be completed in 2022.

**Hardesty:** Commissioner Mapps.

**Mapps:** This is a housekeeping ordinance. That ordinance approved a slate of grants to community groups for community led water shed enhancement projects. However, that ordinance did not provide authority for amendments to grant agreements. Due to the covid 19 emergency several grantees would like more time to finish projects. This ordinance provides the bureau to assign authority to those grant agreements. I believe we don't actually have testimony from staff on this. This is a very straight forward housekeeping thing.

**Hardesty:** Any questions? Any community testimony, Megan.

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

**Hardesty:** Excellent. This is an emergency measure. Please call the roll.

**Clerk:** (roll call).

**Hardesty:** Rubio, can you hear us.

**Rubio:** I didn't hear anything for a minute, sorry. Aye.

**Hardesty:** Thank you. The ordinance is adopted. Please read the next item, Megan.

**Clerk:** Item 524. Amend sewer user charges code to support updates to system development charges.

**Mapps:** This is a second reading. We took a look at this probably last week, if anyone has any questions we might have staff here otherwise I'm comfortable going to a vote.

**Hardesty:** Megan, please call the roll.

**Clerk:** Roll call.

**Hardesty:** Motion passes. Last item on our agenda today.

**Clerk:** Item 525 approve findings to authorize an exception for a class public improvement contracts from competitive bidding requirements and use alternative pricing methods for price competitive agreements.

**Hardesty:** This is a second reading. I want to thank Commissioner Mapps. We talked about this quite a bit. When this was last in front of the Council and commissioner Mapps has some amendments that he wants to move forward with.

**Mapps:** Here is the way I think today is going to go. I'm going to introduce some amendments to this ordinance. We'll vote on the amendments and it probably comes back for another reading hopefully next week. For members of Council who are trying to remember what this item is. This is a proposal to allow BES to experiment with using requests with low with the goal of increasing

June 30, 2021

minority contracting. At the last time this came before Council there were some concerns. One of the things I've done in the interim is to talk with my colleagues. I have two amendments today which I think might make this a five, zero vote. I'll just be frank. The two amendments I would like to put forward to is number one, add an amendment which requires BES to report to Council on the report of this project on an annual basis. The second amendment that I would like to put forward would basically require this project to come back before Council in two years for reauthorization. The other proposal ran for five years. This adds some accountability. One of the things we can do after two years is see how our contracting approach meets our minority contracting goals. If anyone has any questions, I would be happy to answer them.

**Hardesty:** I know Linly is about to ask me to have us vote on them one at a time.

**Rees:** I just want to make sure for the sake of our Council clerk staff that we have the actual amendment language submitted so people can see that if they want to.

**Mapps:** I believe we should.

**Clerk:** That's my understanding, that we have that language.

**Hardesty:** Colleagues you have seen it? Commissioner Rubio, yes. Commissioner Ryan, yes.

**Rees:** I don't think, Commissioner, it's necessary to vote on the amendment separate it's just necessary to have the amendment language available.

**Hardesty:** Excellent. Thank you. Is there conversation on the two amendments that Commissioner Mapps has moved forward? I want to personally say thank you. We had a very lively conversation a week or so ago. It is always -- I think we always come up with better policy when we can have those lively conversations and go back and figure out how to build agreement moving forward. We saw that this morning on our housing vote. I believe Commissioner Mapps when he says he is going to hold his bureau accountable to have better outcomes. I'm very happy to support these amendments and would also support the final 525 with the amendments being proposed. I think we should. I think you have moved two amendments Commissioner Mapps; would you articulate them once again for the record.

**Mapps:** Sure. The first amendment would require BES to report to Council on an annual basis on the status of the pilot contracting project. The second amendment would require BES to return to Council every two years to seek authorization for this project. I believe Council at staff has the formal language for these amendments in their records.

**Hardesty:** Thank you. I'll accept a second.

**Rubio:** Second.

**Hardesty:** At this point this -- I'm sorry. 525 will move forward for an additional second reading.

June 30, 2021

**Ryan:** We have to vote on the amendments.

**Hardesty:** I thought we did. Okay. Megan, call the roll, please.

**Ryan:** Yes. Thank you for those lively conversations. Accountability, transparency, but it wasn't too hyper. I like that we have a year and not every two months. That leads to results. I like that.

**Clerk:** (roll call).

**Hardesty:** You can tell it's the end of the day. Even Commissioner Mapps isn't excited about his amendments. I vote aye. The amendments pass. We'll move this item to second reading on the next Council agenda. Megan does that complete our agenda for today?

**Clerk:** Yes, it does.

**Hardesty:** You have all been excellent troopers. Thank you all. We'll see you soon. Thank you. We are adjourned.

**At 4:53 p.m., Council adjourned.**