



# August 28, 2024 Council Agenda

5780

**1900 SW Fourth Avenue, Room 2500, Portland, OR 97201**

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Questions may be directed to [councilclerk@portlandoregon.gov](mailto:councilclerk@portlandoregon.gov)

## Wednesday, August 28, 2024 9:30 am

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**Session Status:** Recessed

**Council in Attendance:** Mayor Ted Wheeler

Commissioner Carmen Rubio

Commissioner Dan Ryan

Commissioner Rene Gonzalez

Commissioner Mingus Mapps

Mayor Wheeler presided.

Officers in attendance: Maja Haium, Senior Deputy City Attorney; Keelan McClymont, Council Clerk

The Consent Agenda was adopted on a Y-5 roll call.

Council recessed at 9:38 a.m. and reconvened at 9:44 a.m.

Council recessed at 11:38 a.m. and reconvened at 11:46 a.m.

Council recessed at 12:48 p.m.

## Communications

739

[Request of Allison Rockwell to address Council regarding a story](#) (Communication)

**Document number:** 739-2024

**Council action:** Placed on File

740

[Request of Diana Stuart to address Council regarding why Keller Reimagination Proposal is best proposal for Portland](#) (Communication)

**Document number:** 740-2024

**Council action:** Placed on File

741

[Request of Brad Perkins to address Council regarding N/NE Quadrant Central City planning](#) (Communication)

**Document number:** 741-2024

**Council action:** Placed on File

742

[Request of Injured and Pissedoff to address Council regarding eviction](#) (Communication)

**Document number:** 742-2024

**Council action:** Placed on File

743

[Request of Kate Walker to address Council regarding sustainable transportation](#) (Communication)

**Document number:** 743-2024

**Council action:** Placed on File

## Time Certain

744

[Accept the 2023 Annual Report of the Portland Police Bureau](#) (Report)

**Document number:** 744-2024

**Introduced by:** Mayor Ted Wheeler

**City department:** Police

**Time certain:** 9:45 am

**Time requested:** 20 minutes

**Council action:** Accepted

Motion to accept the report: Moved by Gonzalez and seconded by Mapps.

**Votes:** Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Commissioner Dan Ryan Yea

Mayor Ted Wheeler Yea

## Consent Agenda

745

[\\*Amend Property Tax Exemption for New Construction of Single-Unit Housing Code to give the Housing Bureau authority to approve applications for the exemption and to remove the reference to Homebuyer Opportunity Areas \(amend Code Chapter 3.102\)](#) (Emergency Ordinance)

**Ordinance number:** 191871

**Introduced by:** Mayor Ted Wheeler

**City department:** Housing Bureau

**Council action:** Passed

**Votes:** Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Commissioner Dan Ryan Yea

Mayor Ted Wheeler Yea

746

[\\*Authorize an Intergovernmental Agreement with the City of Gresham for the HOME Investment Partnership Program for \\$2,319,316](#) (Emergency Ordinance)

**Ordinance number:** 191872

**Introduced by:** Mayor Ted Wheeler

**City department:** Housing Bureau

**Council action:** Passed

**Votes:** Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Commissioner Dan Ryan Yea

Mayor Ted Wheeler Yea

747

[Create new non-represented classification of Community Health Paramedic and establish a compensation range for this classification](#) (Ordinance)

**Ordinance number:** 191873

**Introduced by:** Mayor Ted Wheeler

**City department:** Human Resources

Second reading agenda item 727.

**Council action:** Passed

**Votes:** Commissioner Rene Gonzalez Yea  
Commissioner Mingus Mapps Yea  
Commissioner Carmen Rubio Yea  
Commissioner Dan Ryan Yea  
Mayor Ted Wheeler Yea

748

[\\*Pay settlement of Jacob Parks property damage claim in the sum of \\$12,258 resulting from a motor vehicle collision involving Portland Fire & Rescue](#) (Emergency Ordinance)

**Ordinance number:** 191874

**Introduced by:** Mayor Ted Wheeler

**City department:** Risk Management

**Council action:** Passed

**Votes:** Commissioner Rene Gonzalez Yea  
Commissioner Mingus Mapps Yea  
Commissioner Carmen Rubio Yea  
Commissioner Dan Ryan Yea  
Mayor Ted Wheeler Yea

749

[\\*Pay settlement of Michael Smiley bodily injury lawsuit in the sum of \\$25,000 resulting from a motor vehicle collision on property owned by Portland Parks & Recreation](#) (Emergency Ordinance)

**Ordinance number:** 191875

**Introduced by:** Mayor Ted Wheeler

**City department:** Risk Management

**Council action:** Passed

**Votes:** Commissioner Rene Gonzalez Yea  
Commissioner Mingus Mapps Yea  
Commissioner Carmen Rubio Yea  
Commissioner Dan Ryan Yea  
Mayor Ted Wheeler Yea

750

[Amend Revenue and Finance Code to transfer certain functions to the Office of Arts & Culture \(amend Code Section 5.04.510 and Code Chapters 5.73 and 5.74, repeal Code Section 7.02.830\)](#) (Ordinance)

**Ordinance number:** 191876

**Introduced by:** Commissioner Dan Ryan

Second reading agenda item 736.

**Council action:** Passed

**Votes:** Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Commissioner Dan Ryan Yea

Mayor Ted Wheeler Yea

751

[Approve Council Minutes for July 3-31, 2024](#) (Report)

**Document number:** 751-2024

**Introduced by:** Auditor Simone Rede

**City department:** Auditor's Office; Council Clerk

**Council action:** Approved

**Votes:** Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Commissioner Dan Ryan Yea

Mayor Ted Wheeler Yea

## Regular Agenda

752

[Accept bid of \\$9,387,320 from Moore Excavation, Inc. for the Lombard Pump Station and Force Main Upgrade Project \(Procurement Report - Bid 00002305\)](#) (Report)

**Document number:** 752-2024

**Introduced by:** Mayor Ted Wheeler

**City department:** Procurement and Business Opportunities

**Time requested:** 10 minutes

**Council action:** Accepted - Prepare Contract

Motion to accept the report: Moved by Mapps and seconded by Gonzalez.

**Votes:** Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Commissioner Dan Ryan Nay

Mayor Ted Wheeler Yea

753

[Authorize expansion of the Portland Police Bureau Unmanned Aircraft System Program for purchases not to exceed \\$98,000](#) (Ordinance)

**Ordinance number:** 191882

**Introduced by:** Mayor Ted Wheeler

**City department:** Police

**Time requested:** 20 minutes

**Council action:** Passed to second reading

Passed to second reading September 4, 2024 at 9:30 a.m.

754

[Adopt a citywide Outgoing Grants Administration policy](#) (Ordinance)

**Ordinance number:** 191883

**Introduced by:** Commissioner Dan Ryan

**City department:** Grants Management

**Time requested:** 25 minutes

**Council action:** Passed to second reading

Passed to second reading September 4, 2024 at 9:30 a.m.

755

[Amend Regulation of Lobbying Entities Code to align with the amended City Charter approved by voters in Portland Measure 26-228 \(amend Code Chapter 2.12\)](#) (Ordinance)

**Ordinance number:** 191877

**Introduced by:** Auditor Simone Rede

**City department:** Campaign Finance & Lobbying Regulations

Second reading agenda item 722.

**Council action:** Passed

**Votes:** Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Commissioner Dan Ryan Yea

Mayor Ted Wheeler Yea

## Wednesday, August 28, 2024 2:00 pm

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**Session Status:** Adjourned

**Council in Attendance:** Mayor Ted Wheeler

Commissioner Carmen Rubio

Commissioner Dan Ryan

Commissioner Rene Gonzalez

Commissioner Mingus Mapps

Mayor Wheeler presided.

Commissioner Ryan arrived at 2:01 p.m.

Officers in attendance: Linly Rees, Chief Deputy City Attorney; Keelan McClymont, Council Clerk

Council adjourned at 4:13 p.m.

## Time Certain

756

[Adopt the 2024 Housing Production Strategy to identify actions to address housing needs](#) (Resolution)

**Resolution number:** 37673

**Introduced by:** Mayor Ted Wheeler; Commissioner Carmen Rubio

**City department:** Planning and Sustainability (BPS)

**Time certain:** 2:00 pm

**Time requested:** 3 hours

**Council action:** Adopted

**Votes:** Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Commissioner Dan Ryan Yea

Mayor Ted Wheeler Yea

**Thursday, August 29, 2024 2:00 pm**

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**Session Status:** No session scheduled



Portland City Council Meeting Speaker List  
 Wednesday, August 28, 2024 - 9:30 a.m.

Name	Title	Agenda Item
Ted Wheeler	Mayor	
Keelan McClymont	Council Clerk	
Rene Gonzalez	Commissioner	
Mingus Mapps	Commissioner	
Carmen Rubio	Commissioner	
Dan Ryan	Commissioner	
Maja Haium	Senior Deputy City Attorney	
Injured and Pissedoff	(Communications)	742
Robert Day	Chief of Police	744, 753
Dan Handelman Portland Copwatch	(Testimony)	744
Sarah Hobbs	(Testimony)	744
Sgt. Jim Defrain	UAS Subject Matter Expert	753
Nicole Mercier	(Testimony)	753
Dan Handelman Portland Copwatch	(Testimony)	753
Brian Conley	(Testimony)	753
Kathleen Brenes-Morua	Design & Construction, Manager II	752
Michael Martin	(Testimony)	752
Khanh Le	(Testimony)	752
Priya Dhanapal	Deputy City Administrator, Public Works	752
Mike Jordan	City Administrator	752
Jonas Biery	Deputy City Administrator, Budget and Finance	754
Sheila Craig	Financial Analyst III/Grants Manager	754
John Di Lorenzo	(Testimony)	754

Portland City Council Meeting Speaker List  
 Wednesday, August 28, 2024 - 2:00 p.m.

Name	Title	Agenda Item
Ted Wheeler	Mayor	
Keelan McClymont	Council Clerk	
Rene Gonzalez	Commissioner	
Mingus Mapps	Commissioner	
Carmen Rubio	Commissioner	
Dan Ryan	Commissioner	
Linly Rees	Chief Deputy City Attorney	
Donnie Oliveira	Deputy City Administrator, Community and Economic Development	756
Tom Armstrong	Supervising Planner	756
Ariel Kane	Project Manager; City Planner II	756
Lisa Abuaf	Director of Development and Investment	756
Saurav Palla	(Testimony)	756
Peggy Moretti Historic Landmarks Commissioner	(Testimony)	756
Jonathan Greenwood	(Testimony)	756
Jennifer Shuch	(Testimony)	756
Michael Andersen	(Testimony)	756
Timothy Slevin-Vegdahl	(Testimony)	756
Luke Norman	(Testimony)	756
Donna Cohen	(Testimony)	756
Doug Klotz	(Testimony)	756
Ben Hufford	(Testimony)	756
Sarah Radcliffe	(Testimony)	756
bret winkler	(Testimony)	756
Jackie Haddon	(Testimony)	756
Heidi Hart	(Testimony)	756
Allen Hines	(Testimony)	756
Matchu Williams SE Uplift Neighborhood Coalition	(Testimony)	756
Alan DeLaTorre	(Testimony)	756
Dave Peticolas	(Testimony)	756
Miranda Krone	(Testimony)	756
Peter Fry	(Testimony)	756
Patricia Diefenderfer	Chief Planner	756
Helmi Hisserich	Portland Housing Bureau Director	756

## **Portland City Council Meeting Closed Caption File**

**August 28, 2024 – 9:30 a.m.**

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, motions, and names of speakers are included in the official minutes.

**Speaker:** Good afternoon. Good afternoon. Good morning everybody. This is the Wednesday, August 28th, 2024, morning session of the Portland City Council.

Keelan. Good morning. Please call the roll.

**Speaker:** Morning, gonzales. Here. Maps. Here Rubio. Here. Ryan. Here Wheeler here.

**Speaker:** We'll hear from legal council on the rules of order and decorum. Good morning.

**Speaker:** Good morning. Welcome to the Portland City Council to testify before council in person or virtually. You must sign up in advance on the council agenda at [Portland.gov](https://portland.gov/council/agenda) backslash council backslash agenda. Information on engaging with council can be found on the council clerk's web page. Individuals may testify for three minutes unless the presiding officer states otherwise. Your microphone will be muted when your time is over. The presiding officer preserves order. Disruptive conduct, such as shouting, refusing to conclude your testimony when your time is up or interrupting others testimony or council deliberations will not be allowed. If you cause a disruption, a warning will be given. Further disruption will result in ejection from the meeting. Anyone who fails to leave once ejected is subject to arrest for trespass. Additionally, council may take a short recess and reconvene virtually. Your testimony should address the matter being considered. When

testifying, state your name for the record. Your address is not necessary if you are a lobbyist, identify the organization you represent. Virtual testifiers should unmute themselves when the council clerk calls your name.

**Speaker:** Thank you. All right. Thanks. Let's jump right into communications. First up, item 739. First individual please request of allison rockwell to address council regarding a story.

**Speaker:** Allison rockwell. I don't think they've arrived.

**Speaker:** That's too bad.

**Speaker:** I was kind of curious what that one was about. Next individual, please. Item 740 request of diana stewart to address council regarding why keller re-imagination proposal is best proposal for Portland.

**Speaker:** They canceled their request. All right.

**Speaker:** Very good, 741 request of brad perkins to address council regarding north northeast quadrant central city planning. No. Brad doesn't look like it. All right, we're on a roll. Any guesses on the next one? Item number seven. Four two.

**Speaker:** Request of injured and off to address council regarding eviction.

**Speaker:** I see him here. Good morning sir. Mr. Sanchez. All.

**Speaker:** My name's injured and off, and I had spoke at the mcneil county library six days ago. The 22nd a m session, 930 in the morning. And they were supposed to accommodate me on my speech. After they refused to accommodate me at the first session, two weeks before that. And then they they canceled the one, that was after that. Then I was able to speak at the board meeting and it's online. I had to go in the building and there was texts there to help me, with signing up to the deal. And I'm so blind that I couldn't even see the screen, the laptop and, what they wrote on the screen was laptop instead of my name. And then it was all black, luckily, I guess they left the microphone on, but, I sent a video of, a security person

for the building, that I took video of and sent to the aclu. And I explained it at the end of the video that some woman had chased me down in the library. Well, actually, she, there was an old, goodwill store across the street, and I was crossing the street, and she started talking, saying that she'd been to previous meetings and, I was trying to get away from her, and, she finally, after I came out of the restroom, gave me a piece of paper with her name and address and, this explains, there was a note, I took a picture of, at my building, and it says September 24th. We are to be conducting the yearly, inspections. I'm giving all the advance notice. I can't quite read the rest of this, I was, with the police chief being here, showing, somebody there, the, letter that tom, the mayor had wrote, sometime in August or January 16th of 2007 about my dog attacks of my service animal. And, I was explaining that on using google as a search engine, if you write, willamette week uninvited guests, that comes up with this article at the very top of it, a google. And then if you also use google and type hall monitor a few loud men, it comes up with a second, mercury, newspaper article that they printed about me.

**Speaker:** All right. I'm going to have to ask you to wrap it up. We're about 40s over now.

**Speaker:** Oh. I'm sorry.

**Speaker:** No worries.

**Speaker:** Is done, then. All right.

**Speaker:** Thank you. Thank you, sir. I'm sorry. Next individual item 743.

**Speaker:** Mayor, we. May we take a short recess? We're having trouble in zoom with the audio. Can we take just a couple minutes to troubleshoot it in recess?

**Speaker:** Okay. Thanks. Test, test. Okay.

**Speaker:** We're good to go.

**Speaker:** All right, everybody, we're back in session. I think we were at 743 when we Keelan. Yes. All right, 743, please.

**Speaker:** Thank you, request of kate walker to address council regarding sustainable transportation. Kate walker doesn't look like they're here.

**Speaker:** All right. And or do you want to call the names of the prior ones again? Just to see if anybody showed up?

**Speaker:** Yeah, absolutely, allison rockwell. Brad perkins, kate walker.

**Speaker:** All right, very good, with that, can we quickly go to the consent agenda of any items been pulled off? Consent.

**Speaker:** No items have been pulled.

**Speaker:** Please call the roll on the consent agenda.

**Speaker:** Gonzalez. I maps, I Rubio I Ryan, I Wheeler.

**Speaker:** All right. The consent agenda is adopted first time certain items oh god. One minute short. Hang on. In my life.

**Speaker:** There we go.

**Speaker:** All right. On the, top the workstations. It's now 945. First time certain item, please. 744, accept the 2023 annual report of the Portland police bureau. All right. Thank you, chief day, for being present today to present the Portland police bureau's 2023 retrospective annual report. Welcome. Thanks for being here.

**Speaker:** Thank you. Yeah. Good morning. Morning, mayor. Good morning. Commissioners, somebody is going to run a powerpoint for me. Look at that. It's already up. So I much appreciate that. I don't know who's pushing that magic button, but thank you. So much for the help with that, it's not lost on me that we're sitting here a couple of days before September 2024, and we're talking about 2023. It's a little bit frustrating to me, and I can assure you that the 24 report will be done in a much more timely fashion as we cross over into the new year. But, I did want to

take some time and appreciate and reflect on some of the accomplishments in 23, of which, of course, many of you were leading in and show appreciation for that. So I will try and also intersperse kind of where we are today as we move relatively quickly through this report. And i'll be reminding us that the numbers are in comparison to 22 and not in 23. Excuse me, not related to 2324. So I also want to remind us that, you know, I took this assignment just to be about a year ago next month. So much of the good work completed in 2023. I want to give credit to chief lavelle and for his leadership and for the team that was in place prior to my arrival, chuck has stayed on as, you know, as one of my assistant chiefs, trusted advisor, good friend, I rely on his counsel regularly, and I want to make sure he gets credit for the good work that was done in 23. And I really had a chance at the end of that year and into this year, just really build upon that and I'm appreciative of that. So let's go ahead and go to the powerpoint, we can go to the next one, I when I established came on board, I established three goals towards the end of 23 that have been governing us in 2024, and that is that we transform the dynamic between the police and people. We serve, that we reduce crime and the fear of crime, and we focus on organizational growth and development. So those three goals have been governing where we've been going since I took office in the fall of 23, and they're not too far off where work was already being done in 2023. So I'm going to try and tie that in together. These these three goals are intended to be active. They're not passive. All of them require us to do something. That's why I use the words the dynamic between police and people we serve that we actually need to do something. This isn't about just wishful thinking, but it's actually about taking action and reducing crime. And then our organizational growth and development. Let's start with a few accomplishments. Next slide please. So in regards to that relationship between the police and the people we serve, some of the things you'll

notice that are significant. We were able to complete a body worn camera project at the end of 2023. It was a pilot project. We did it for 90 days. After a lot of review and a lot of support from this council, I'm pleased to say that we are now almost in the final stages of implementing body worn cameras. Bureau wide. There's a large chunk of time set aside. For me personally, I think they think I need a little more help, but, we'll be hopefully by the end of September. Everybody will be issued body worn cameras. As also noted there in our behavioral health unit, continues to have a tremendous outreach in the area of mental health. This is also, you know, in conjunction with our service coordination team and many of our outreach efforts around addiction recovery, so we just have a few examples there from our behavioral health group in terms of numbers, once again, 2023, this really work around bias crimes we've seen in 2024 an increase in bias crime reporting. And I think you're aware, but we have a bias crime team detectives, we follow up on every single bias crime report. And in that process, that has really allowed us to develop a better understanding of community needs, particularly those that maybe are in more marginalized or in our minority communities. You might be aware, you know, we have several advisory councils. We have a muslim advisory council, latino advisory council, asian pacific islander training advisory council. We have many different groups that we meet with on a regular basis. To be able to work through some of these complex issues around bias crimes, but they also go a long ways towards that relationship between community and police, and transforming that dynamic and building that trust. And then at the end of 23 is when we implemented the walking beach for downtown. We also carried that forward. We did some significant walking beach. You might remember, during the March women's March madness, overall, this year, because we are doing more outreach and because we are doing a better job of capturing our outreach, we're up several 100% in our



overall community outreach. In the last 12 months, building off of the end of 23 into 24, I'm very encouraged by that. Our walking beats alone, we contacted over 5400 people in a 45 day span that can go a long ways towards reducing the fear of crime as well, let's go to the next slide, when we talk about crime reduction, I can tell you that in 2023, we were able to reduce crime, today's numbers are far more even encouraging than that. But you can see by the screen that we were able to make some small reductions in crime in 2023 as a, as a compared to 2022 and 24. We are seeing an even greater reduction. But we're still above our five year average. And as we look back into really kind of the window we're trying to strive for is get back into that pre 2019 numbers. But we were able to begin to move the needle in 2023. And we're building on that extensively here in 2024 for example has been reported several times. We have a 44% reduction in stolen vehicles this year compared to last year. So we're just continuing to move, to, to move forward on that. Unfortunately you know, we still have, homicides right now. We're trending under a 2023 numbers. Our 23 numbers were less than 22, and i'll be talking about that a little bit more, but that continues to be a focus priority around gun violence and life safety, next slide please, as mentioned, you know, with homicides being down in 23 compared to 22 right now, we're about five or so below where we were this time last year. Property crimes also decreased in 2023, with much of this centered around our stolen vehicle operation that was developed. And as many of you have heard already, we've reported to council the data driven approach and a partnership with ohsu. So we're definitely seeing the numbers go in the right direction with you know plenty of work to go. Next slide please. The strategy we've adopted in late in 23 and through 24 has really been about having mission focused work. So we know that the calls for service are of a high priority. And we have a finite amount of officers that are able to respond to those. And where we're seeing

the success in actual crime reduction is when we're able to take officers and give them specific missions. These are largely data based, data driven, working in partnership. Several of these with community groups that are, I really believe, central to our effort around crime reduction. And as we've mentioned before, shoplifting and reported shoplifting is up. And that also, we believe, is tied to the fact that we're doing a tremendous amount of work in the area of retail theft, despite some of the reporting around property crimes, we're continuing to investigate property crimes, continuing to work with our retailers. We did a mission last week and retail theft out on the north end. Got a gun some methamphetamine, about \$1,000 worth of merchandise. So we've really taken a mission oriented approach. And what I like about these is, once again, they can be data driven, they can be specific. They can be for a period of time. And they also provide space for officers to maybe do other things besides just the routine calls for service. It also allows us to develop some of our people in the area of investigations, which we know has a long term impact on crime reduction and the fear of crime. Next slide please, a little bit here. We're going to be talking about, our efforts around technology. But we did begin a drone program in 2023. And that has really demonstrated some great results for us, I'm going to be speaking about that again in a separate issue afterwards. So you'll get more detail on where that's at right now in 24 and where we're trying to go. But one of the things that technology is doing is it's allowing us to be efficient with our time and our people. So with the use of drones, for example, we're able to do overview of a traffic investigation, a fatal traffic investigation. We're able to map that out. Short period of time reduces the amount of time on scene, reduces the amount of time we have, the situation, the street closed, frees up officers, allows us to provide information to victims families, we're really leaning into technology going forward. Our air support unit, had over

nearly 2000 calls in 2023, 1200 of them being high priority. So we're definitely relying more and more upon the plane. In 2023, we upgraded our plane from a 1978 model to a 2015. So thank you to council support for that and being able to increase the use of that resource of technology. Next slide please. Organizational health and growth I talk very candidly about the importance of making sure that our members are supported, you know, mentally, spiritually, psychologically, physically, etcetera, because they're the ones that represent the Portland police bureau. We talked to several hundred thousand people a year throughout the city of Portland, and we need to make sure that our men and women that are doing that are in the best place possible. We're encouraged to see the increase in hiring and interest in 23 in the Portland police bureau. And we're seeing an increase in hiring this year. All of 23. We hired 61, so far this year, we've hired 51 with a couple more hiring ceremonies planned. I want to thank council for your robust support, not only in our efforts around hiring, but your attendance at our hiring ceremonies goes a long ways. I hear that from both the organization and from family members. To see your public support. Much appreciated. So in 2023, we were able to hire 61, we were also to increase our professional staff numbers. And I really want to emphasize and show appreciation for our professional staff. They're behind the scenes. There's several hundred of them. We cannot do this job without their support. They play. So fulfill so many different roles. One of the great accomplishments in 23 around that was the addition of our ps three. Our public safety support specialists, which are our alternative response model. These are the unarmed folks that go out and help manage calls and situations, frees up officer times, has a different phase for the police bureau, really committed to looking at that program more closely here in 24 and 25, seeing if there's opportunities to make sure we're maximizing that resource, we have so many great alternative

response models now on the table for us to work with, from our own behavioral health unit to Portland street response to the ps three. This is a trend nationally. This is something we need to continue to embrace in the police bureau. I tell people all the time, if you have an organization that wants to take some of these calls, we are not in the business of trying to hold on to them. But the efforts around the records division as you can see, you know, was able to get back to being staffed at a high level. And that's a critical function in our community service, community outreach areas. Those are some of our accomplishments around that. Next slide, please. And finally, you know, around wellness, we or you have supported our wellness program over the last couple of years. We're taking a hard look at that now in 2023, it was fairly new, but we are relying more and more upon our in-house mental health professionals. We have more trained peer coaches, so we have police officers that have taken training in the area of financial management and other areas, yoga, etc, where they can teach. And so it's really member teaching member. It's really exciting. And the anecdotal information coming out has been very, very positive with a high degree of people using this benefit for wellness. And I'm hoping to continue once again to provide better direction around that, just to make sure we're being good stewards of our time, but also really emphasizing the health and well-being of our members. The council just recently and we've been talking about a program that we're looking to get off the ground around cardiac screening and ohsu. So there's some more opportunities for us to continue to provide high level of service to our members, next slide please. Some of the challenges. As I mentioned at the beginning, you know, crime continues to go down. But we're at a five year look back. We're still above where we want to be, any loss of life is too much. So I really hesitate to even highlight, success in the areas of homicide, because the huge impact that has not only on the individual and the families, but

on our community, on our members. So we're going to continue to strive towards reduction in that, as you can see, you know, Portland for many years, really was a national leader. And in that statistic and I really believe that not only around enforcement, but this is an area this is an area that really requires a holistic community approach. These crimes are oftentimes connected to, you know, family, cultural issues, history that we can't necessarily interdict with a specific mission like we can with stolen vehicles, for example. So this is really a community robust approach. And once again, this council has supported that and funding cbo and others. So hopefully we will continue to see those numbers decrease, and would love to get back to, to a more manageable level. Next slide please. Traffic fatalities, certainly significant, a record year of people losing their lives on our on our streets and roadways. Continue to work with pbot and so many other bureaus. This is a citywide effort. I do hope that by bringing back the traffic division and staffing that more robustly, we have two shifts now, a day shift and an afternoon shift that's going to help, a little bit. And you know, we keep a close eye on all of these and how they definitely affect our community and our sense of safety. Once again, really trying to prioritize life and life safety for our community. Next slide please. And the area of narcotics, this conversation is certainly not lost on any of us. You can see the numbers there. We literally had nearly a doubling of overdose deaths. Remember, these are deaths that are just reported to the police bureau. This isn't an indicative of all the deaths related to overdose. These are ones that are reported to us, this year. Unfortunately, those numbers seem to be higher. I will tell you that in 24 we've made some adjustments. We've added additional investigators to our narcotics unit to help follow up on the overdose deaths, last this year, we had our first indictment in Multnomah County at the state level for criminal negligent homicide for somebody selling fentanyl to somebody who died. That was unique,

milestone for us. I appreciate the da's support in that. So we've increased the amount of investigators. We've also added a bike squad to afternoon shift. You might be aware at central precinct. So we now have a really robust combination enforcement and outreach team, both working days and afternoons in the central core around this topic. And then we added additional investigators to focus on what would be, you know, larger drug trafficking organizations, try and stem some of that flow of illegal drugs into the city of Portland. This will continue to be a priority for us. I'm a firm believer, and I'm on the record as a law enforcement leader. We cannot arrest our way out of this. The issues that we're talking about around addiction are, you know, albeit a conversation with the county this afternoon around it, these are deep seated, you know, challenging for all of us. And, and I don't know of anybody in our community who hasn't been impacted over the last couple of years. Fentanyl court lost a lot of us in law enforcement flat footed just in terms of its severity, its addiction level, etc. So but we are ramping up, and I really appreciate the model we have from the street and from outreach to investigations to drug trafficking organizations. This isn't an effort to try and get more people in jail, this is really an effort to try and interdict that head on at the top so that we can reduce some of that flow that comes into the city and hold people accountable that are selling this and killing a lot of our young people today. Next slide, we continue to look at staffing as a primary concern, you've not heard me talk a lot about that this year because I believe that we need to do the work with the people we have. And every bureau in the organization can certainly make an argument for the need for more resources, which is time, money, and people with that being said, I would be remiss if I didn't articulate, continue to emphasize, you know, the police bureau right now has roughly it says here 811. We're right around that 800 number. We're going to see about 20 to 25 retirements in November,

which will drop us back under 800. And our authorized staffing is 882. I can tell you, in 2019, 2020, we were 1050. In fact, when I started in 1990, we were well over a thousand. In the city. Population was about 415,000. So I will continue to be before council and before the community talking about the need of right sizing the bureau. But I also am sensitive to the challenges that we all are facing with prioritizing the needs. I'm hopeful that in 2025, we will see a decrease in some of the retirements. I think that that will be a year we'll be able to make up ground and as I mentioned earlier, we're seeing an increased amount of interest in application and we're seeing increased amount of hiring a credit to our personnel division as well as the city as a whole. Just being demonstrating a commitment not only to public safety, but as really the viable, beautiful city that it is that we want people to be attracted to. So I'd like to see us start to bump up into that 850 880 range by middle of late next year. If our hiring continues and our retirements slow down and we are seeing a slowdown in retirements, I just want to highlight, you know, we're seeing fewer and fewer people exit just because they can. We're seeing people stick around longer. Re-instituted the rehire program for one year increments. And so we have people taking advantage of that, which I believe are all indications of folks desire to want to stay engaged and participate in the direction we're going. So I'm encouraged by that. And mentioned facilities there. Just as an after note, once again, understanding that as a city, we have a lot of infrastructure issues that were challenged to meet the facilities in the police bureau are no exception. Just learned this past week that we're going to be losing one of the elevators in the justice center because of wiring issues, so they need to take the entire elevator shaft and use that. Now for all of the electrical that's needed to help sustain the justice center. So we're going from three bank of elevators to two for public use there. So not a criticism, just a reality of the world we're in. But facilities are definitely also

part of the conversation. Next slide. I think we're done. So once again I appreciate your time. I know I threw a lot at you. I realize that people are far more concerned about what's happening today than maybe what happened 9 or 10 months ago, but I did want to make sure we close the loop on 23, and my commitment in 25 is that 24 will be a little more relevant. I just want to say thank you for your support and just very confident in where we're going as a city and where we're going as an organization, and largely due to our working relationship. Thank you.

**Speaker:** Thank you, chief colleagues. Any questions,

**Speaker:** I just have a quick one, chief, number one, thank you for being here today, and I have to say, I'm incredibly impressed by the by this report. You know, all these numbers are basically moving in the right direction. There's one number, though, that really jumps out, and I take a look at the, I think essentially doubling of narcotics deaths in 2023. So we went up from, I think 150 deaths in 2022 to I think 301 deaths, right, in 2023. And I respect your attempt to be kind of disciplined here. And just focus on 2023. But do you have any advice for this council in terms of what we can or should do in order to, turn around the narcotic death trends that we see?

**Speaker:** Well, I'm trying to be careful here in my comments as I mentioned, much much of the area around crime and public safety, I believe, is a community responsibility. Yeah, but there certainly is a responsibility upon the state, you know, the city, the county. And sadly, we are just woefully behind in our efforts around addiction and opportunity for people to step out of addiction. So, as much as we can enforce and I believe that has a role, I think the emphasis around addiction support and recovery is just absolutely critical. And I know that's a little bit out of our hands. But, from a council standpoint, if we can continue to emphasize the humanity in this conversation, we will handle the arrest piece. I've been on the



record, you know, September 1st, we will be arresting people for pcs. That is a viable role. But, what happens after that is, is really the more essential piece.

**Speaker:** And, do you have any thoughts or advice on that space? I think literally 24 hours ago, this council was in a work session with some staff over at the county, getting briefed on our deflection program, and I don't think anyone on this council is eager to put people in jail because of addiction and whatnot, and I think I understand our role here, starting about three days, there will be some arrests if you are consuming illegal drugs in public, our goal is not to send you to jail, but instead to, should you choose to participate in deflection, but I frankly, I wasn't quite clear, what exactly which services were going to be available to folks who participate in the collection, I could see your kind of signing up for services when they become available, perhaps, but, any thoughts on that space? Especially as we're all kind of talking to our county partners about?

**Speaker:** I think your skepticism is well placed, as is mine. Okay but I have really strived in this conversation to be a good partner because I think that's important for our community and for our members, but I do believe there the efforts of the next 30 to 45 days of the Portland police bureau will be closely reviewed and looked at and also, i, as I mentioned, at central precinct roll call this morning, will probably be the way that we will identify where the gaps in the system are. You know, it's important to remember that for several years now, we have not had an enforcement component to this. So I'm asking our members and directing them to lean in, you know, to really be engaged, to be present, to be available when possible. This is one more thing on the plate. So, you know, it's not as if there's just going to be a house bill. 4002 strike team that's going to go out and focus on this. But as we intersect with those in our community that are using fentanyl, that we demonstrate a commitment both to the deflection program as well as enforcement

if needed. And I think, you know, really in short period of time, it will identify where some of the gaps are and then be able to provide some data and feedback specifically to the county about where we can better meet those needs. That's my goal,

**Speaker:** Thank you for that. And, I'm going to do something a little bit unfair here and ask you a question that's a little bit out of scope, but it's a it's the perhaps the flip side of the deflection question, you know, right now there's a conversation in this town around deflection. And I also was sobering center. And I think I've heard you talk a little bit about how why it's so important for this community to have a sobering center. Can you tell us more about that, yeah. Why, where are we with the sobering center and why is it important?

**Speaker:** Well, the crisis that's occurring on our streets, unfortunately defaults to the 911 system, which largely defaults to the police bureau or the police bureau and the fire bureau and, police officers are not experts in the area of behavioral health. And so when we encounter an individual who's in crisis and usually it's a severe acute level of crisis, and we don't have the skills and ability, and I would argue very few do. I don't know that even putting a trained medical professional out there in the moment of crisis is able to determine, is this a mental health crisis? Is this drug induced? What's the issue? What's the problem? What we know is we have a person in crisis who's at risk to themselves. They're at risk to the greater community. And there needs to be some type of intervention. State law allows for police officer to apply a civil hold based upon our training, our observation, we have to be able to articulate that danger to themselves or others. But what we have lacked for a number of years now is a place to safely take those folks so that they can be appropriately addressed. And some would argue that we do this in emergency rooms. I personally am not in agreement with that. I don't think that's a

good use of our emergency rooms. Number one. And number two, oftentimes it's a matter of getting them to the point of stability. But then they're back out on the street and we're dealing with them again. I can't remember how many times we've taken somebody to a hospital. They've been treated. And then they refuse to leave the hospital. And we're called back and expected to arrest them. And take them to jail for trespass. I mean, that's ridiculous. It's just a complete failure on all levels. And so, you know, having a place that can step up and frankly, and you've kind of got me started here. So i'll try and be brief. We are talking about the most difficult population. That's who law enforcement is intersecting with. We can create all kinds of locations and places for people on a voluntary level, but we need to have the community conversation about the fact that some people, and this is why we have these laws on the books. Some people do need a level of intervention that is involuntary to create a space and a time for them to be able to get the help, the diagnosis they have or need. And then a pathway forward. And the legislature this past spring recognized that and increased the amount of time that we can hold people. So you know, we're ready to step into that space. We believe we've been given the tools, but it's once again the back end piece that's so critical.

**Speaker:** And I know my colleagues have their hands up. But let me ask one more quick follow up question, and it may actually lead into some issues. Well on the sobering center, actually, commissioner Gonzalez and I were chatting about this topic, yesterday and one of the, one of the issues which came up in our conversation is where is the appropriate or who is the appropriate sponsor or sponsor for the sobering center. I think we have been talking about a sobering center as something we're expecting the county to stand up, all credit commissioner Gonzalez as, making the argument that perhaps this is something that the city could do, you've been around for a while. Do you have any opinions on

the appropriate, the appropriate institution or government to stand up a sobering center, or does it matter?

**Speaker:** No. I think at this point we just need somebody to step into the gap and provide some leadership on it. You know, the city did fund the resource of at hooper detox, where we took people for a number of years. The city was the primary funder of that, but I just am really asking and challenging all of us to step into this space and once again have the difficult conversation. These are people that are hugely suffering extremely high acuity, oftentimes combative, difficult, and we have a responsibility, I think, as a community to provide best care for them and others around them. So you know, I'm open to anybody that wants to step into that space,

**Speaker:** Thank you very much. And I appreciate, your responses and my colleague's patience.

**Speaker:** Thank you. Commissioner Mapps.

**Speaker:** Commissioner Rubio, thank you, chief, for your presentation and the I really enjoyed the report and the level of detail really was very, very helpful, so I appreciate hearing that. It's great to see the progress and see the gaps of where we're we still need to focus in on, I have a couple questions, the first is in the, in the staffing, things are trending better, which is great, we have great hiring. You mentioned, 61 sworn members in 2023. I'm wondering, have the new hires shared what the most important thing for them was when looking or choosing to serve in the city of Portland compared to other places? And if so, what is it like? What are those things that made the difference? I think it's good for us to hear.

**Speaker:** Yeah, that's a great question, one that I have not asked specifically, but I'm going to promptly go back and do we'll do a little do a little survey. So thank you for that prompt. What I can tell you is we're, recently speaking with our personnel

division. I was very encouraged at the number of local hires I really felt. And if you've noticed, the hiring ceremony, we hear the resumes. You know, they're coming from roosevelt and jefferson from, you know, et cetera, and that surprised me. I just sort of had a belief system that we were maybe doing a lot of outside recruiting and continuing to see the majority of new Portland police officers being from the city of Portland, or the metro area. So I take that as a very positive sign, but I love that specific question, and I wouldn't be surprised if our personnel has that information. I don't have it, but i'll make sure to get that back to you.

**Speaker:** That's great. And that was my next question about where these these new recruits are coming from. Are we seeing, transfers at the same rate or, or or. No.

**Speaker:** Well, we're seeing you mean lateral officers? Yeah yeah, we're seeing an increase in interest in lateral officers. And what's also encouraging is we're seeing officers who left, who have returned and want to come back. I will tell you, we take a closer. We don't take a closer, but we take a hard look at that because, you know, there was a reason they left in the first place. And maybe there isn't a reason to bring them back. But the reality is, those that are coming back to us at, you know, pass our background and review process are expressing to us that they definitely see the benefit of working for the city of Portland and see the direction that we're going. So that's encouraging as well.

**Speaker:** And what about the backlog at the dps? Has that changed at all?

**Speaker:** Yes it has. I credit governor kotek and director phil castle have done a great job. And, they are able to accommodate us. And so we are utilizing that resource. It's made a tremendous difference. I speak to, director castle on a regular basis, really grateful for their willingness to adapt. They ran some 60 person

academies. They're back to running 40 person academies, but they now know how to expand if they need to. But the backlog has been resolved.

**Speaker:** That is promising, and the 24 records positions, what are they specifically do and how are they making a difference in terms of the capacity of officers?

**Speaker:** Right. Well, any report that we generate has to be reviewed. Every single report is reviewed has to be filed, but really, where records makes a big difference for us from a community standpoint is it's where all the public records requests come from, if you get your car stolen, you're going to talk to the records division. You know, if you have something you're trying to get a copy of or whatever, you're going to talk to the records division. So their ability to be timely in that turnaround and responsive, they run 24 hours a day, seven days a week. Christmas, new years doesn't matter. They're working 24 hours a day, seven days a week. And, and it's been a division that's been difficult to maintain staffing historically because it is high demand, a lot of intense expectations, greater increased amount of public records that we're seeing. So being able to respond to that in a timely manner and get that information out, as well as having just good record keeping for cases, prosecution, etc, are critical, really, really proud of the work they're doing.

**Speaker:** That's really great. I want to shift to I've been meeting a lot with small business owners lately, and, it's great to see a lot of crime trending, trending. The way that we want it to, but, shoplifting seems to be increasing in retail theft. What is the bureau's plan there, or what are you doing now? And then? Is there a role for ps3's in that mix or is that not their role?

**Speaker:** Yeah. So a couple of things. It's definitely top of mind. Twice in the last month while I've been out to lunch visiting downtown businesses, city not in uniform, but in my jacket. And I've seen people come in and take stuff off the shelf and walk out and it's, you know, very disappointing. And I can see the frustration on

the owners, so this is once again a significant area. Excuse me, that needs to be addressed. It's really super complicated because the level of offense is very low. It's, you know, very difficult to predict the retail theft or efforts that we're making. We're doing more with larger stores that have the ability with a loss prevention team to be able to partner with us. So if you're a small business owner and you're just 1 or 2 people, you don't have that. You're trying to run a business and now you're also trying to partner with the police on something specific. And it may not happen as frequently as it does. The other challenge is when we do make an arrest with small business owners, then they have to be able and willing to participate in the criminal justice process, which can be timely. I mean, time consuming. And, you know, they have to be available for trial, which means they have to close their business for a day. So there's really a lot of unique challenges with that being said, I recognize the vitality and the unique dependance that Portland really has on small business, right? I mean, just having this conversation once again at central precinct this morning, emphasizing our response to that. So my goal going forward is to try and increase the amount of efforts we can do around misdemeanor follow up, which is where most of these crime level falls, we need a better online reporting system. Our online reporting system is outdated, makes it difficult to upload video, pictures, etc. So we have a really hard time even being able to if a if a small business has a theft, they have video, they have information, they can't even get that into the system and we can't follow up. So we need a more robust online reporting system. And I think if we are able to craft a couple of those and we can start to demonstrate a responsiveness to that.

**Speaker:** Great. Thank you, last question, you referenced in or in the report, there was a reference to receiving the iacp grants around, the way the bureau is going to work with community build relationship can you talk a little bit about that?

**Speaker:** Yeah. I'm not 100% familiar with all the details. Obviously, our community engagement division with chief Lovell, Captain Abrahamson and Officer Hunsberger are leading the charge in that. But we were selected out of a small group of cities nationwide to receive these grants to be able to further our community engagement and work specifically on areas that, you know, need attention that are unique, culturally specific. And this also ties into the bias crime conversation, right? So being able to be more responsive to, you know, concerns that may or may not be crime related, sometimes the police bureau can be a connection and a relationship to other parts of the city to help direct people to other areas that they might be. I know you're aware of, and the council is aware of our work around us. Visas and certainly, there is a crime component to that. But there's a bigger issue there in terms of partnering with other agencies, other services. Et cetera. So that's where I see that going. I can certainly get more details on that, but I'm very proud that Portland was selected out of a small number of those selected nationwide to be recipients of that grant.

**Speaker:** Great. And congratulations on that. It just brings me to it. Just spurred another question in my head, how are how is the bureau working in partnership with other partners throughout the city around preparing for the election? What are the plans there?

**Speaker:** Yeah, well, I want to credit Michael Jordan and the council for, you know, going to this new model July 1st, despite some of its challenges, has been a real benefit to the city, to the police bureau, I feel tremendous amount of support from support from Michael and from our other city bureau leaders. And I've had conversations with many of them. And I know they stand ready to support us. So I feel like going into this time, we are better prepared as a city than we have been in the past. That all hands on deck, everybody knows that we have a priority around



life, safety and proper expression of freedom of speech, etc. And Michael's communicated that to me on every meeting we have. He's like, if you need something, please ask because we stand ready to provide it. So I think we're in a good place and I'll be meeting with the state police superintendent soon. But meeting with our regional partners, having great support, we have an MOU signed for the first time with Multnomah County, Gresham and the port. We haven't had that for many, many years. So we definitely have laid the groundwork and will continue to be all in over the course of the next 75 days to ensure a safe election season.

**Speaker:** Thank you, chief.

**Speaker:** All right. Thank you, Commissioner Rubio. Commissioner Ryan. Yes.

**Speaker:** Thank you mayor. Good to see you, chief. Day 1, it's I'm getting rid of some of my questions because they were asked previously. Great questions.

Colleagues, I'll start with the traffic and pedestrian safety. It's been a big issue. And we hear a lot of it from the community lens. We hear a lot about it from PBOT. So we don't often have you here to discuss it. I want to hear and you mentioned that there's more collaboration just in the, you know, month and a half of implementing the new system. So how are the how's the dialog with PBOT and with OPB on pedestrian safety? Yeah I look like I know that our traffic division works really hand in glove with PBOT.

**Speaker:** You know, whether it be for large scale events or identifying problem areas, high risk corridors, you know, one of the challenges that we've seen around traffic safety in the last couple years is the rise in pedestrian deaths. And and, there's not a great science behind that. But, you know, we are seeing more people outside. We are seeing more people, you know, trying to cross I-84, for example, other high risk areas. So we're also working closely with our outreach teams to

identify, you know, camps, as this council has talked about, places that are close to high traffic areas, right. See if we can reduce some of what would not be as a driver, you wouldn't consider a typical to see a pedestrian on i-84 or some of these areas where we are seeing people. So we're trying to adjust some of that in terms of our response. We take a very, direct approach to looking at the data, seeing where the risks are, and then providing visibility and enforcement. You know, for years in the city of Portland, the number one concern and survey for people was speed. I mean, traffic was the number one topic of conversation. I can remember as a young officer in the 90s and even in the early 2000, you know, people wanted safer streets. And it really does factor into the fear of crime and the because what laws provide is a level of predictability. And when that predictability is gone, when you are involved in an accident or something that affect it does have an impact on the community and on, of course, everybody involved. So we're working closely with pbot. We're using a data driven approach, and we're also working with our outreach workers for maybe those pedestrians that might be at higher risk to try and find ways to mitigate that risk.

**Speaker:** Would pbot is doing planning for new projects. Do they consult and work with you on those plans specifically?

**Speaker:** I'm not sure. I mean, I have an assumption they do because our relationship has been so seamless for so many years. So I would definitely can follow back up with our traffic team and see where they're at. Those aren't necessarily conversations that come to me, but it's definitely worth a follow up to ensure. But I've always found them to be good partners in that.

**Speaker:** And then the information we get on pedestrian deaths do we? I've asked this before, but I can't remember, I didn't, I think we were looking into it, do we get information about the cause of death beyond? Do we get a blood? Do we get the

coroner's report? Do we get the information about did they have drugs in their system, things like that?

**Speaker:** Yeah, I will have to defer to traffic on that. But once again, i'll get back to you with that, and, and make sure that we find a way to provide that information. I'm not sure how detailed it is when there is a obviously, if there's a criminal nexus to it, you know, a hit and run or something, we focus on the driver. I'm not sure what information is gathered upon by the deceased, but we can definitely I can definitely ask that question with the dramatic increase in the fentanyl and the overdoses, it's just important to look at causation and so we can actually track that data. Yeah I agree.

**Speaker:** Commissioner Ryan, can I just jump in here to help you out a little bit? I'm not fully an expert. As you all know, I used to have pbot traffic deaths are a deep concern. I do do believe the county does some toxicology reports for some of our traffic deaths, in my experience, there is not necessarily an automatic information transfer around what they find in those reports.

**Speaker:** And I think we're missing out on some good information.

**Speaker:** I believe I believe it is possible to find it if you are a diligent researcher, but it is not an automatic conversation that happens. Okay

**Speaker:** Second one is when you mentioned back to the wild increase in overdoses and you mentioned your behavioral health group, and I was impressed to hear there were 80 meetings. Who were those meetings with?

**Speaker:** Well, we work closely with, you know, a broad spectrum of our mental health outreach workers in the city. You know, from cascadia, central city concern, etcetera. We have a bhr. We have a behavioral health unit advisory committee, as well as made up of community members that meets regularly with our team and helps provide pathways into these other organizations to have conversations. I

don't have the list in front of me, but, you know, our shoe program, which has been around now for many years, has a very robust referral program. We work on a threat assessment team, you know, trying to trying to make sure that we're identifying people, whether it be in schools or workplace violence. Et cetera. That we're doing outreach with what's encouraging.

**Speaker:** And I'd like to find out more about that. Yeah. And is that where the conversations about involuntary intervention and voluntary holds, is that a topic that comes up at those meetings?

**Speaker:** It does come up with them. I'm trying to lead that more holistically because they do have a very specialized role that they play. And I'm thinking in terms of the officer on the street, 2:00 in the morning, faced with a person in crisis, what are their options? And, you know, the behavioral health unit, they work with a clinician, but those are largely more case driven. So they're working specifically caseload versus you know, responding to that scene at 2:00 in the morning. We just don't have enough of them. We will utilize them in some situations when they are available. You know, if it's daytime and hours then they will be called upon. And we also have them embedded in our crisis negotiation team. So when we have call outs with major tactical team and our crisis negotiation team is there, we have some behavioral health expertise as well.

**Speaker:** I really appreciate it's such a complex topic, and I think our state and our state has been afraid of even tackling it. And so it's so important that we get that out on the table and to hear that it's a dialog with professionals makes me happy to hear that. I want to give you a compliment. We passed legislation on speed racing the best we could a while ago. I think it was in 2022. Everyone was here, except I don't think you were here yet. Commissioner Gonzalez. So, to hear that it's being implemented with some fidelity and I'm probably getting it to 2024

now, because I've probably seen the impacts of that implementation more this summer than last summer. So I really just a statement to compliment another very complex activity to monitor. And so I just want to lift that because people have been really complaining about that heavily for a long time, especially where I live. So thank you so much for that.

**Speaker:** Thank you so much.

**Speaker:** Great commission. Thanks, commissioner Ryan. Commissioner Gonzalez, I want to thank you again for the helpful report here,

**Speaker:** Some positive trends across the board, I guess on the pedestrian deaths. I just want to I think we do have some of the data that we've tackled before, including with pbot, and in terms of the composition of victims, one toxicology's a certain consideration, also just their houseless versus, housed status. I think we've had some decent data that, you know, homeless are disproportionately, victims of traffic deaths in the city of Portland. And I think your I 84, scenario really hits it on the head. I can't tell you how many Portlanders talk about driving on i-84 and in the middle of the, you know, in at night and there being a person that you don't expect to be there that's, you know, it's and it's a it's a substantial challenge for drivers right now, so I appreciate your work on, you know, focusing around some of these high, high danger areas, I want to get back to staffing. So I think commissioner Rubio asked a good question about surveying, folks that are coming into the bureau, and I guess the same question is, you know, what data are we collecting when people are exiting, certainly we have a fairly active police union that will tell us their perception, and those those conversations are helpful. But as the chief, what are your perceptions? And how how much do you think is data driven as to, you know, why folks are leaving?

**Speaker:** We do have those conversations. Our personnel division does have those conversations with folks. And, you know, for a number of years we saw people leaving just at a moment's notice, you know, some even leaving before they were eligible for retirement. For many of them saying, you know, this is my day and I'm eligible and I'm going, I'm not staying any longer, that trend has been, as I said, on the decrease. And one of the programs that I mentioned earlier, that's having a significant impact is wellness is creating space for members to be able to take a few minutes of their day to really prepare themselves physically, mentally, there's tons and tons of research that show just, you know, 20, 30 minute walk a day. And I need to take my own advice here and do that as well. But there's tons of research out there that demonstrates creating that space. And so we're seeing an increased amount of appreciation for that. And our program is, you know, built out more robust than other agencies. So, you know, to leave here and go somewhere else, maybe doesn't, isn't as appealing. And then also, I can tell you what I hear from talking to people is the change in tone in in the council and community support, right? I mean, the reality is that, you know, I was at the soul stroll on Saturday over at dawson park. It was just a fantastic event. A couple, 300 Portlanders and walking. And you know, just the appreciation and the gratitude and the relationships which I believe have been there throughout my career. I've loved this city and loved the police bureau, but we're seeing a more confidence in our community members to speak about their support for the police. And this is not a, you know, carte blanche. They can just do whatever they want. We still need a high degree of accountability. We had the officer-involved shooting on Saturday night. You know, we expect a high degree of scrutiny for that and accountability that absolutely is there. But we're also seeing even out on that scene, people appreciative of the police response, the efforts made around de-escalation, etc. So what we're hearing from

our members, both in those that are taking advantage of the rehire program and those that even are leaving, there's less people leaving just to leave, but they're leaving you know, maybe it's time to go do something different. Another opportunity, another role, but overall, the feedback has been encouraging.

**Speaker:** Would you do we have data at this point in terms of our attrition rates relative to like situated police departments? And, you know, are we tracking how we how we do in terms of retention and attrition relative to other police departments?

**Speaker:** I'm making a note to myself. I'm sure we do. I don't have that off the top of my head. I think we're doing a lot better than Seattle right now. But, but we just did a big look at west coast cities around hiring and around numbers. And so I can get that specifically and see where we're, where we're at. Typically you know, our system our retirement system is a little bit unique in terms of fpd and our. So it's a little bit harder to make that apples to apples comparison compared to other traditional state retirement systems.

**Speaker:** And can you explain why? Because I think this is lost on some folks that that exact issue.

**Speaker:** Yeah. So, the way that the fpd and our calculations are made is that there are periods of time where, you're typically your final pay is calculated on a 12 month window and 12 months, you have 26 pay periods and so, you know, you have 12 months, 26 pay periods wherein fpd and our calculations, there are certain times where there is 27 pay periods. So it's more beneficial to go at a specific time period. And it's just the way the calendar falls. It's just kind of unique. And one of those was in June and one of those is in November. Of this year. And therefore members are, you know, financially smart to wait until that time period. And I think you're right, commissioner, it's important to highlight that, because it doesn't mean that this mass exodus in November is simply because people are angry or upset or

frustrated. Sometimes it just makes financial sense to make that change at that time. What we are seeing, though, is what we saw in 2021, 22 is we were still losing 5 to 7 members a month, and then we would see a big increase in a month. That maybe record recorded a 27 pay period. Now we're not seeing the monthly departures, but November will be a good a good test for us to see how many we have over 100 people that are eligible to retire in the Portland police bureau. You know, if we only have 20 or 25 retire in in November, I think that's a high compliment to where we're trying to go and what we're trying to accomplish.

**Speaker:** Well, and you know, I think there are some different dynamics between police and fire, but there's also some similarities. And we had historically a designated pension plan in the city of Portland. New hires have gradually been moving to pers. I know there's a sense I don't know that we have any data, but there's a sense that the ability of your ability, you know, pension qualification, you can just you can move to another fire department inside the state of Oregon, not really lose anything from a pension perspective, there's a perception that that's also a risk in Portland police. Again, we've we've moved to pers to contain a pretty substantial retirement liability, it was a logical move, but what's your sense as to, you know, as a, as a what are we losing to other police departments right now? Not just pure retirement but going elsewhere in the state?

**Speaker:** Yeah, that certainly is always a risk, I'm not seeing are those numbers at a high level at this present time? But certainly the portability of that makes it certainly a more available, but I can look more closely at those numbers. What I will tell you is even going back years ago, that when I was in other roles and people would separate from the organization early and prior to retirement, I always tried to make an effort to meet with them, just to kind of get an idea. And a lot of times the message was, oh, they're angry. They're frustrated, whatever. And then I would go



meet and they're like, hey, my parents are aging. It just makes sense for me to move to eugene. You know, my wife got a job. My partner got a job here. You know, I mean, typical life things that people leave jobs for to begin with. So, but the portability of the pension system now statewide is something that we have to pay attention to. And, and I think that goes a long ways towards, you know, demonstrating a good high level commitment to a solid work environment. 100% Portland police bureau for forever was the standard bearer. You know, you could come here and you could participate in horses, you could participate in k-9, you could participate in air support. Et cetera, et cetera. We were the state leader. This was the place where people strove for to come and be a part of. And we lost some of that. Frankly in the last few years, and we're struggling to rebuild that. So I think as we continue to invest and demonstrate, no, this isn't just a one time deal. We have a strategy. We're thinking long term. We hear the community and the needs, and we're willing to invest in public safety that is generating confidence internally, but it's also drawing people in the last hiring ceremony, we just hired an officer from tigar, been there seven years. Once again, that portability goes both ways, right? He can now come to Portland and participate in, you know, not lose anything. So it goes both ways.

**Speaker:** Got it. I just want to transition to a couple other pieces, briefly, in terms of homicides, positive trends in 2023, you know, we're certainly not anywhere close to pre-pandemic numbers and homicide rates in the city of Portland. But if looking high level, you know, if you were to rate us nationally, where despite dramatic increases by Portland standards, you know, we're we're no nowhere near an outlier in terms of homicide rates. There are examples of cities that are our size, though, that do have lower homicide rates. I mean, boston comes to mind, I think Seattle and san francisco, I haven't quite tracked where they are so far in 2024. But, they

would arguably have outperformed us last year in terms of containing homicides. Well, what lessons do you think can be gleaned from other cities in their response to the homicide challenges? And or is every city just too unique that it's dangerous to draw too broad a conclusions from some of these other cities?

**Speaker:** Yeah, I always do want to be, you know, cautious because, you know, there's 18,000 police departments in the united states and every jurisdiction has a little bit of a different approach. But we certainly are constantly, you know, scanning the country and looking for models that are working, the bureau and the city's adoption of the cease fire model. We're continuing to build that out. I visited oakland personally and saw the success they've had down there. I think it's a viable model to use our investment in cbos, but then also around and once again, you're not hearing me. This is not a complaint, but just the ability to have investigators to have the time and space to do the work. You know, we have, at one point in my career, we had, you know, 130, 140 detectives. Today, we have less than 80. So, you know, we have these crimes are super involved. They're very intense, emotional, lots of time with families, with victims getting witnesses to cooperate. A big, big resource and demonstrating a robust commitment to that, as well as the community outreach. I do think the conversation that you're touching on is a worthy one is that, you know, Portland is we love this city. My wife and I were in sellwood last night. You know, and, and just love to be able to get out and be a part of it. But we're also a big city. I mean, we're not a small town. We have big city challenges and, you know, rightsizing all of our bureaus to appropriately be able to address the problems that a larger city, demographic population wise brings, is important. And I think it's you know, my bias is, of course, I think that starts with a strong public safety commitment. So that's where that's where I think we are continuing to learn and grow and evolve well.

**Speaker:** And I want to be careful with the implication of my question. I think identifying the criminal justice intervention in interventions that are effective in confronting a homicide crisis is important. But we also have to talk about the upstream contributions to why Portlanders are killing themselves at rates they weren't in 2019. That may have absolutely nothing to do with the police. I mean, I'd say, so I asked the question in terms of comparing to what other cities are doing to respond to kind of a national increase, but I also don't want to imply that it's police's job to fix a broken society that's contributing more homicides than it did before.

**Speaker:** And no, I didn't hear that, sir. But thank you. And I just want to clarify, you know, particularly now on the topic of homicide, you know, the rising amount of crime and violent crime that we're seeing in our community is very concerning, shares many of the dynamics of other marginalized groups where there's a lack of trust, a lack of relationship, and confidence and participation in the criminal justice system. And this is something that's relatively new over the last couple of years, historically, even though our house population is highly visible, we weren't seeing the internal level of violence that we're seeing. You know, sexual assault as well as homicide and serious assaults. So we're trying to make inroads into those relationships to be able to provide, you know, better investigative investigatory support. But I didn't hear that it was it was all us. It really is a community effort in so many areas of public safety. But this in particular because of the nature of the crime.

**Speaker:** I have some other questions I'll probably take offline. But one last area in terms of, moving to drug crimes trafficking, the composition of folks that are distributing that we're arresting. I mean, there's a lot of attention on racial makeup in that space, and it's interesting academically, but sometimes it also distracts, I

really what I'm curious about right now is, you know, where do they come from? How many of them? If someone's distributing meth and fentanyl, how many of them went to high school in the city of Portland? How many of them are coming from somewhere else? And the reason, I guess, for my inquiry is there's a there's a fair amount of perception in urban law that, you know, measure 110 during the pandemic, city of Portland gets targeted by cartels and is it because of measure 110 or is it close proximity to i-5, but that there's an element? I mean, I go into old town and people tell me that all the time. The cartels came here sometime in 2020, 2021. And, you know, you walk the north park block and, there's some pretty serious gang activity there. That's you guys intervene and it's back a week later. And, you know, it's, and it's noticeable. It doesn't feel like it's people who live in that in old town, but what is your sense right now in terms of, you know, the folks you're arresting? How many of them have been here a while? How many of them are relatively new transplants?

**Speaker:** Yeah, I can't speak to specifics. Right now. Don't have those numbers in front of me. What I can tell you anecdotally is that, it's really a very diverse, you know, we've the issues that we're facing around fentanyl, as I mentioned earlier, are unique. But the issues around drugs are not. I worked here, you know, when heroin and cocaine were primarily on the street. I worked here when crack was primarily when methamphetamine. Certainly fentanyl has totally changed the game. It is such a powerful, horrible, horrible drug, but you know, one of the other things that's changed the game is the distribution, the manner of distribution. Right. We're finding you know, so much of this happens in the space on social media. I'm not suggesting that there isn't street level drug dealing going that's impacting our community. But, you know, we find 16, 17 year old kids who think they're buying oxy or a xanax from a 1920 year old who's, you know, purchased 25 online

somewhere else and turns around and sells it to this young person, and then they die. So, you know, the complexity of this is requiring a wholesale shift in our approach from we still have the street levels. I mean, as I said, when I started, people actually carried pagers and we had payphones and they would get a page and go to a payphone. You know, I talked to my daughter about payphones. She doesn't know what I'm talking about, but it was really specific. And today so much of this stuff happens, off, off the grid, so to speak. And then the other challenge, too, is just the availability. It's so incredibly cheap. So, in terms of demographics, you know, I'd love to get more specifics. I know it's kind of all over the board, but we still see a significant amount of drugs that come south and a significant amount of money that is drugs that come north and money goes south. And that's been the case for a long, long time. And, you know, that's not an area that we ignore or don't look at. But the online availability has really forced us to take some other approaches, investigative approaches to try and interdict. And we're finding in that space it's not just, you know, one particular demographic. It's just opportunists who see a chance to make some money. Unfortunately, on the on the lives of a lot of young people and others in our community, I think the last question then is just when we look at our criminal justice system as a whole, you know, it's a complex thing of state law, dependency on the county for to provide a court system and a jail.

**Speaker:** That's, you know, that functions, where are you seeing the biggest gaps in terms of systemic performance that is outside Portland police's control, you know, where where are you seeing the biggest frustration from your police officers, where the community wants us to intervene here? But if even if we arrest, we're not sure it's going to get booked, we're not sure what's going to get prosecuted. We're

not sure that a judge is going to actually impose some real ramifications. You know, where do you see the biggest gap right now?

**Speaker:** Well, I mean, that's a tremendous question. I'll try and be brief. But first of all, I'm a big systems thinker. I like to look at things holistically, not just cause and effect, but the whole system. And there is certainly reasons to be critical of the criminal justice system and its historical abuse of power over the last 400 years in our country for a variety of different reasons. Even though I'm a participant and representative of law enforcement, it's not lost on me that system has not always been applied fairly and justly, but the reality is that's a system we have. That's what we have relied upon.

**Speaker:** And I would go further. Cities can't function without a functioning. Exactly. And it needs you have to have that component.

**Speaker:** That's a that's a requirement. It's like education housing, medicine. There's some things that are just what I see as pillars. And I see criminal justice as a pillar for our society. The frustration on the police standpoint is we're the tip of the spear. Nobody enters the system that don't come through us. We're the first ones to get called. We're the ones who use our discretion to determine what the course of action is going to be. Just like all of this talk around deflection, are they going to be deflected? Are they going to go to jail. Are they going to get a citation a police officer is going to make that decision in that moment of time, to the best of their ability and the frustration is after that is sort of out of sight, out of mind. And the backside of that, the system does not do what it says. It's promised to do. We don't we don't have the space in the jails, we don't have the public defenders, we don't have you know, the opportunity for people to see a judge and the appropriate amount of time. Et cetera. Et cetera. I mean, the state hospital is a great example. I mean, it's just place after place after place. So the analogy that I like to use is, you

know, the front piece of this thing is not changed in 100 years. It's the same way we send the police, we call 911 and we take action and we continue to do that. But the backside has changed dramatically with whether it be philosophical beliefs around civil commitment, whether it be around jail, whether it be the role of the courts, whatever it might be, and they are worthy, valuable, important conversations. But we're turning on the spigot every day the same way. And we need to be able to say, hey, you know, something's either going to change. And we have found oftentimes when we try to tweak it on the police end, that's not the place to do it, because that's the crisis. That's the moment in time where it's most complex. You would think when we move people to a safe and secure facility, whether it be a jail, whether it be a treatment facility, whatever, then we could take a breath. We could create space. We could say, okay, what's the next step? You need to see a judge tomorrow. You need a defense attorney. You know this and this and this. It's not about leveraging the system to be a punishment. It's about leveraging the system for what it's intended to do, which is to provide that safe and equitable space for all of us. And I want to reiterate, as at the beginning doesn't mean it's always done that way. I'm fully aware of it, but it is a system we have. And, you know, we will continue as law enforcement to show up and be present in those spaces every day, 24 hours a day, seven days a week. Regardless of what happens, the police are here and we're doing our part. But at some point we have to hand them off and that's where we see the separation, because we don't have the ability to have sort of the philosophical conversation. We have the crisis in front of us that needs to be addressed. The conversation on the back end about what's the appropriate route is out of our control. And it's usually out of our control by the county or by the state or others.

**Speaker:** Yeah. And I would just encourage, you know, in the short time we have left with this form of government, as you see, those systemic challenges, you know, I've been up in front, just to my short time on council and seeing what lipstick does and doesn't do. And, we have a broken criminal justice system in Multnomah County, and really fundamental levels. We forgot about justice. And, that's manifesting itself in a thousand ways. And we got away with it for a long time because we had a lot of our upstream things were working, and this was a relatively healthy city. And then the pandemic hits and, a lot of unhealthy things came into our community. And i, so I would just encourage you to, you know, articulate where you're seeing the systemic barriers, because that is what this body can do, at least to be advocates for the city and for first responders in terms of what we're seeing there. We don't control all of that by any stretch of the imagination, but we can be advocates. Yes. Thank you. Thank you.

**Speaker:** Back to commissioner maps, and, colleagues, I don't want to cut a great conversation short, but I know we have public testimony on this item, and I believe people are starting to walk out,

**Speaker:** Absolutely. Very quickly. Chief, in your comments, one of the things that you said was, the bureau needs a better online reporting system, I think, for retail theft reporting, retail theft. Is that in the works?

**Speaker:** We are. Yeah. We have a team right now looking, seeing what's available. Both locally and nationally to see if we can come up with one. And it's not just around retail theft, it's around so many areas, but the one we have is not meeting the need and the expectation. So yes.

**Speaker:** Okay. I'm glad to hear that. And, I turn to the city administrator and the commissioner in charge of public safety and say, it seems like that sounds like an



important thing to follow through on. And I hope that we can, and with that, mr. Mayor, I am done for the day. Thank you, commissioner Rubio,

**Speaker:** I don't have a card.

**Speaker:** Public testimony. How many folks do we have signed up?

**Speaker:** We have two people signed up for this item.

**Speaker:** Let's get to them.

**Speaker:** First up, dan handelman.

**Speaker:** Good morning. Can you hear me? Yep.

**Speaker:** Loud and clear.

**Speaker:** Great. Thank you, mayor Wheeler. And members of council, I'm dan handelman. I use he him pronouns, and I'm a member of Portland copwatch. And I'm here to testify about the annual report our group has been following the us department of justice lawsuit since before the council signed the settlement agreement in 2012. One of the key components is community engagement. There are two paragraphs in the current agreement regarding the annual report. The compliance officer and d.o.j. Continue to find the bureau's following the agreement simply because they checked the boxes of presenting the report and east precinct and a council prior to September 20th. Yet these public presentations continue to fall short of the expectations set up in the agreement paragraph 150 requires the bureau to, quote, educate the community about its efforts in community policing in regard to use of force about the ppb's policies and laws governing pedestrian stops, stops and detentions and bias free policing, including a civilians responsibilities and freedoms in such encounters. These items should appear in the report every time they're not covered substantively in the presentations. An example of how the ppb seems to simply be going through the motions. The draft report did not even have a section on traffic stop data. After we pointed this out, the bureau added a section,

but it does not present any data contained in the stops reports over the last 24 years, police data continue to show black Portlanders are stopped at 3 to 4 times the rate of their representation in the population, 18 to 24% of stops. The bureau is unable to credibly explain this disparity, although the chief has touted accountability as one of his goals, there's little discussion about how and whether officers are held accountable in the annual report. Data about internal affairs do not show how many violations were found, nor what types of discipline were imposed. This omission is made worse by the fact that the independent police review is expected to put its annual reports out by may of each year, but none has been published yet to cover 2023. There's also no description of what the police review board does, just a long narrative about how hard it was to find outside facilitators to run their meetings. We continue to believe the ppb could improve community trust by being more straightforward about when they use deadly force. The report again mentions the number of shootings in 2023 four, which were all fatal. There is no mention that two of the four people killed were black men. It's noted that two of the 12 focus intervention team officers were placed on leave after being involved in shooting people. This follows 2022, where seven fit officers were on leave due to shootings. The team was constituted in 2022, hasn't been involved in at least four shootings already. The chief's memo that extended the deadline to release officer names after deadly force incidents from 24 hours to 14 days, was written in April 2023, but there's no mention of the change. If transparency is a goal of the bureau, this policy change should be included in the report. More broadly, the name should be shared with the public immediately rather than two weeks down the road. Also, there's little information about the use of force, including meaningful data about force used against people in mental health crisis. The only place where the report seems to mention ppb's interaction with houseless people

is an item that says neighborhood response team helped address more than 700 camps within the city, and the settlement agreement requires the bureau to send a draft report to the pcccp for feedback. Pcccp is designed to liaison between the police and the community. However, this year they declined to discuss the draft report at a meeting, in part because of the short timeline. We sent most of this information to the bureau, along with our concern about the missing stop data section, but nothing else was changed. In response to our comments. Thank you. Thank you dan.

**Speaker:** Next up we have sarah hobbs.

**Speaker:** Welcome, sarah.

**Speaker:** Right after my nerves here. For the record, my name is sarah hobbs. And if I was going through the report, what I really focused on was the start of the community engagement division. I earlier this year facilitated a meeting between the community engagement division. It was chief lovell sergeant abrahamsson, and then officer, now sergeant amos, and the staff at the rose haven women's shelter. What started out to be assistant chief of sergeant abrahamsson, officer amos meeting with staff, ended up with now sergeant amos also bringing the chief. Correct me if I've got it wrong. The neighborhood response team and ultimately what happened was and this was not planned, mind you, the clientele at the rose haven women's shelter has every reason to not trust the Portland police. These are predominantly unhoused women, but everybody ended up out on the sidewalk out there at the intersection of glisan and 18th, when the shelter closed. And there was just this amazing interaction that just spontaneously happened between rose haven clients and the neighborhood response team. It was not planned. It just happened. And it was amazing. And I know a number of the staff from the rose haven women's shelter, had they not had prior commitments. Because I learned

about this like this time yesterday, they would have been here. Also, another group that I've had a lot of interaction with lately is the behavioral health unit service coordination team. I live in a public housing building over in northwest Portland. We one of my neighbors, was struggling very, very badly with psychosis. Had I not been warned by a stranger on the street, I would have been hit by a microwave. They pushed out of their third story window. They, in the throes of psychosis, caught their apartment on fire. Thankfully, nobody was hurt. But there is massive water damage to the building. Putting that fire out the behavioral health unit service coordination team worked hard, and ultimately the neighbor has been placed in stabilization and supportive services. The building now has hundreds of thousands of dollars of water damage, but thankfully that could be addressed. A lost life camp. Thank you.

**Speaker:** Thank you sarah, I'm glad you're okay and thank you for sharing that with with the police chief being here, I know he appreciates it. Thank you.

**Speaker:** That completes us.

**Speaker:** All right. That completes testimony. Unless anybody has any questions, i'll entertain a motion to accept the report. So moved. Commissioner Gonzalez moves. Can I get a second? Oh, you want one more? I'll hold on to that for a second. Commissioner Gonzalez.

**Speaker:** Chief, I just have a quick question. That was wonderful to see the two of you connect there, when I looked at the data around cleared cases, caseloads, the clearance rate for 22, 23, i, I didn't look back and see if these have improved or not. And the reason why I try to look at those data points is because it hints at trust between the community and the police force, is that the right hunch?

**Speaker:** Yeah, and I don't once again, don't have that in front of you. I can get it to you. Those clearance rates are something that we look closely at, especially from an

investigative standpoint, because you're right, people need to know that their case is being looked at, being addressed, being followed through. So I would agree that that's a component of that trust relationship.

**Speaker:** Our office can loop back to. Just see the trends on that. Yes, I do think it's a real good data point that looks at the trust between community and police. You bet. Thank you, thank you. Yeah thanks.

**Speaker:** Commissioner Gonzales moves. Can I get a second? Second. Commissioner Mapps, seconds. Any further discussion on the report? Seeing none, please call the roll.

**Speaker:** Mapps. Sorry.

**Speaker:** Gonzales, I just want to thank the chief and the department for a comprehensive report, obviously, given the number of questions, the length of the conversation, this is an area that this council is deeply interested in. I think we need to think a little more deeply about how we facilitate deeper engagement on these core, policing and criminal justice issues. I'm not sure a report once a year is really sufficient, given the magnitude of the issues at stake for our community. With all of that, I vote to accept the report. Mapps

**Speaker:** Yeah. I want to thank the chief and the entire bureau for really stepping up in the year 2023. We can see that, in the data contained in this report, I'm optimistic that we can continue these trends. And I look forward to getting an update on an improved, online reporting porthole for the bureau. That sounds like some low hanging fruit that would make our customer experience, even better, for these reasons and more, I'm glad to vote aye.

**Speaker:** Rubio, I want to thank chief de mayor Wheeler and the team at the police bureau for this report.

**Speaker:** I really appreciate the detail and the great work underway. I also want to appreciate the city employees who make up the bureau from the sworn officers to ps3's to civilian employees, and to advocates who work to help victims of crime and all the others who are unseen behind the scenes making this work possible. 24 seven also on holidays and on on birthdays, the work you all do every day is really challenging and often thankless and often unseen. So I want to appreciate that, and as chief mentioned, our systems aren't perfect, but they are what we have. And our job is to ensure that the fundamentals are strong and supported, that the community feels safe and that community and officers together feel trust and connection. So I'm really grateful for the leadership there and this work and look forward to watching its progress. Thank you.

**Speaker:** I vote yea Ryan. Yes, thank you, chief de. It's always good to have you with us. It was easy for us to just want to continue in the dialog. And I also appreciate your acknowledgment of former chief chuck lovell. That was the kind of you, as he was in the role for much of 2023. And I'm really happy that he's on your executive team. That's that's the really good news for the city. As you know, I'm a strong advocate for a police force that is truly community based. And as such, I'm pleased that your first goal is about focusing on that dynamic between the police and the people that we serve. Thank you for being intentional about that. I was also pleased to see the police force has been making a concerted effort to work with partners like that, with the vehicle theft missions and tie ins with community on gun violence prevention and illegal drug use. I'm just seeing more and more engagement from the past. Public safety is a collaborative effort. As you know. You say it all the time. This can't be done alone. Just by the Portland police force. I also like to commend you and your officers for instituting walking beats, having your officers out of their cars. I'm noticing that more and more everyone in Portland is

noticing that more and more, and so keep that up. I also almost wish we could have a way to track how much time our officers are spending in the community getting to know the people they protect and serve, maybe body worn cameras will help with that. I don't know, I just know that as someone that's been a public servant most of my life in community capacity, I always would tell my team, make sure when you meet with community that you don't speak more than 50% of the time, but you let them have the majority of the time when you're in a meeting. I really have to say how much I enjoy coming to the swearing in ceremonies. I really see the change happening just by listening to the biographies of the people we are. We were recruiting. They really come across as a true public servants, and it really does affirm your number one goal. And I might not get it right, but I recall you always saying at each one, welcome to the Portland community police bureau. So you always put that word in which, once again, is intentional. And I do believe welcoming this new generation of officers to our police force will result in the real culture change that I think everyone is anticipating. And I just end with this. I just heard what you just said about our job is to show up, our job is to show up and provide safe and equitable space for everyone. What a noble effort as a public servant. So hats off to you and your entire bureau. I accept the report, Wheeler.

**Speaker:** Well, first of all, I just want to express my gratitude again that you failed in retirement. Your loss, our gain. Thank you. Chief and thank you for all the great work you and your colleagues are doing. Robert. You, too. You know you don't get out from under this, but, it is a new day. And it is fun for me to sit here nearly eight years into my administration and see that it is a new day. You are data driven, you are innovative. You have reinvented many of the basic public safety tools. You have relied heavily on statistics for that information just across the board, whether it's gun violence, the enhanced community safety team, the work we've done around

the focused intervention team, the new patrols, the expansion of behavioral health unit, the work that's being done in partnership with other law enforcement jurisdictions, the great work that's being done broadly around gun violence, that's not only the police bureau, but the work that we're we're doing through some of the other programming in the office of violence prevention. It's all starting to come together in a really positive way. And i, I think the one really interesting thing for me is remembering my first police report way back when, and comparing it to the tone and tenor, as well as the results of today. This is a bureau that has reinvented itself. This is a bureau that has significantly improved itself. This is a bureau that has been responsive to the ever changing, I would say, rapidly changing needs in our community. And you have shown up time and time again. And so as I start to show myself out the door, probably with a lot of gratitude from a lot of people in this room, thank you. I vote yea the reports accept bid look forward to hearing the next one on the news. We're going to dice up the schedule just a bit. We're obviously, almost catastrophically behind at this point. I want to move item number seven, five three to the head of the regular agenda, please. 753753 is the first reading of a nonemergency ordinance.

**Speaker:** Authorize expansion of the Portland police bureau unmanned aircraft system program for purchases not to exceed \$98,000.

**Speaker:** Okay. And I think we have sergeant dufresne here. Is that correct? Yes. Good thank you for your patience. Well, of course, the chief and robert giving able support from the background. But I know he's there to. Thanks. Good morning. My name is jim dufresne, and for the last 14 months, I've supervised our small unmanned aerial system, or uas pilot project. I've been asked by chief day to provide a short briefing on our project, along with lessons learned, progress made, and recommendations for expansion out to our patrol division. Next slide please.



As you may remember, in April 2023, Portland City Council unanimously approved resolution 191224, which authorized the police bureau to purchase equipment and stand up a uas pilot project. This pilot was very limited in scope with the intention of evaluating its ability to enhance community safety and reduce time spent on calls, while ensuring privacy rights were respected. Next slide please. With these metrics in mind, ppb worked closely with the bureau of planning and sustainability, the bureau of equity and human rights, and smart city pdx to refine standard operating procedures and ultimately release a privacy impact assessment that was submitted to council prior to their vote. The bureau also designed a uas program website, which contained links to our standard operating procedures as well as an interactive dashboard that provides information on our equipment, flight locations, and call types. We've also applied for and received a certificate of authorization from the faa, which is an agreement that outlines our compliance with federal airspace restrictions. We continue to work toward providing transparency while respecting the privacy of victims, suspects, and the judicial process. Over the last 14 months, we have trained and certified 16 pilots from our specialized resources division and purchased 19 drones, including three that are capable of flight in Portland. Rain and wind. We flew about nine missions a month, primarily in support of the traffic division major crash team. Our special emergency reaction team, and assisting patrol and searches for armed suspects. Many of these missions resulted in significant savings of time, resources, and inconvenience to the public. For a little clarity on what these tools can do, I'm going to ask the clerk to play a couple of videos from a traffic crash scene and a search for two armed suspects while I provide a few details. Go ahead with that. So our major crash team realized significant advancement in time spent on scenes and the quality of our finished product. When we integrate uas in certain applications. Yuusuke showed an

approximately 80% decrease in time spent mapping these scenes, allowing roads to open sooner and reducing community inconvenience. Additionally, traffic investigators have begun conducting fly through videos like this of traffic vehicle trajectories and overhead views of crash locations, which have been exceptionally helpful when presenting a case to a grand jury or in trial. You can move to the next next slide. On patrol, uas has been used to provide distance, time and options to officers during high risk situations with armed suspects. This video was captured by gresham police who were assisting us in Portland. In this case, armed subjects eluded in a vehicle prior to crashing, running into a residential neighborhood and hiding in a community. Members yard. Officers established a several block wide perimeter, but due to the involvement of firearms, did not want to force a confrontation by searching those dark yards with a k-9. Police used a uas equipped with a spotlight, and once the suspects realized their location was known, they walked out to waiting police and were taken into custody. With no force used and firearms recovered. We have found that the uas in the air can cause suspects to stop running or in some cases even surrender to the uas once they realize they're being observed. And can go to the next one. So while the pilot project provided an excellent opportunity to establish training, skills and culture, our intentional restrictions on use also presented some issues and lessons along the way. A few examples of those a suspect involved in a shooting eluded officers in a vehicle and on foot into a residential neighborhood while in possession of an ar 15 rifle. Uas was able to assist with the search and capture of the suspect, who had discarded his weapon at an unknown location. Tactical officers believed the rifle could be on a roof, and asked for uas assistance to find the weapon to remove it from the neighborhood. However, as the suspect was in custody, the exigency was gone and uas use was no longer allowed by sop, and officers spent hours combing that area

for that gun on several occasions, detectives investigating violent crimes inquired about using uas for diagraming or documentation of a perishable scene, but our pilot project only allowed for traffic related crime scene processing, so these requests were denied. Additionally, ppb conducts many successful stolen vehicle missions, street racing, interdictions, and other crime suppression missions within the city, where stops often result in suspects eluding into residential neighborhoods. Prior to each of these missions, supervisors requested uas support to assist in the safe apprehension of these suspects. Those requests were denied as they were not specifically part of our pilot project guidelines. As our project wound down, we again worked with our partner bureaus and smart city pdx to produce an expansion plan and update our privacy impact assessment that reflects those changes. Per 2020 City Council resolution 37520, a council vote is required to allow ppb to purchase uas equipment. Your approval will allow for expansion of the program out to our patrol division, where it can provide an immediate impact. And last slide, please. So our expansion authorized use cases are derived directly from current Oregon state law on police drone use. Oregon revised statute 837 300 provides comprehensive direction to police agencies on restrictions, warrant requirements, and data policies using language directly from state law removes room for confusion and brings us in line with all of our law enforcement agency partners. Expansion will also allow for trained patrol personnel to respond immediately instead of our current system of paging pilots from home, reducing time and increasing odds of safer outcomes for all involved. It also revises our policy to allow us to support stolen vehicle missions, street racing missions, or organized retail theft missions, and many other initiatives that improve our ability to safely respond to these dynamic events. It expands crime scene processing for our detective division, large outdoor crime scenes can often be mapped and

comprehensively documented in less time using a uas. Under our expansion plan, and operating this equipment within a large population center next to an international airport requires significant training, good decision making, and pilot skill. In addition to initial training certifications, our pilots are required to attend regular sustainment and maintain minimum flight hours within our available resources. Our expansion will allow us to support requests from other city service areas to provide trained and equipped uas pilots for potential missions throughout the region, such as bull run watershed surveys, disaster site and damage evaluations, fire scene triage, and bridge inspections, just to name a few. This presentation, along with our supporting documents, will all be available on our police bureau website, probably in the next day to a week. And unless there's any questions, I'm going to hand this over to chief day.

**Speaker:** Yeah. Just as jim mentioned, you know, we are expanding the program, but we are expanding it within state law. When we began this pilot project, I would say we were using about 20% of what was allowable to us by state law. And this is simply to step into that space and use all that's available to us to, you know, build upon the savings we've seen there's a cost savings, but there's certainly an efficiency piece here, which is allowing for us to resolve incidents more quickly, safer, less risk to the public and less risk to the to the officers. So this seems like a pretty straightforward request, with the caveat that I want to recognize, you know, certainly anytime we step into the space of technology and law enforcement that there be a high degree of oversight, accountability will continue to be transparent with our website, where we're deploying. You know, we will continue to evaluate as we go and are committed to continuing to share that information so that people know that we're not just, you know, outside of the boundaries that have already been established by the state. This will finally this really goes in line with our efforts

to be better regional partners. Numerous agencies around us are way ahead of us in this conversation. And the efficiencies that this will allow for. I just strongly support, our request to try and expand the program within the state law boundaries.

**Speaker:** And I assume that concludes it. Yes great. Any questions off the top, folks? I have just a couple, do you have. No, I was thinking I have a question.

**Speaker:** Commissioner Rubio, I just have a quick question.

**Speaker:** You mentioned that you had worked with smart cities pdx in the first one. Did you work on on this with the expansion as well?

**Speaker:** Yes. We put out our revised privacy impact assessment now. Thank you. That's it. Great so I take it based on the presentation we just saw, that you are using the drone or propose to use the drone for cert activations. Correct? We do currently use them for sure. I'm glad to hear that. And can you see scenarios where a traffic stop becomes a cert activation? You would use the drone in that situation. We have a number of times a day where people elude us in cars, and then run on foot. Often they're armed. Our current situation allows us, if we believe that they're armed, to use drones. As state law changes or as state law becomes our policy, we'll be able to use it. If people just run and there is probable cause to arrest them for another reason. And then there's just a clarification. I want to you to make, because from from time to time, people ask me about which of units are actually using drones. And I think people don't understand that cert members can actually be drawn in from different units for example, the focused intervention team. But the focused intervention team itself does not use the drones. It's the cert team that used the drones. But it's very possible that people in those units, when they're activated as members of the cert unit, will be using drones for the cert deployment. Is that an accurate statement? Yes. That's it. I just want to get that on the record.

**Speaker:** There's certain officers, you know, have a couple different responsibilities.

**Speaker:** And so, you know, we can't just say this is their box. And over here it doesn't apply their their skills and abilities are going to transfer to wherever we need them and whatever assignment we need them in.

**Speaker:** Excellent. Thanks chief commissioner Rubio, then commissioner Ryan, sorry, I have a couple more questions,

**Speaker:** So first, we you know, we know that there's some concern about the use of drones as it relates to going into residences. Is there an sop in place that determines under which circumstances a drone can be used? And can you can you just share that and put that on the record?

**Speaker:** Sure. State law really defines that. State law requires either written consent of the party who owns the residence, or it requires a search warrant.

**Speaker:** Okay, so this is just completely within what is already existing law. It's not going above exactly. Okay and then, is there a post operation debrief where you're, looking at how you've used it and it informs how you use it in the future?

**Speaker:** We have conversations after every deployment, and we have a monthly training, and the first hour of our training day is to go over every call and discuss and validate and justify those uses.

**Speaker:** Okay, great. And then my last question is, what is the process of determining who becomes the remote pilot in command to be a pilot?

**Speaker:** Originally we took folks from my team, which is the regional bomb squad, and then we reached out to other people from our specialized resources division, including folks from fit and asu, to be the original pilot cadre for our new group of pilots. We reached out and took about six people from each precinct in

order for them. If this program moves forward for those folks to be pilots, they were chosen by their command.

**Speaker:** Okay. And you have a training that everyone goes through that's standardized and everything.

**Speaker:** There is a certification to get what's called your part 107 certification, which is a commercial pilot's license for uas. And then we have a flight school also that everybody has to go to. Thank you. Thank you, commissioner Ryan.

**Speaker:** Yes, thanks. I just listened to the annual report and you made it really clear that there was a dramatic increase in the use of the plane. I could assume that it's because we've invested in it, and it's taking off. But is that why? Can you tell me why there's such a dramatic increase?

**Speaker:** Yeah. I mean, we're we're just we're just recognizing it.

**Speaker:** And I know you're not in that space, jim, but feel free to jump in. But we're just recognizing the value of that. It creates, you know, distance containment observation gives us more options. Yeah, you know, they it's also expensive to fly. You know, this will be a resource that's going to be more immediately available, but be able to provide some of the same type of support. So I think, you know, because of our mission focused, as sergeant dufresne mentioned, we are encountering we're making more arrests and we're encountering more people. And so therefore, there's more risk involved for everyone involved and everybody connected to it. And we're just trying to minimize that risk. So using the plane using these uas helps to do that.

**Speaker:** And when implementing this is to feed off of what commissioner Rubio was asking when implementing and scaling up, it's so important to have a culture of continuous improvement. And as such I want to know what that discipline looks like. I heard a little bit of it, but you know, it's the plan. It's the doing, it's the

studying. What happened and then reloading and doing it again. Do you have a rhythm to that continuous improvement?

**Speaker:** I think that the decision was made at the beginning to use folks who from my team, who already do a lot of robot work, they already maintain a lot of equipment. They come, they're used to coming from home on call outs. Their equipment needs to be in working order all the time, and that's kind of how we started building this culture out. There's an expectation on this team, and the team is small enough and we don't go out enough to not have pretty much my hands on every one of these call outs. And so we've built a culture of, you need to maintain everything you need to keep it technically working. You need to keep it physically working. We do post briefs after, and we continue to move forward on building new apps. It would be excellent if we could provide all the information to the public. Unfortunately, this is police work, and so a lot of the things that we do are held by the judicial process a little bit, but we do provide everything that we can, and we're going to continue to work forward, do even more of that.

**Speaker:** And part of that continuous improvement is always feedback. So how do community members contact to voice concerns?

**Speaker:** You can always call I'm sorry. You can go ahead. No go ahead. Yeah. You can always call. There is a complaint process in place. You can call ipr. In the 14 months we have not gotten a single complaint, people are either flying their own drones at the same place we are, or they come up and they just want to have a conversation about them, I mean, you've seen these things. They're not. They're just kind of not super intimidating to most people.

**Speaker:** We're, you know, super sensitive to the invasive nature or perception of that and want to make sure that we're respectful and also just add as, as sergeant mentioned, you know, the culture that's already been established by taking a



slower approach and creating a, you know, a unit that really values and sees the importance of this, I've been stressing more and more to the organization, you know, that that we need to hold these opportunities, you know, with respect and gratitude. They're not just a blank check. So it'll be the same expectation with these new operators that they see the level of accountability and expectation is high for them in this role.

**Speaker:** I did notice on the website our staff did my staff did about there was an email address, but there's no telephone number. So has the program received? It sounds like it's receiving interest, but perhaps that's just some feedback. Okay, okay, and maybe I missed it, but I didn't see any demographics, regarding race, age, gender identity in the public dashboard. What's the plan to try to get that? Or is it to your point earlier that it's confidential because of the things you mentioned earlier?

**Speaker:** A lot of that is confidential. There's a case number that's attached to every one of these calls. And so there are reports that are available on that. But I don't know. And I couldn't speak for that. Whether or not that will be available, we'll follow up with the city attorney and see if we can put that out.

**Speaker:** You know, I mean, I would hope that we'd be able to release that will follow up the city attorney and see, I appreciate that. Add that to the dashboard. Yes sir. Thanks so much.

**Speaker:** Great. Commissioner Rubio, did you have another question? Great. With that then, do we have public testimony?

**Speaker:** We do have three people signed up. Great. First up is nicole mercier.

**Speaker:** Welcome, nicole. Thanks for being here.

**Speaker:** Thanks for having me. All right. Well, my name is nicole mercier, here to comment on the expansion of the unmanned aerial system program, which is, you know, basically a domestic surveillance program, drones are surveillance

technologies with serious privacy and civil liberties implications. The current proposal from Portland police bureau to expand the unmanned aerial system program is unacceptable. It needs a revised transparency requirements, clarified rules, and a much more limited scope of application. They would like to expand it to anything that qualifies under, and I quote, enhance the protection of lives and property, our privacy and civil liberties are too important. We cannot permit vague language for surveillance technologies like drones, which the police bureau has already deployed in at least one home. We know that they need a warrant or permission to go into homes, but they don't need that to look into homes or fly over your backyard. I think we need to be sure they can't do any of those things unless it's genuinely a last resort for human safety and not simply for convenience, which was a word I heard during the last presentation. If we are asked to give up our privacy and civil liberties, it must be done with careful consideration, perfect trust and clear guidelines. Perfect trust will be difficult to attain for Portland police because during the pilot program, they deployed drones and applications that aren't covered by the current standard operating procedures. This creep occurred without authorization from City Council and without meaningful input from the public, and you can read more about that at [redtail media](#). Kdka is the author. I fear that seeing how successfully they were able to bend the rules gave them the confidence to ask us to authorize even vaguer guidelines for expanded use, as if no one really cares about privacy or the protection of civil liberties, the existing rules do limit drone use to applications like explosives detection, major traffic cases, violent incident cases. Again, they'd like us to authorize a vaguer directive of enhancing protection of lives and property. I think that is so vague that almost anything could be argued to meet that criterion. This is unacceptable and dangerous, and I emphatically do not support the current proposal to expand the

Portland police bureau's unmanned aerial system program in the name of privacy and our civil liberties, which are two founding principles.

**Speaker:** Thank you, thank you, appreciate it.

**Speaker:** Next up, we have dan handelman. Hey, dan.

**Speaker:** Hello again, mayor and members of council. I'm still dan handelman, using he him pronouns and being with Portland copwatch, we testified last March when the drone program was first introduced and we predicted this was just the beginning of a technology whose use would rapidly grow. The proposed bureau wide expansion proves our point and is of great concern. There was no indication last year that the pilot program was intended as a precursor for anyone in the entire Portland police bureau to use drones. The talk of the time, and even at the presentations of the ppb annual report, was that the unpersoned vehicles would mostly be used for traffic crash situations. Sergeant dufresne testified to council that would not be expanded and cause privacy and other concerns, because only his very small unit would be operating them. Subsequently, kprc-tv reported in June 2023, there were 16 certified pilots and seven drones. Now the bureau wants to buy an unknown number of more drones for \$98,000. The bureau's data show that only 32 of 118 uses were for traffic incidents, which is only 27% reporting that you heard about by redtail media indicates that during the pilot program, the bureau used the drones to support the folks intervention team on several occasions, including using the logic, the fit was housed in the same division as the explosives unit. However, that does not address that. For example, 44% of the fits traffic stops are of black people, wildly disproportionate to both the population and other Portland officers. This leads to questions about whether the fits use of drones is similarly racially imbalanced. And I really appreciate commissioner Ryan asking for a demographic data. Also, in at least one instance, a drone was used inside a

person's residence, which you also heard. Redtail also posted what they say is a proposed standard operating procedure for the police use of drones. Last year, we called for the sop to be made public before the project went into effect. That did not happen. We urge the council to review this policy before approving this wholesale expansion of the program. In addition, although there is an extensive analysis attached to today's agenda, which seems to be in response to the required considerations about surveillance technologies, it does not seem to directly address the same as last year that smart city pdx gave this program a medium risk rating for its potential to violate people's privacy rights. Instead, the analysis promises the drones will not be used for certain activities, but lists no consequences if that does happen, we quoted a los angeles police accountability group's 2015 research paper in our testimony last year. These machines are dangerous. Step forward in the further militarization of law enforcement. Historical evidence of mission creep, whereby the use of policing tactics and technologies expand beyond their original functions and goals, puts lapd's claim to want to use these drones only during special circumstances. In serious doubt. The evidence shows these new weapons pose a serious cost in public resources, public safety, and the mental and physical health of targeted communities. Close quote. We left the council with a warning last year that a human who violates the law could potentially be held accountable through the courts or administrative investigations, while a robot cannot. Thank you very much for this conversation. Thank you.

**Speaker:** Next up we have brian conley.

**Speaker:** Welcome, brian.

**Speaker:** Hi. Thank you for having me. My name is brian conley, and I come to you not only as a concerned candidate for City Council district three, but as a digital security trainer worried by recent reports about drone testing. First, unlike other

comments, I'm not opposed to drones generally, and to clarify my credentials, I've authored numerous guides for journalists on digital security and am currently leading digital security workshops for bloomberg reporters across asia. In reporting last month by redtail media, pb knowingly used a consumer drone approved only for training as part of an actual manhunt. That's the specific incident. People talk about a drone entering a home. A per pbs's case report. After loud, loud hailing for nearly two hours, a plan was put in place to clear the apartment with a drone. Pbb then used a dji mini two drone, a consumer aimed device that typically has fewer data security safeguards than pb enterprise models, which are meant for operations. Pb did not explain why they used a training drone, despite having two hours to mobilize an appropriate one. The drone was then flown inside a private residence, even though it was not a hostage situation. Pb officers may not be aware of the risks posed by consumer drones like civil liberty concerns, safety issues for civilians and serious security problems, just to name a few. But before expanding this program, we must understand these risks. According to kaspersky labs, a leader in digital security, drones can be hacked from as much as a mile away. The radio signals often unencrypted, making hijacking relatively simple and providing a hacker can full control of the drone or the signal can simply be jammed, leaving the drone with no way to navigate. At best, using consumer drones for surveillance, even by accident, opens the city up to civil rights lawsuits, wasting millions of taxpayer dollars at worst, interference with such a drone could severely compromise police procedures and contribute to injury or death, and further erode public confidence in Portland police. I strongly encourage you to delay further expansion of the drone program until there is a detailed, workable sop in place with safeguards to ensure that drones will not be used improperly in the future. I am aware that police have arguments for using drones as a force multiplier, but

without a working sop, where police officers are aware of the consequences of using a consumer drone, the risks of expanding the drone program beyond traffic and explosive units are too great. I will be sending the councilors and chief day a copy of this testimony, along with relevant articles, so you might better understand the risks posed by consumer drones and police operations. And I would encourage you to ask sergeant dufresne, if he's still here, to clarify why a consumer drone was used. In that case. He was not available to answer the reporter's question about that before publishing, and I'm happy to answer questions if there are any.

**Speaker:** Great. I don't see any questions at this point, brian, but thank you for your testimony. We appreciate it and very best of luck to you.

**Speaker:** That completes testimony.

**Speaker:** All right. Very good. Any further discussion or questions before we move on? This is a first reading of a non emergency ordinance. It moves to second reading. We will take a ten minute recess. It's 1137. Let's come back at about 1145. We are in recess. For incorporating. Back in session. Item number 752. Off the regular agenda.

**Speaker:** This is a report accept bid of \$9,387,320.

**Speaker:** For more excavation incorporated for the lombard pump station and force main upgrade project.

**Speaker:** So today, colleagues were discussing the acceptance of a bid for more excavation incorporated for a critical upgrade to the lombard pump station and force main that's been in service for nearly 40 years and has now exceeded its useful life. I'm told city administrator michael jordan is here. Priya dana paul, the dca for public works is here somewhere. There she is over there. But for now, I'm going to pass it over to kathleen brennan, maroua interim chief procurement

officer, to give the procurement report. But obviously, michael and priya are here to answer questions as well. Good morning.

**Speaker:** Good morning. Thank you, for the record, I'm kathleen brennan, maroua, interim chief procurement officer. I'm here to recommend authorization to enter into a contract with more excavation incorporated for the lombard pump station and force main upgrade project on September 6th, 2023. Council authorized procurement services to issue a solicitation for the project and the construction estimate was 10,200,000, with a moderate confidence level. Procurement services issued an invitation to bid, and three bids were received on may 7th. More excavation incorporated submitted the lowest responsive bid in the in the amount of \$9,387,320, which is approximately 8% under the engineer's estimate. The city's aspirational 20% subcontractor and supplier utilization goal, applied more has committed to subcontract approximately 6.5% to firm certified by the state certification office for business inclusion and diversity, as identified in the report. Before you there self-performing approximately 64% of the work and subcontracting the remaining 29.5% to non-certified firms. In reviewing moors good faith efforts, we confirm that more conducted significant outreach and found that they subcontracted to certified firms in the areas of work where certified firms submitted bids, and in those areas of work subcontracted to non certified firms. They did not receive any bids despite their efforts, moors commitment to the city's equity goal is further demonstrated in the last three contracts they were awarded in the past year, where they achieved the 20% aspirational goal. More construction is in full compliance with all city contracting requirements, and I here recommend that council accept this report and authorize execution of the contract. That concludes the report short and to the point.

**Speaker:** Blissfully so. Colleagues, any questions on this commissioner Mapps,

**Speaker:** I will have some questions on this, but, if there's any public testimony I'd like to have testimony on this side.

**Speaker:** We have two people signed up here. First up, we have michael martin online. Welcome

**Speaker:** Thank you, the, michael martin, owner of northwest infrastructure. Good afternoon, mr. Wheeler, commissioners, I thank you for the invitation, mr. Maps, to be able to speak, today, I wanted to, with regard to, projects with the aspirational goal of 20%. I'm a certified firm. For several years, we perform demolition, excavation and trucking. After the report, as I'm looking at, was read of an aspirational goal of 20%, in which 6.47 was achieved. I'm trying to figure out I'd love to participate on these particular projects, to, you know, be a part of them in a way beyond trucking, flagging, you know, different, tasks such as that, as I look at this particular project, I see that there was a, it was a requirement to reach out to certified firms. I was not, contacted for this particular opportunity, performing a lot of the work that is required to achieve, and to complete this job, and I'm wondering, number one, why why such a low participation to cobid certified firms? As I look at the list here, one in particular I see it is trucking for \$50,000. That equates to me to about, a couple hundred hours in which this project, I think requires more than that, so we have trucks, we have excavators, we have people that's able to perform this work, we also have, certified firms who we work with that achieve and perform concrete work. As I see, this is not part of the cobid list that that is here. If there's anything I can do if someone can help me to direct me as to how I can be more a part of city's projects by performing the task in which we're able to do. We're a company. We have \$20 million bonding capacity. We're able to do this work and love to do the work, and so I wonder, with not being able to achieve the goal, is there is there something more to be looked at, as to why only 6% is achieved? I



don't know if it's certified firms are not bidding the work, I don't know the reason, but maybe that could be something that could be considered, historically, with our jobs that we've done, with, I think it's, o'bRyant park, we've achieved over 80%, certified firm participation on that project. So really like to be a part of this one. And maybe get some of these these questions answered. Thank you, thank you.

**Speaker:** Next up we have connelly. Cohn. Are you able to unmute oops.

**Speaker:** Thank you I just saw the opportunity to unmute, my name is connelly. I'm the executive director for cbdg. And thank you, mayor and council members inviting, people to participate. Similar to michael, michael is one of our members, we, as I mentioned to, staff at city of Portland, that we as an association represent over 300 small business owners, minority owned, women owned businesses, and we volunteered to connect these opportunities, when I hear that, majority firm can't find cobid firms, I'm, they haven't reached out to us, we happy to volunteer to connect these opportunities. Cobid firms to these projects. And as I also spoke to staff at the, fair, contracting meetings that we offer and volunteer to do the work and to make sure our business owners have these opportunities, so I again, we love to participate and help and connect the city to, with our members and make sure you hit your goals, again, thank you so much for the opportunity. I just want to keep it short and simple.

**Speaker:** Thank you. Connie that completes testimony.

**Speaker:** All right.

**Speaker:** Great. Commissioner Mapps.

**Speaker:** Sure. Interim director, do you have any response to some of the issues that we heard in public testimony?

**Speaker:** You know, from the documentation that more excavation submitted, we did find that they did substantial, outreach, trucking was one of the ones that was

mentioned, and I'm looking at, at their log that they reached out to 15. Certified firms and did not receive any bids, any trucking bids for this particular project? Again, I don't know if it's the timing of when the solicitation was released, you know, it's a lot of contractors are at capacity. There's a lot of contracts that we have out already, and, and subcontractors working on for the city of Portland, so we will continue to you know, conduct the outreach. We have an inclusive contracting manager within procurement services that when projects are coming out, is reaching out to the different community based organizations and making opportunities known. So i, we will continue to, to do that and we'll continue to work with environmental services and the public works service area to, think about how we can enhance those outreach efforts and especially, you know, for this, I think that there's an opportunity here for pump station work.

**Speaker:** Absolutely. Do you have a formal relationship or even an informal relationship with, pb dig?

**Speaker:** So we do, they actually we have them under contract working with procurement services to provide supportive services, to certified firms. And we're attending their their monthly meetings. So we do have a relationship with pb,

**Speaker:** But I think we heard from khan, though, that it seemed like on this one, they they weren't looped in, but it seems like they could have been a resource here. Do we have a sense of the what opportunity we didn't take advantage of here or or perhaps we did take advantage, but it seems like they could have helped us here. Let's put it this way.

**Speaker:** Absolutely. And i'll go back and, for this particular project, and check with our inclusive contracting manager. Can't say specifically, you know, conversations or the outreach done to pb.

**Speaker:** Thank you. I see my colleague, commissioner Ryan has his hand up, and i'll probably have some other things to say.

**Speaker:** Commissioner Ryan. Yes.

**Speaker:** Thanks, mayor. And I'm going to just go with what commissioner Mapps was talking about. I'm confused on, I'm just confused on this process. So we heard from somebody that used to work with the contractor that was selected that didn't receive any outreach. And then we heard from an organization who's very networked and resourced well to help provide cobid firms. And they weren't, they weren't engaged in this process. So we just heard that during testimony today, and then staff dug in a little bit and we learned something in this process that I didn't realize was true. So I want to have it verified. Is it true that we don't look at cobid numbers until a bid is accepted,

**Speaker:** That is correct. Well, no. No. The cobid numbers are contractors, ones that their bid has been determined to be responsive to all other bidding requirements, are asked the low bidder is asked to submit their utilization plan, that is when procurement services staff review their utilization plan, do follow up with the contractor, do follow up with certified firms to verify and confirm the information that's being presented, and make a determination on whether or not a contractor has complied with the requirements of the subcontractor equity program. If they have complied, then they are found to be responsive.

**Speaker:** So the status quo low bid is primary. And then after that's discovered, then we do the investigation, if you will, into cobid. That's correct. So there's no cobid threshold in determining factor when evaluating the proposals.

**Speaker:** Not on a low bid project. So when costs alone is the basis of award, the we're looking at responsiveness to bid requirements, and it's not there aren't points allocated. If you will for participation. Okay,

**Speaker:** I first of all, I could tell that over the last few years, last four years, we've made some efforts to have better covid numbers. And maybe that's why it didn't stick out as much. There seems to be a systemic, change here that could be helpful so that we don't hear about such things at the last minute, from it seems like this could have been resolved with more dialog at an earlier effort. So, anyway, that's all it seems like we have more work to do here.

**Speaker:** Commissioner Mapps,

**Speaker:** Commissioner Ryan raises a good point, and I think I might invite our deputy city administrator for public works to, address council to identify and help us understand some of the steps. The infrastructure bureaus, in particular, are taking to make sure that we achieve our, aspirational goals and contracting.

**Speaker:** Good morning, commissioner. Good morning. Mayor, thank you for your question, first, I want to acknowledge that for you. Thank you for the record, I am priya tarnopol, dca for public works and, I want to acknowledge that while moore excavations bid for the lombard pump station was lower, lowest and responsive, the six and a half covid commitments fall short of the 20%. But as confirmed by procurement, this was despite their diligent outreach and good faith effort. And I want to assure council that public works staff did their adjust to the policies and procedures set forth by the procurement services and public works service area is committed to supporting equity in all our projects, with that being said, we have over \$950 million worth of major capital infrastructure investment for this fiscal year, and we aim to direct over \$140 million to cobid firms, and I recognize the significant impact of this investment to the cobid community, and I want to assure the council that the three bureaus that I oversee in public works service area is are dedicated in the efforts to achieve this goal, but I also recognize the need for continuous improvement in our outreach and support for cobid certified firms to

address this as, kathleen mentioned, I will coordinate with theresa green from the equity contracting group to develop a robust strategy to for increasing outreach, and additionally, we will coordinate with procurement services to organize an outreach event similar to a procurement day, I think we had one scheduled last fall. We don't have one scheduled for this year, so we will work together to schedule that outreach to share upcoming projects and other opportunities with cobid contractor community, and explore ways to enhance enhance their involvement in city projects. We are definitely dedicated to improving and achieving our equity goals, and we'll take these steps to provide more support and more engagement with the certified cobid community,

**Speaker:** Thank you very much, deputy city administrator, I appreciate your efforts in this space. And maybe i'll just address my colleagues here, you know, first, as we all know, this is a project I'm familiar with, frankly, this is a mission critical project that has to get done. We cannot not do this, on the other hand, achieving our equity aspirations is really important. As we heard in the infrastructure space, we got about \$1 billion in spending coming in the next year, if we are successful at, being sure that companies owned by women and people of color are have an opportunity to achieve this work, not only are we building the city of the future, we are also building wealth for generations of Portlanders who historically haven't had, access to wealth. So I think it's incredibly important that we do well in this space. I will tell you, one of the things I'm particularly proud of during our time on council is I think we have gotten better, in the space of minority contracting. I will also tell you there's a lot of stuff going on in the building and the city right now, many different balls in the air, I am deeply concerned about our ability to stay focused in on achieving our equity goals and contracting, even as we expand, expand the size of council, change the way we organize our bureaus, so, so on and so forth. This is, in

other words, I think a space that is mission as mission critical to us as actually having a pump station that is up and running. This one's a really tough one for me, you know, we can't not have this pump station work. However, we are, i, I'm disappointed to see the kind of numbers that we're seeing in this particular, on this particular contract. I'm glad. You know, we got, a deputy city administrator here who obviously gets it and is deeply committed to, moving us forward, and I look and, kathleen, you've been great, during our time here, I recognize the ways in which this is, this is deeply challenging, at the same time, I just got to say there's something, a little bit unsatisfying about where we're at with this particular contract. And I hope that we can institutionalize our commitment to doing better in this space, as we move into the future. So that's, I think all I have to say on this one at this moment.

**Speaker:** Yeah. Let me jump in on this. Well said. First of all, thank you, because there is a balancing act here. I agree with commissioner Mapps that this is a very important project, and it does need to move on. And then there is the question of why is the percentage so low. And I don't think we have a completely satisfying answer as to why it is so low. And priya, you and I had had a discussion earlier. Was it this week or was it last week? They all blend together, about what some of the reasons might be. On one hand, it might be that the outreach effort was not sufficient. 25 firms seems sufficient to me, but I'm not an expert. It didn't get the type of results that we wanted. So maybe there's something more we can do around outreach, there's also the market reality and the market reality is, a lot of people don't need this contract right now. There's a lot of work. People are really, really busy. They're backed up. If anybody here has tried to do anything around capital improvements, you know what I'm talking about. And so it could be that there were firms who were completely qualified, would have been very interested

in this. But there are otherwise occupied at this particular moment. We don't know. So just to be very transparent, I am going to support this, but I also support your desire to continue to dig into this and maybe bring back some recommendations or improvements to council. I appreciate your open mindedness. And kathleen, thanks. Thanks to you too. And I realize further complicating this, I don't want to go too far into the weeds. This was a low bid project and that that further complicates this. Correct but could you explain a little bit how it being a low bid project, also makes it a little more complicated?

**Speaker:** Yeah. So, with low bid projects, like I previously stated, the basis of award is the lowest cost, and while we have done our best to incorporate different policies, different initiatives to really maximize the participation, we have to award, you know, contracts based on the lowest cost and compliance with the requirements. Right?

**Speaker:** So if I'm busy, if I'm a busy contractor or a sub, I'm less incentivized to bid particularly low, right? I mean, and they're making business decisions right into as they're preparing their bids and with the sub bids that they're receiving, of those that they, you know, commit to because again, they're, they're trying to be that lowest bid,

**Speaker:** So, you know, the difference being, for some of these projects that are complex, you know, i'll use bull run as an example, i'll use the secondary treatment expansion program project at the treatment plant as an example. The work is so complex that we're able to use in an alternative procurement method, where we're able to base the award of the contract on many different factors, aside from cost, corporate responsibility being one of those and then we are able to work during the, you know, pre-construction services phase with that contractor to, negotiate a, you know, robust equity plan for both subcontracting and also workforce, which

then, you know, we have the ability there under contract to work with them, you know, and really establish and maximize the participation for those projects and why we're able to see higher and greater results.

**Speaker:** Thank you, thank you, and thank you for repeating yourself.

**Speaker:** It always takes me two times to have it sink in.

**Speaker:** Commissioner Ryan, you had a follow up and thanks for looping back to the earlier question. And the mayor jumped in on it. What's preventing us from using those same practices with, with the low bid, state law? So it's the state we get to blame for this?

**Speaker:** Well, in not the city.

**Speaker:** Can't do anything for construction services.

**Speaker:** The state law requires that construction services will be delivered predominantly, by the lowest cost. And if we are able to produce findings and demonstrate that there are about 20 different findings that need to be made, that there are reasons why it is in the city's best interest to pursue an alternative method, then we are able to utilize a request for proposals process, enter into an alternative contract such as construction manager, general contractor or the design build method. So it really has to do with the complexity of the project and complying with state regulations with the state fine us if we actually inserted cobid practices that you mentioned earlier, we risk losing our programing, our equity programing, because we don't have a disparity study a current disparity study to identify and demonstrate that there is a disparity within the city of Portland metro area, and why we're limited in what we're able to do. So we I don't know if fine is the correct word, but definitely be challenged in our programs. Be challenged.

Michael. Yeah

**Speaker:** Is your mic on?



**Speaker:** Now it is. Okay just. And the state sets the standard in ors 279 sets the standard for procurement statewide. There are ways to do alternative procurements. You are the local contract review board. You've been asked before to make the findings that kathleen was alluding to do alternate alternate procurements. If you don't make the appropriate findings or you choose to do alternate procurement methods without making those findings more, I think, than our concern about the state is you will be subject to third party lawsuits. There are lots of other people trying to bid on these contracts, and if you're imposing requirements on the bidders that are outside state law, you're subject to third party lawsuit also. And so I think that may be the bigger threat risk to the city is that other bidders would say, well, that's not fair. Under state law provided us that information. Yeah. The legal folks that they review, all of the findings that you're asked to make for us to do alternative contracting methods. I will tell you, even with the alternate methods, you must still make findings that say it's the most efficient way for the city to get its work done. And usually that efficiency calculation is based on the complexity of the project. So we'll do alternate methods like at the wastewater treatment plant where we ask designers and contractors to come together and work through the design phase, because the construction is so complex that we actually get a better project at a better price. When we ask for that. Well, when we do that, that way we can also set other standards in the bids to get a more holistic view of how we analyze those bids. We got. And kathleen can correct me because I've been away from it now for a couple of years. But the work at the wastewater treatment plant on columbia boulevard, we got incredible, outcomes out of that from a cobid participation perspective. First of all, there was a huge amount of money on the table, so it was over half \$1 billion. And then secondly, when you get to those kinds of numbers, you quite frankly, have very

large and sophisticated contractors that are bidding on those jobs. And they are very used to this environment, and they get better results. They put a lot of effort into that. But again, there's a lot of money on the table, I will tell you, for this kind of work and I think kathleen mentioned that more excavating has gotten have met our guidelines on a couple of previous contracts recently. I think they have another one coming up where they again will meet the meet the guidelines. Those jobs, those three jobs are pipe replacement jobs. They're a different kind of job than a pump station job requiring different kinds of subs, different kinds of skill sets. And the market is different for those different kinds of skill sets. And so it's why we don't always get the results sometimes that we hope for the type of work that's being bid, makes a difference in the results that we get.

**Speaker:** Commissioner Gonzalez. Thanks, michael.

**Speaker:** You know, I would just submit when with all the focus on covid, it would be great to get some info when we're evaluating these contracts in terms of, actual workforce diversity, right? Because we've gotten so focused on ownership, I think rightfully so. But that's not the whole story. And when we talk about access to the middle class, from traditionally disadvantaged groups, you know, what is the utilization of, of firms that are have a diverse workforce that are participating in apprenticeship programs that are supporting the local ecosystem, and I would just submit covid is just one part of that equation. And I and I recognize that these activities have predated my time on council. When this the equity goals were articulated. I understand what we're trying to do. But every time we go through these covid numbers, you know, one of my questions is, well, I'd really like to know the diversity of the workforce. And we don't get that. And I also would like to know, are they supporting local apprenticeship programs? And we don't even, it's not in any of the reports I see. So, I'm not that's a contra to the other perspectives

articulated here, but I have personal interest in in those areas. I don't want to make this excessively burdensome for you guys to get through the process, but bottom line, ownership is only one part of the equation here in in achieving the goals, we're articulating.

**Speaker:** Commissioner, I couldn't agree more. And in fact, the city recognized that a few years back and created the I got the acronym, but I don't remember the actual words. But the coep process where the capital budgets for the at least the big infrastructure bureaus and I think omf when we do capital construction work of the construction portion of that work, 1% is contributed to the coep program, which is designed strictly to enhance workforce diversity. And we contract with prosper Portland, who contracts with multiple community based organizations and education organizations to try and diversify the workforce. Again, when we do alternative construction methods like we did at the wastewater treatment plant and we are doing at the water treatment plant, we're working with contractors and we can work with them and require the kinds of things you just mentioned, and we actually get better results when we do that. But again, back to state law and the low bid structure of these kinds of procurements, we are not allowed to require those kinds of things. And so, it does hamper us a bit when we're not doing alternative construction.

**Speaker:** Well. And just to emphasize the point, I wouldn't I'm not looking to make it more complicated to comply with state law. But, you know, anytime we make a choice to focus on one metric and cobid just one metric here, right? You risk ignoring some other important factors. And, and i, on my time on council, we've had a lot of conversation about cobid, and that tends to be the area of focus. I would just submit that, that there's other parts of the discussion that should inform policy makers, including the feedback we're giving back to you. And I simply don't

even have the data to meaningfully engage on the, on the broader topic, and that's not a complaint. I recognize if we have we have multiple things you're capturing for every procurement. If it increases your administrative burden, I just would submit that that's an area I would have interest in and, if wouldn't be excessively burdensome.

**Speaker:** I think we can bring some data for council.

**Speaker:** Yes. So for this project and all low bid projects, we do have a workforce training and hiring program requirement, all the contractors have to be training agents, and there are diversity goals, apprenticeship goals. Journey level goals within this program. The reason that it's not part of the report is because these numbers occur after contract award. It's not a condition of contract award. And so we don't have the data specific to a project until the project is completed. But it is something that we are monitoring throughout the life of the contract and holding the contractors accountable.

**Speaker:** So that's that's very helpful. What is the current cadence of reporting to council, not just necessarily at a contract level, but by bureau or by, you know, public works that we can reengage in that level because, again, it feels like we talk a lot about covid and we interact on that in multiple ways. And you know, and but this other area, I don't recall a ton of discussion or report, in my time on council and these are significant to our, you know, to our workforce, collectively speaking. So I was just curious, what is the current reporting on that? And you might think about how you could report back to this, this council and the next one, on particularly given it's a rear view mirror, as you're saying, I follow.

**Speaker:** So we have not had a regular, reporting on workforce, successes, it's, you know, data that's included in our annual reports, but it isn't something, to my knowledge, that has been regularly reported back to council, something we can

definitely do. I do have a staff member that's currently working with the open contracting data partnership, that is producing dashboards to collect all of this data that will be published for each service area. And is working with all of the bureaus and service areas to enhance the data that's made available, and that we can publish online.

**Speaker:** And not to put too fine a point on this, but every single time we do a material infrastructure project, we're creating family wage jobs in our region. And, it is a good part of the story that we can't lose while we're beating ourselves up on other things that we need to be paying attention to. But every single you know, \$10 million project, much less \$100 million project is generating jobs in this region. And I just don't want us to lose sight of some of the good we're actually doing when we're when we're building.

**Speaker:** Commissioner Mapps. Yeah. Commissioner Gonzalez, thank you for raising that question. The question of, you know, do we have this council ever, get feedback after we finish a project on what our real world, minority contracting numbers look like? And i'll tell you, in full transparency, one of the reasons why I am, kind of highlighted this particular issue today is that after four years, roughly in the infrastructure space, one of the things that I've learned is actually at the end of a project, what your final minority contracting numbers look like are often kind of different from the goals that we thought that we were achieving. Often there is a little bit of deterioration for various reasons. As you go about implementing the projects, frankly, often it's rarely to our advantage in terms of what we're trying to achieve in the equity space, as I become more sensitive to this, I frankly become a little bit more critical and skeptical of our practices in this area. We have to do better. I think often, to in some situations, we pat ourselves on the back for achieving our equity goals. But in practice, those are just paper, paper goals that we

celebrate when we approve a project. And we don't really hold ourselves accountable for what happens down the line, we got to have, you know, deputy city administrator, we have to have I think we have to surface exactly these, after contract information. Reporting, because, certainly our subcontractors are talking to us about it, often they feel like they have not had a fair shake, and I think that, frankly, we, fool ourselves and, frankly, fool or fool the public and some of the minority contracting numbers that we tout and celebrate in this room, and that's bad policy. And it, frankly, is a violation of the public trust. And we need to do better.

**Speaker:** Very good. Any further questions?

**Speaker:** Comments? I'll entertain a motion to accept the report.

**Speaker:** So moved.

**Speaker:** I'll entertain a second. Second. Commissioner Mapps. Commissioner Ryan seconds. Any further discussion? Seeing none. I'm sorry. Who is that? Commissioner Gonzalez. Yep. I apologize, commissioner Gonzalez. Seconds. Please call the roll.

**Speaker:** Gonzalez I Mapps, this is a tough one for me.

**Speaker:** Everything I just said is true, we. I'm deeply concerned about our number one achieving our aspirational goals on low bid contracts, I'm, increasingly skeptical of the reality of our minority contracting numbers when we're looking at alternative contracting methods. And that is deeply unfortunate. It's also the case that this particular project is, is a we absolutely have to do this, cities don't function if you don't have, pump stations that function, you know, it would be politically convenient for me to kind of vote no on this, to kind of send a message, but I also think that it's important for my colleagues on council to pass this. I will take some personal responsibility here. You know, I helped get this project to where it is today,

not entirely satisfied with how it's all turned out, I hope to do better moving forward in the debate, and we'll let us do better moving forward, which is why I will vote. Aye.

**Speaker:** Rubio,

**Speaker:** I appreciate the debate. The debate that's happened on this and the conversations. This has been a long standing issue, but I also know, and trust, commissioner Mapps. When? Because he has been a stalwart advocate for cobid contracting. So if he says it needs to happen, then I believe that, that said, I know that staff have communicated that when the area comes up again for renewal in 2026, that we will look at these gaps because these are serious gaps. We've known it for a long time, but I'm advocating and I'm hoping maybe to work with you about how we can address these things before then and get started on them before then, and how do we get better direction, more accountability for our general contractors around cobid goals, and working with our labor partners to do that? So I vote aye.

Ryan

**Speaker:** Yes, yes. To the other metrics that commissioner Gonzalez mentioned that needs to be included as well. And clearly we have access to the data, and that's why I asked earlier, why is this information not weighted when making the decision? It seems like we have the agency to live out our city's values, and adding this practice to the discipline, before making an award. And I think that was one of the outcomes of this discussion, is to move our practices to a better place. I'm clear we could urgently do this project and had better cobid outcomes. I'm just disappointed we aren't meeting the covid threshold, and I can't undo the testimony. I heard it was the biggest influence, the biggest influence we have as a city to operationalize equity is to build generational wealth for those who have been left out of the process, not getting the awards, construction contracts is where we have

the influence to help move people from pre-approval pre apprenticeship, I mean, to the journey to ownership. Let's align our values with our action. Today on this item I have to vote no Wheeler.

**Speaker:** I vote aye.

**Speaker:** The report is accepted. Thank you. Thanks for your hard work.

Appreciate it. Thank you. Next item 754, which is a first reading of a non emergency ordinance.

**Speaker:** Adopt a city wide outgoing grants administration policy commissioner Ryan thank you mayor.

**Speaker:** And it's almost it's not. Good morning everyone. Good afternoon everyone on January 30th 2024 I led a work session on this basic housekeeping and fundamental accounting item citywide common standards and guidelines for grant awards. Thank you all for your engagement on that day and for the many conversations we've had since. We need universal guidelines to ensure all awards from the city are being spent on organizations who can provide the basics, current financial statements, a list of board members, staff and most importantly, clarity on the goal with measurable targets to track the investment. Simply put, we want to ensure our taxpayers that we are good stewards of their funds. And it bears repeating this is basic housekeeping and fundamental accountability. Let me remind you that today is not about pcef and not about the Portland children's levy. Those programs both have comprehensive standards and practices that enforce accountability. This is about the acceleration of awards to nonprofit sector over the past couple of decades, where outgoing grants that exist in many silos across the city's enterprise so scattered, it was quite difficult, actually, to get inventory on on these awards. These grants are so scattered that we cannot determine how much the awards have increased over the last decades without a manual count. Thank



you so much, sheila, for doing much of that manual counting. I took a manual review. Thank you, sheila, again to get the numbers we saw back in the January session. It was just unacceptable in 2014 and it's still unacceptable in 2024. It's well past time to adopt basic housekeeping principles and provide the accountability our investors deserve. That would be our taxpayers. As my fourth anniversary on council is near, on September 10th, I reflect on the bureaus. I've had oversight of the housing bureau, bureau of development services now Portland permitting and development, the office of equity and human rights, Portland parks and recreation, the office of community and civic life, and the city arts program. I was shocked to learn that on all these bureaus, now grouped within city service areas, have different processes for outgoing grants. As my team and I have learned more about this messy, decentralized process, I discovered that many outgoing city grants require far less accountability than what the private foundation or the corporate foundation seek from the nonprofit sector. Until this policy is enacted, the city has not and does not require basic information from its grantees, such as a recent financial statements and information about who sits on their board of directors. I know I've spent over 30 years seeking such funds in my development career prior to this public servant role, it clearly it just makes no sense that the taxpayer investments in the nonprofit sector have less regulation or less regulation than the charitable investments have. In the same sector. Taxpayers deserve a focus on a return on their investment. City grants are the people's investments and we are tasked with investing these dollars wisely. These investments are a reflection of our values. This policy establishes common sense oversight and centralized inventory that ensures that we will track data and measure impact. And thank you for joining us today. As we take a council wide action on a city wide issue, standardizing how we distribute our public dollars via grants as a public entity. And

now it's my pleasure to introduce jonas berry, the deputy city administrator for budget and finance, and sheila craig, who I have to pause and just say thank you. We've been having this discussion for a long time, and there's been a lot of players that have moved around you, but you've been there. The sage public servant. Moving this forward, I really appreciate your persistence and your patience throughout this process. And so take it away, both of you, and thanks for being here. Great.

**Speaker:** Thank you. Commissioner, good afternoon again. Jonas berry, deputy city administrator for budget and finance and the city's chief financial officer, will just do a quick kind of five minute presentation regarding the proposed improvements with the opportunity for q&a. As the commissioner said, in large part, this policy codifies processes, improvements that are already in place or are well underway as a result of the prior work session. Primary goal of these changes is to improve transparency and efficiency from an outward facing perspective to grant recipients, these changes will make for a more consistent and less complicated process from a more inward facing perspective to city grant practitioners and other stakeholders, it will move forward additional tools, training and resources to simplify the process and increase transparency. I think commissioner Ryan and staff for driving this forward for consideration, and we'll hand off to the wonderful and extremely patient sheila craig, the city's grant manager.

**Speaker:** Thank you. For the record, my name is sheila craig and maybe we can advance a couple more on the slides. And I'm just here to share with you all the wonderful things that will happen after we lay the foundation foundation for this grant policy. So as commissioner Ryan said, there are two programs, pcrf and the children's levy, that are not included in this policy. They have their own code. They have their own policy. Also, I wanted to add that Portland development.

**Speaker:** Sorry.

**Speaker:** Going back, pdc is not involved in this as well. They're not in our system. So their grants are not part of this policy as well. So all other city service areas will utilize this new policy. And I like to call it it's just the foundation. It's just the beginning of the work that we'll be doing related to the outgoing grant program. Next slide please. So major changes, the new outgoing grant policy establishes consistent structure for administering city grants and incorporates the new community and grants reporting guidelines. So I would say we have four things, and we're going to have consistency, accountability, transparency and data. As commissioner Ryan said, at this point, we have the outgoing grants in our financial system, but it is very hard. We don't we don't have any data associated with those. The reports, the reporting is not in one place. So ultimately, all bureaus will be utilizing one system. So we'll have citywide participation, one framework required reporting, and we'll all be using one system. Web grants. Next slide please. So currently as I said before, every bureau we all have our own grant program. We all are doing our own thing, with this new with everyone utilizing web grants, it will be one consistent process for all of our bureaus, and it will be a consistent process for our community partners. So the future will be one grant framework. And, consistent data and centralized software systems and reports. The grants management division will be working, utilizing this our I'm sorry, the grant reporting guidance so we can have consistent reporting across all the grants. Next slide please. And as here as we're talking about the grant framework program development rfas selection and review award monitoring reporting and closeout. So we will be able to have information and through the entire life cycle of the grant program, I think the next one is questions. No, it is not, so we will be developing tools. So like as I said, we laid the foundation with this policy. We'll be developing

tools that will be used citywide. We will be training the bureaus on these tools and partnering with smart city pdx to expand the expansion of existing system. The existing reporting, we learned a lot with aarp because working with a smart city pdx, we developed a dashboard for all of the aarp outgoing grants. And so we'll our plan is to do the same thing with this outgoing grant program. We will be developing a dashboard so we can see where our funds are going across the city of Portland and what those funds are being used for. Pretty sure the next one is questions. All right.

**Speaker:** Thank you so much, sheila and colleagues. The floor is yours for questions.

**Speaker:** Any questions, any follow up? Excellent work. Do we have public testimony?

**Speaker:** We do. We have one person signed up. All right. John de lorenzo, online.

**Speaker:** Welcome, john.

**Speaker:** Good morning. Good morning. Hi john.

**Speaker:** Well good afternoon now, good morning, mayor Wheeler and council members. I'm john de lorenzo, appearing on behalf of my clients with disabilities in the tozer versus city of Portland case, which is subject to a settlement agreement with the city of Portland. That agreement, in part, restricts the city and its contractors from distribution of tents and tarps other than under very specific circumstances. On June 12th, we informed you that during the first year in which the agreement was in place, the joint office nevertheless distributed 6500 tents and 24,000 tarps while you were spending vast sums to clean them up. On June 20th, we testified in favor of the Gonzalez amendments to the joint office renewal resolution. The council ultimately placed tents and tarps squarely on its list of lookback items for the upcoming October discussions, which we will follow quite

closely. On July third, we informed the city attorney that we considered the city in breach of our settlement agreement for tolerating tent and tarp distribution by its contractors, other than in conformity with the agreement. Last month, we began a series of discussions with the city as a precursor to formal mediation. It appears to us that no less than 19 nonprofit organizations, which checked out tents and tarps from the joint office for distribution throughout our neighborhoods, currently have grant and other contracts with the city. It is apparent that your own contractors and grant recipients are, at least in part, working at cross purposes with you. This proposed ordinance is designed to provide uniform policies for grant recipients. It's one which we generally support, but it should also ensure that the grant recipients respect the policy agreed to in our settlement agreement, we would like to propose that section d, as in delta two, in the proposed policy, make clear that in addition to ensuring compliance with the laws and policies stated in that paragraph, that the grant recipients also be required to comport their tent and tarp distribution policies to that adopted by the city pursuant to our settlement agreement enabling those who are addicted and in need of mental health treatment to live outdoors is not compassion. Your grant recipients should be part of the solution, not a cause of part of the problem. Thank you for your time. I'm happy to answer any questions that you might have.

**Speaker:** Thank you john.

**Speaker:** That completes testimony. All right.

**Speaker:** Any further questions discussion on this item?

**Speaker:** I just have a quick question based on what we just heard. So I assume that grants must comply with city policy, correct?

**Speaker:** Correct. Okay.

**Speaker:** All right.

**Speaker:** Just to put a point on that, d2 currently says guidance including city of Portland policy. I mean, it's explicit in the in your proposed language. I think one of the challenges is will applicants be familiar with the settlement. And if we don't require them to certify or we don't notify them, how could we even collect that information? Right. And how could we sort of trigger the necessary discussion about, that or any other city policy that might be implemented implicated here?

**Speaker:** We should know it from their scope of work, I'm not aware of any of the grants that the grants management division has awarded was for that purpose. So I think it is really a grant. Managers across the city need to be aware of city policy. And when they're developing those grant agreements and they're developing the criteria for the application that they need to assure that everyone is in compliance with city policy.

**Speaker:** Well, and here's the challenge. The you know, even if the grants aren't related to tenor tarp distribution, a reading of our settlement agreement on the ada lawsuit. And I'm seeing a reading because I'm not seeing this as the objective truth, but, is that we're obligated to assure our contractors aren't distributing tents and tarps. Other than acceptance and compliance with our settlement there. And that's extremely limited. So even though we're giving some, you know, abc nonprofit a grant to do, watering trees, if that same nonprofit is involved in tent distribution, there's an argument that that doesn't comply with our ada settlement. So I just don't know how your grants team is going to track this. I mean, it's like. And the list that, mr. Dilorenzo referred to, I have not seen that list. I'd kind of like to see it. I'll have my office reach out to him. But what? You know, if I understood him correctly, he's identified or he and his team. 19. Grant recipients of city grants that have also distributed tents and tarps. Provided by the joint office of homelessness. So I don't even know how you connect the dots. A long way of saying I do think your

language says, you know, addresses city policy. I just have zero idea how you're going to implement this. And I guess the question would be we would also have this with contracts.

**Speaker:** So we try to keep the word grant separate from procurement contracts. But I guess we could have that same issue with our contracts and with our grant agreements. But you're correct. I mean, it could we could be far. We could also be giving money to the joint office and an iga and then the joint office could be giving funds to 20 grantees. And so you're correct. It's going to be hard to tie that out to knowing what each organization is spending their funds on. And how do we tie that back.

**Speaker:** And you know, my office and commissioner Ryan's office have had a little bit of dialog on this subject, and I didn't know the 19 or the source of that number. But I guess maybe between first reading and coming back, if we have an idea of what other policies could be implicated by the bottom in d2, right? This general language, including city of Portland policy, I I'm just trying to figure out is the settlement agreement. How does that fit with other policies that might be implicated, and how do you actually operationalize this? Because this is extremely frustrating. And we're spending all this money on cleanup. We have folks that are continuing to distribute tents and tarps. They're also separately receiving city dollars. And that's painful. And it and they're distributing tents and tarps in a way that is inconsistent with their obligations to, members of the disabled, those suffering from disability and from that community. And so I just don't know how we're going to operationalize it. But can you think of other policies that would be implicated by this language, like other policies that would be applicable to grant recipients across the board?

**Speaker:** Well, like title six, which is one, right, that we're putting in our grant agreement. So we do like some like federal regulations, we will put those in our grant agreements. But, honestly, I have I have not thought about when you have something, removed like that, like it's not specific to the scope of work they're doing, but it could be work that they're doing outside of the scope of work they're doing for the grant agreement.

**Speaker:** I mean, there is a whole separate question as to whether a grant recipient is a contractor as defined in the settlement agreement. I don't I'm not necessarily seeing that point to mr. Dilorenzo, it, we'll let him and the city attorney argue over that question, but the, but the point being, this is an area where we have some theoretical control. They are getting city dollars. And should we be using that to have them adhere to policies of the city?

**Speaker:** And my guess is this is not the only situation that we would have. Similar to this, I'm guessing we have more than just this one that could be applicable. Okay. All right.

**Speaker:** I think I'm good. And, commissioner Ryan, maybe you and I can further discuss this over the next week. I know there's been some discussions to date on it. I just, commissioner, leave it at that.

**Speaker:** Yeah,

**Speaker:** Pivoting a bit, in this new form of government, which we're practicing today, actually having a council member bring something and then, council members who don't have executive oversight any longer could make such a request to say sheila could you come back in three months and just give us an update on how implementation is going? So just a brief report at council. Sure. Okay. We'll track that. Thank you. So much.

**Speaker:** Great, if that concludes questions, we already had public testimony.



**Speaker:** So this is a first reading of a non emergency ordinance. It moves to second reading. Last item of the morning is blissfully a second reading. Item number 755.

**Speaker:** Please amend regulation of lobbying entities code to align with the amended city charter approved by voters in Portland. Measure 20 6-228.

**Speaker:** This is a second reading. We've had testimony. We've also had a presentation. Any further discussion on this item? Seeing none, please call the roll.

**Speaker:** Gonzalez I appreciate the work by the auditor's office in updating the proposed code language. I think that, they've done a good job of addressing one of the areas of concern. Of sort of the gotcha problem of folks who positively engage with the city of Portland in a pre bid process. I still think there's some risk that we're going to have folks run into this language that would have never thought they would be subject to, lobbying requirement, given the type of interaction a prospective vendor would be having with the governmental entity. So I just think we need to watch it and track it and see how this plays out. There are bad actors who abuse these rules to harass folks that they disagree with politically. And, we just can't facilitate that. But notwithstanding that concern, I'm appreciative of the changes here and I vote I maps, I yea. Rubio I Ryan.

**Speaker:** All right. We're all hungry, I had a lot to say here, but i'll just say I will.

**Speaker:** All right, we're adjourned. Thank you

## **Portland City Council Meeting Closed Caption File**

**August 28, 2024 – 2:00 p.m.**

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, motions, and names of speakers are included in the official minutes.

**Speaker:** All right. Good afternoon, everybody. Let's go ahead and get started. This is the Wednesday, August 28th, 2024 afternoon session of the Portland City Council.

**Speaker:** Keelan, please call the roll.

**Speaker:** Good afternoon. Gonzalez. Here. Maps here. Rubio. Here. Ryan.

**Speaker:** Wheeler. Here. Now we'll hear from legal counsel on the rules of order and decorum.

**Speaker:** Thank you. Mayor. Welcome to Portland City Council. To testify before council in person or virtually, you must sign up in advance on the council agenda at [Portland.gov/council/agenda](https://portland.gov/council/agenda). Information on engaging with council can be found on the council clerk's web page. Individuals may testify for two minutes today unless the presiding officer states otherwise. Your microphone will be muted when your time is over. The presiding officer preserves order disruptive conduct such as shouting, refusing to conclude your testimony when your time is up, or interrupting others testimony or council deliberations will not be allowed. If you cause a disruption, a warning will be given further disruption will result in ejection from the meeting. Anyone who fails to leave once ejected is subject to arrest for trespass. Additionally, council may take a short recess and reconvene virtually. Your testimony today should address the matter being considered when testifying,

please state your name for the record. Your address is not necessary. If you are a lobbyist, identify the organization you represent. Virtual testifiers should unmute themselves when the council clerk calls their name. Thank you.

**Speaker:** All right. Thank you very much. We have one item on this afternoon's agenda, item number 756. This is a resolution.

**Speaker:** Adopt the 2024 housing production strategy to identify actions to address housing needs.

**Speaker:** Well good afternoon colleagues. Today we're holding a hearing to adopt the housing production strategy resolution. This is a recent requirement by the state that we must adopt this year. This project is also part of the city's continuing work to address the city's housing crisis. We have quite a few people signed up for this afternoon, I believe well over 20. So we will be restricting public testimony to two minutes. So please assess your talking points. Your comments for their ability to stay within that two minute time frame. The housing production strategy will guide the city's action over the next several years, as the city facilitates housing production to meet the diverse housing needs of city's residents. This work represents a collaboration across many city bureaus to address all aspects of housing, as well as housing production, from affordable housing to permitting to the financial incentives that are needed to support the development of housing. That I think we can all agree Portlanders desperately need. The housing production strategy was produced under the leadership of commissioner Rubio, so I'd like to invite her at this moment to give some opening remarks. Commissioner Rubio, thanks for your leadership.

**Speaker:** Thank you, mayor, as we learned from staff last summer and fall and that we'll hear about today again, we need more housing in Portland, a lot more housing. Everyone deserves to live in a secure and healthy home. But the reality is

that not all Portlanders can access safe and affordable housing. Economic, social, and physical barriers often limit residents from finding homes that meet their needs, and the rising cost of living has made it even harder for people, straining the budgets of many Portlanders, fueling gentrification and displacement, and also causing people living on the edge to lose their homes. As we'll hear today, this housing production strategy emphasizes equitable outcomes for communities facing bigger challenges to meeting their needs, especially low income households, working families, communities of color, elders, people with disabilities, and people experiencing homelessness. This proposed strategy builds on several key actions since council first declared a housing emergency in 2015, and more than a dozen actions the city has taken since I was assigned the community and economic development service area last year. I also want to start by acknowledging my housing commissioner predecessors at the table with us today, mayor Wheeler and also commissioner Ryan, who has laid the groundwork for all the work we will talk about today. We heard that the inclusionary housing program was out of balance in keeping some projects from moving forward. So we fixed it. So thank you, commissioner Ryan, for kicking this work off. We heard that a handful of zoning requirements were big barriers or big barriers to construction. So we did our homework and then addressed them. We heard that it had been years since there had been any cleanup on the zoning code, and we got that done. And made sure that work will happen again next year. So thanks again for commissioner to commissioner Ryan on your partnership there. We've heard for decades about challenges with our permitting process. So we did what no one before us would, and we are getting our house in order. And thanks again to the permit task force team and commissioner Mapps and commissioner Ryan for your contributions. We know that the home ownership is a critical path toward stabilization and wealth

creation. So we expanded our incentive programs and gave out \$5 million in grants to buy land and build affordable homes. And in fact, just this morning on our council consent agenda, we checked off another item we advocated to change state laws so that we can improve our homeownership incentives faster, eliminating red tape and shaving off several weeks for nonprofit and other builders, we know that choosing between housing our residents and protecting the environment is a false choice. So we found a way to balance these priorities in the floodplain in our central city, we passed legislation that will require us at the city to better understand and acknowledge how our decisions could raise the cost of building homes. We adopted legislation to preserve existing affordable housing to encourage the conversion of office to buildings, office buildings to housing. And we froze sdcs for a year and reduced fees for certain permitting meetings. And we heard from the folks in the central city and east Portland about the need for a new generation of public funding for housing and economic development. So we got the ball rolling to explore new tif districts. There so it has been a very eventful last year and a half. And with the seamless hand handoff from my predecessor, I took up the next challenge assigned and acted with urgency. Because our housing emergency requires it. But we are not done yet. There are 35 items in the housing production strategy. These are 35 ways that we can adjust the levers we control and use the tools in our toolkit. Some of them are big, complex lifts that will take years, but others are smaller and more discrete. But here's what they all have in common. They are not pie in the sky ideas that will sit on a shelf for years and years, until there's political will to do them. This is a very real, very list, very live list of active work that we fully intend to do. And I'm grateful to be in a state where we will be held accountable to that promise. Two of the items we've already completed earlier this year, a whopping 15, are currently underway, and four more are kicking off this

fall. So that means that when our new mayor and City Council start their jobs on January 1st, nearly half of the items in this document will be in progress or already completed. This list is a huge step for Portland and for Oregon. It represents the core of the work that we in city government will be doing to ensure that we have the amount and types of housing that our residents will need in the next 20 years. It will provide clarity for city leadership and staff in the coming years on how to develop their work plans and prioritize their time and resources. It offers the transparency that the public needs to keep us on track and before I wrap up and pass it to the team who I know are very eager to get started on their presentation, I also want to be clear that this document represents a body of work that is living, and will continue to expand as it needs to shift as new ideas come to the table. As an example of one of those ideas, something that is not specifically listed in this production strategy, but is absolutely aligned with it, is from our friends in Los Angeles, where their mayor issued an executive directive to reduce the amount of time it takes for affordable housing projects to move through, permitting several months back, some of you have asked about that. We look into that. So as a result, we met with the city of LA. We learned some important things. First, we learned that the biggest barrier for them doesn't necessarily apply here. And then we also learned that some of the things we've already done as separate actions, you know, that were already on their list, we've already done like offering flexibility from design review, but the main point here is that there are some clearly beneficial things on LA's list that we can do, and that we absolutely should. So my plan what I'd like to see and for us to get moving on now is affordable housing and sometimes some types of middle income housing, to be approved within a 90 day, 90 city desk days. This is a conversation I've already started with the relevant bureaus and also with our partner in this Oregon smart growth. We were also fortunate to have

director hissrich, who who hails from la and knows these reforms well. We'll be working with them over the coming months to pull together key stakeholders to flesh out a real proposal. So stay tuned. So back to the program. For now, i'll just say how incredibly proud I am to have been able to help shape this work. Portland's first ever housing production strategy. We have an amazing team of staff that are very dedicated to this work, and that we'll get to hear from, and lots of folks sign up for testimony. So let's get started and i'll turn it over to dca. Danny olivera. Yeah, thanks.

**Speaker:** That's fine. Thank you, commissioner Rubio, my name is danny olivera and I'm the deputy city administrator for the community and economic development service area. I am very pleased to introduce this resolution for the housing production strategy and continue the discussion on one of the most important issues facing Portland housing production and affordability, one of the most basic ways to address housing affordability is to produce more housing and to be clear, I mean more housing of all types and sizes, because cities need housing types that meet different needs at different points in our lives. Over the last three legislative sessions, the Oregon state legislature has passed new statutes and rules that increase the responsibility and accountability of cities to do more when it comes to planning for future housing and supporting housing production. Our first milestone as a city in this process was the housing needs analysis that this council adopted in December of 2023 and along with the housing bureau, state of housing report and stakeholder input, we had substantial baseline information about our housing condition, future needs and where we have the opportunity to do more to facilitate housing production. So this housing production strategy, for your consideration, is the next step in our city's efforts to address housing needs and meet state goals. It will serve as an action plan, identifying the multifaceted

strategies the city is committed to pursuing to further its ongoing work to both remove barriers and to support the production of high quality, affordable housing for all Portlanders. And just as we worked across bureaus and agencies to develop the housing production strategy, we will continue to collaborate to implement policies and programs that will help Portland meet its new need for quality, affordable homes for a growing and socially economically diverse population, and ensure equitable housing access in a time of increased urgency. Now, I'd like to turn it over to staff from the bureau of planning and sustainability to lead us through the presentation. And when there's time for questions, we have directors hissrich and director engstrom also present to answer. So, patricia, tom, ariel, please take it away. Thank you.

**Speaker:** All right. Good afternoon, mayor Wheeler.

**Speaker:** Commissioners, I'm tom armstrong. I'm a supervising planner with the bureau of planning and sustainability. And with me here today is ariel kane, who's been the lead economic planner in helping put together this housing production strategy. Next slide, so today, just in brief, we're going to give you a little bit more background information to recap what was in the housing needs analysis that was adopted last December. And talk a little bit about the current market realities, which is based on some studies that we did last summer as part of the inclusionary housing recalibration study. And then we'll get into the housing production strategy itself with a little bit on the engagement process that resulted in these strategies. And then diving into to the strategies and actions themselves and wrap up with a brief comment on where we go from here, so as was stated earlier, you know, we're recommending that council adopt the resolution to adopt the housing production strategy, we have a legislative record, the map app, for testimony has been open since early August, and there's probably over 50 pieces of written testimony,



testimony that have come in since then. And then we also have our our typical e files folder, which has previous drafts. And the legislative record for this project. You know, as, was said, the housing production strategy is something new for Portland and for, all cities in the region and all cities, with more than 10,000 people in the state. And it is a way that the state is increasing the city's responsibility and increasing the state accountability. In terms of not just identifying what the future housing needs are and do we have enough zoning capacity, but what specific actions are we going to be taking to support that production? And then over time, to measure, the production report on our accomplishments, and to make adjustments over this six year period. And, and as, you know, I think was stated earlier, this is a state requirement. We need to adopt this production strategy by the end of the year. And then we'll we'll submit it to the state for their review with compliance with the, the state laws and rules. So a little bit of background, I think, commissioner Rubio's opening remarks touched on on some of this that we as a city have taken a lot of recent actions to address housing issues in, in Portland, I think really with a focus dating back to 2015 with the first emergency declaration, but since then we've we've taken a number of actions, both in terms of zoning and code changes as well as funding, to support all types of housing production. And I think what you'll see through this production strategy is a theme of continuous improvement that that we don't sit and rest on our laurels, but that we continue to work the issues. And as issues emerge, continue to address that. And again, as you know, even while we were producing this strategy, we were continuing to work on some of the issues. You've seen stuff before, you like earlier this month when you passed the land division code update, you will see some more stuff coming as soon as October with the tax increment finance districts that prosper. Portland has been working on, and even beginning to see some of the middle income housing projects

that they are able to bring forward with their new financial incentives, I'm going to turn things over to ariel kane, who's going to give a little bit of a recap on what our housing needs are.

**Speaker:** Okay. Thank you, ariel kane for the record, bureau of planning and sustainability, just to briefly remind you, the 2045 housing needs analysis that was adopted by council last year serves as the basis for the goals of the housing production strategy and what and guides what we're planning for over the next several years. So this was based on the metro regional forecast, and we estimated we need to build around or up to 120,000 units by 2045. We anticipate growth at all income levels, similar to today's makeup, to maintain income diversity, but also to account for underproduction and housing, are currently houseless residents. We estimate that about 53% of all of our new units need to be affordable at that 80% area, median income or below, in addition to the high need for affordable units, we're also required to plan for different kinds of housing that meet the diverse needs of Portlanders, including households experiencing houselessness, households with members with disabilities, older adults and families. So what can Portlanders afford? This is to just ground truth. What Portlanders earning at different incomes are able to afford on a monthly basis for context, in 2023, the average rent for a one bedroom in Portland was around \$1,500. This would be a challenge for a household of three person household in Portland earning \$60,000 a year, especially when we consider affordability to mean that they're paying no more than 30% of their income on their total housing costs, a minimum wage worker household of three can afford a housing cost of around \$760 a month, maximum, putting the average one bedroom out of reach for those households. This table is just one other way to look at the forecasted demand for 2045 by both annual production and affordability level. If we're successful in producing these units, that

would be about 5000 new units on average being created or permitted annually from now until 2045. When we look at the meeting, the highest level of need or low income households that 0 to 60% ami this usually requires public subsidy. Right now, the average public the average fb sorry Portland housing bureau subsidy for these units is \$140,000 per unit. At that rate, to meet even just a quarter of that need would require a \$70 million investment annually. For reference between the two bond sources, we estimate that we've averaged about \$60 million a year for the last four years. The housing needs analysis looked not only at what's possible to build, but whether or not we have enough zoned capacity to accommodate that growth. We expect all district areas to have surplus capacity. This gives us an opportunity to really focus on the production of our most needed housing types, locations and different affordability levels. As you can see on this graph, the highest demand is in central city and in southeast Portland, which is also where we have the most capacity to grow citywide. We estimate we have about twice the capacity we need to accommodate the full forecast. Our team also supplemented the state required analyzes with a fair housing assessment because we're concerned about strategic, equitable development and want to better understand where we've been growing, where we might grow, and how those growth pressures may impact different areas, and where there's still opportunity to increase access and choice. This analysis, and the other that i'll talk about a little bit, are racially concentrated areas of affluence and poverty. A new analysis based on modeling in california and from hud, the racially concentrated areas of affluence are areas that have higher concentration of white, affluent households compared to the region, and racially concentrated areas of poverty are areas that have higher concentration of lower income bipoc households compared to the region. Demand and capacity in these areas of poverty are roughly proportional to the existing household, and have

higher shares of affordable housing, whereas the racially concentrated areas of affluence have limited affordability, affordable housing, apologies, and limited development occurring over the last 20 years, we estimate that they have limited zoned capacity and also limited forecasted growth based on that capacity. That shows us that there's an opportunity to increase housing capacity in these areas, both as a means to reduce pressure on vulnerable areas. And prioritizing these efforts is consistent with the comprehensive plan. The last analyzes i'll talk about is just the Portland housing bureau's opportunity map. They identify levels of opportunity across Portland with high opportunity areas that score of 4 or 5 offering a mix of desirable services and amenities that promote healthy and active living. It also guides their framework for investment and funding. This analysis shows that we have more development opportunity and demand in these areas, and that Portland housing bureau has already been very successful in investing in affordable housing in these areas. With 60% of our future housing demand expected in higher opportunity areas, there's continued capacity to accommodate most of this demand. Housing production strategy actions that you'll hear more about are particularly geared toward supporting development in these high opportunity areas. And then I believe i'll pass to tom and lisa to talk a bit more about what it takes to build housing in our current market.

**Speaker:** Yeah, I believe we have lisa from prosper Portland, to talk a little bit about the market realities and the challenges of developing housing.

**Speaker:** Thanks, tom, and apologies for joining remotely. Our board meeting is also underway, tied to tif district approval. So I'm popping in for a moment and happy to join commissioners today. My name is lisa abeloff. I am the director of development investment at prosper Portland and use. She her pronouns clearly what we wanted to share here is that ultimately, very often one of the hurdles to

delivering on middle income housing or market rate housing is that there is a feasibility gap, either due to current market conditions, i.e. The lease rates don't, can't pay off kind of the cost for delivering on new development, or there may be public goals that we want to accomplish within that feasibility gap, whether that's around how, projects get delivered, through construction, equity, etc. But the really key one is when our market rate developers do deliver, on new market rate units, if the market dynamics are such that they're hard costs, they're soft costs, i.e. Their financing costs, their permitting costs, etc, the cost to acquire land isn't outweighed, or balanced by the level of lease rates that they can charge, and therefore the net operating income that they seek. Very often there is a feasibility gap, and that feasibility gap then holds up the production cycle for market rate housing. Next slide, tom. So again this is I think some of the key inputs when we talked about it as a city team, is really digging in to understanding what actions we could take as a city to influence either the market dynamics and or some of the role that the city plays, in delivery of new market rate housing production on the market action side, understanding that hard costs are often fixed and set at a national if not a global stage, understanding what's happening with those hard costs, what's happening with financing costs, whether that's debt or equity and just the availability of that financing in the market, and then understanding what's happening with lease rates in our market and in fact, in submarkets, different submarkets across our city experience, different ability to absorb, lease rates. And then on the city side, we dug into looking at financial tools and regulatory tools. So we took a look at how could we provide incentives, whether that's through direct financing or reducing some of the costs. And then we also look took a look from a regulatory perspective at what we could do to reduce the amount of time that it takes for a project to get

permitted. And what could it take? What would it take to reduce code requirements that might add costs to a project that continue to hold up delivery? Next slide. Tom.

**Speaker:** Yeah, I think I hand this back to you. Yes.

**Speaker:** Thanks, Lisa. This slide and this is the last of our background information slides is just a recent, permitting trends. And this sort of fits with, with some of the challenges that Lisa was talking about that, you know, pre-pandemic, we were we were seeing, production in terms of the number of units that were permitted, permits were issued or under inspection or finalized, you know, being well above that, that 5000 annual rate that we would need to meet our future demand, we saw a dip during the pandemic and that disruption, we saw projects that were in the pipeline come back in 21 and 22, and then in 23, we started to see where, the interest rate increases and the supply chain disruption and the increases in construction costs started to significantly affect the local market. And we permitted about 3000 and 3500 units in 2023. So far through June of this year, we're only at 1000 units, so we've we've seen where the, the market has really, tightened and, and, you know, even as we are making our changes to the inclusionary zoning program and, other code reductions, we still are facing the headwinds of, of the national economy, to, to boost our production. Next slide please. So, as we get into the production strategy, I'm going to turn things over back to Ariel to just give you a high level overview of the engagement process, and the community input that we've gotten into that have has informed this, this strategy.

**Speaker:** Okay. Thank you. So while facilitated the development of the action plan to meet state land use requirements, it was a collaborative effort across the city and we and across local government. So Bts hosted an internal working group over the last year and a half, as well as hosting a multi governmental technical advisory committee, and we also held strategic one on ones with additional city staff and

provided additional opportunity for comment. Externally, we executed a fairly broad strategy utilizing a number of different tools and activities to reach a wide and diverse group of Portlanders for input. We had received a grant from the state specifically to conduct bipoc outreach, so we hosted focus groups and a community meeting, and we also met with community groups, developers, and had opportunities for wider comment through the city wide survey. As well as the open map app. Throughout the various drafts. As mentioned, here is some of the organizations and coalitions whose meetings we attended over the last several months. You can see that they range from city advisory groups such as the development review advisory committee, to neighborhood area advocacy groups such as living cully and housing community and developer advocacy groups such as the fair housing council of Oregon, league of women voters, Oregon smart growth, and so on. Across all of these meetings, we heard a wide range and a variety of comments on the draft strategies, as well as the key issues that we're facing. Portlanders. When we were attending, we were particularly interested in hearing what we might have missed in our initial drafts or what Portlanders greatest needs were. Among the many things we heard. I think you'll not be surprised. Affordability is the most important issue raised to address alongside production other issues such as livability, safety, simplifying processes, and many more were also prominent in our discussions. And with that, i'll pass back to tom.

**Speaker:** Okay, now we'll get into the strategies themselves, you know, first, this is this is a slide that we've shown before, and it really gets to, you know, what are the policy levers that the city has in its toolbox to be able to influence housing production? And, you know, we have funding, we have incentives, and we have regulations. And I think in the past, most of our funding that's been available, we have focused at the, the lower income, affordable, regulated, affordable housing,

that's the housing bond. That's, tif revenue, city revenue, funding sources like that. In addition to that, we've offered other financial incentives and zoning bonuses for different types of housing that get into some of those middle income, what we call the middle income housing ranges up to that 120% area. Median income level. And then finally across across the board are the regulations that affect all types of housing development. And again, as commissioner Rubio pointed out in in her opening remarks, this is where we have we're constantly tinkering with the zoning code, to, you know, again, increase incentives, reduce development requirements. Addressing infrastructure requirements that affect all types of housing. So what is what is a strategy, you know, we've tried to identify, 35 different actions, they are pretty high level and, and broad based, we, we leave working out all of the details to the project themselves. But in terms of what we want to do is provide a guidepost and then also sort of meet some of the state requirements in terms of identifying who's going to be served by this strategy, what kind of priority do we have, when do we expect the project to start, when do we expect it to be implemented, to be able to, you know, and that's, that's going to be one of the things that the state is going to be looking and sort of checking on us is are we taking the actions that that we say we are going to in this strategy? Some of the key themes that you will see running through all of this and have been touched on in the opening remarks, is around. We want to produce more housing of all types of housing, we also see a real need for additional funding for affordable housing, and as shown in in some of the data around the future, need is that that is where we're going to have our, our greatest challenge, we also want to increase capacity in our high opportunity neighborhoods, the central city and the close in neighborhoods that have a lot of amenities, access to transit, walkable communities, you know, we really want to look at what, what kind of housing options are available in those communities. And,



and how can we really adjust the zoning code to increase those options? Again, a theme that I've touched on before is continuous improvement, you know, again, continuing to reform our codes, our permitting processes to, to make it easier to develop and make sure that we're focused on the greatest housing needs. And then finally, another theme is around catalytic developments. We have a lot of signature projects in and around the central city. Projects like Broadway, Corridor, or the AMC District Master Plan that really represent thousands of units of production and also signature developments for Portland that can really put us on the map. As moving forward and addressing housing in a meaningful way. So the production strategy is, is organized around, eight different initiatives, bundles of, of strategies that address a wide range of, of different housing issues, and I'll go through each of these and touch on some of the highlights for those, the first one is around promoting affordable housing, and it really is focused on funding, you know, we are almost fully obligated in our, city and metro regional, housing bond allocations. And we need to look to replace that revenue source so that we can sustain that affordable housing production, part of that picture is the new tax increment finance districts that Prosper is putting together, and that you will see later this fall, we also want to leverage other state and federal funding sources in terms of working with the state to, to, leverage their low income housing tax credits and other, lottery bond revenue, to, to work in partnership with the city funding sources to support the affordable housing production, the other one I'll just touch on is, you know, earlier this year, you adopted the inclusionary housing calibration study, I think, and as part of that, we expanded the tax abatement incentive that goes along with that obligation. And with that came a commitment both to the county and to the development community to continue to do periodic reviews to check those requirements and the cost of meeting those requirements against our incentive

package. And so doing that check is part of this, this package, next bundle, the next initiative is around that middle income, housing and homeownership opportunity. You know, I think this is a sort of a new area that the city is getting into that, that 80 to 120% income bracket, you've already seen things this year, like prosper, Portland's new middle income financial incentives that are starting to be deployed, last, earlier this month, you passed the update to the land division code, which will make it easier for developers, more streamlined for developers to subdivide lots, which can create more homeownership, opportunities. And even now the housing bureau has started to explore options for expanding their homeownership programs, next slide, the third bundle around increasing access to opportunity is really focused on on the sort of land use and zoning changes that we can do, in addition to the, the, you know, catalytic projects that I just talked about, and, and I think what you see in the testimony and what you will hear today is that strategy number two, around increasing housing capacity in our close in, neighborhoods to really take advantage of those advantage of those locations and amenities that are already there. And then, you know, you've already seen and will be seeing later this fall. We have a grant in hand from the state of Oregon to look at revising our zoning bonuses outside the central city. And recalibrating those bonuses and incentives as part of the zoning code package. And we're already getting that work underway. And then finally, you know, we hear a lot about how producing housing in the central city, we have a couple of those projects focused on the central city. And again, we've already launched number five in terms of looking at housing capacity, looking at how we can adjust floor area ratios and building heights in the central city, to help support more housing production. There the next bundle is focused on improving the permitting process and looking at the city requirements for development. And that is both, you know, getting the, Portland, permitting and

development bureau up and running and continuing to, implement some of the recommendations coming out of the regulatory reform project. It also looks at and one of the themes that we heard in our outreach is around infrastructure, and, and system development charges that that burden that falls on developers. And what can we do on the public side to relieve that burden and look at sustainable funding for some of the infrastructure? We were successful in the last legislative session in getting state infrastructure investment in the Broadway corridor and the district areas. And so, you know, in the next legislative session also, that will be part of our agenda as well, to get more sustainable infrastructure funding from the state, you know, this one is a little tangential to, product producing, housing. But we thought that, a housing strategy would not be complete without addressing our, our, our existing residents. And, some of the displacement pressures that they're facing. And, again, as you know, we look at, at, you know, 53% of our future housing needing to be affordable, we in the production strategy itself, there's a catalog of all of our existing actions that we're doing to support, our, our existing residents that are facing challenges. We do have some new ones, in particular, one of the things that we heard in our, outreach is around, this idea of an affordable housing listing service so that we can better match the people out there that are looking for more affordable housing units with the units that are available available. And this is particularly important for the inclusionary housing units that can sometimes be hard to find, because they're ones, twos and three units out there, so that that is another project that the, the housing bureau is getting ready to launch, in the near term to, to begin to look at how we would do that, I think there's, a couple more here, just different. Go ahead and go to the next one, you know, I think in the housing needs analysis, we showed a real need, with an aging population, to, to really look at what we have in terms of and, and can do in terms of supporting,

production strategies for age friendly and disability friendly housing, 20% of Portland households, households have a person with disability with a disability, and so there's a lot of need out there. And so this is sort of a two pronged strategy. One is looking at what can we do to produce more housing. But you know, that new production is going to over 20 years is going to be represent about a third of the housing units that will be in Portland in 2045. The other strategy here is looking at opportunities, education, technical assistance to help existing owners, homeowners, landlords to retrofit their units to make them more accessible, to include things like ramps and retrofitting bathrooms, and to be able to make those existing units, more accessible, more visible. So a bit of a two pronged strategy there. We have a bundle of strategies around innovation. How can we make our, housing more climate friendly, more healthy? This is where the category of the commercial to residential conversions, come in and, you know, the adaptive reuse of some of our historic buildings, especially our historic office buildings. And, and we've taken some actions as a city already, and we're starting to see sort of early signs of success. There are already three projects in the in the pipeline, to, take advantage of some of these changes that we've already done, including one just, just this week that prosper Portland is making a construction, a \$4 million construction loan to support the, conversion of a building in old town to 59 units of middle income housing, we've also, have noticed that that we're receiving a, a federal grant that is focused on carbon reduction, this is part of part of a state coalition. But that grant also will be provide funding that we can use to support the commercial to residential conversions. And then finally, we acknowledge that we can't do this alone. We need help from our state and federal partners. We've begun to outline, future state and federal legislative agenda items. To advocate for more funding, changes to state regulations, and codes and statutes that, sort of, you

know, we see as barriers to housing production and then also to, to advocate around that sort of resilient climate friendly, homes to make sure our, our future housing production as well as retrofitting our current housing stock is as resilient as it could be, just a little bit on implementation, I think, next slide please. As commissioner Rubio mentioned in our in her opening remarks, we have a lot underway, you know, we're you know, we're able as a you know, as a six year strategy, we have a good idea about what we're what we want to do, what we can do in the next couple of years. And so we've been able to identify those strategies, you're going to see some of those, later this fall, such as the, the adopting new tif districts that will provide a funding stream to support housing production, you will begin to see these conversations, coming in, next year as we bring some of these projects forward, next slide please. I think in the medium to long term, you know, these strategies are on our list. And so as we begin to look at future budgets and future work programs, we will begin to incorporate these into, our, our work programs across the city. And I think one of the, one of the things and maybe, danny can touch on this as well is continuing our inner bureau team, to be able to track this across bureaus, to, to be aware of what everybody's doing so that we can leverage those opportunities. Next slide please. And then finally, you know, we're here with the council hearing on this resolution today after the resolution is adopted, we will submit it to the state. The department of conservation and development for their review, and but at the same time, we are and as we just showed, beginning implementation of these strategies, right. We don't need state approval before we start this work. These are all good ideas that we're going to be implementing and beginning to build into our work program, we will receive the comments back, from the state in early 2025, and we can make adjustments there. And I think this was touched on earlier, but I just want to emphasize, you know, this

is a living document, we have a three year progress report that's required by the state. We can make pivots. We can add items, we can make adjustments as we see emerging needs, and so you know, again, we're going to continue to work on these issues, you've heard a number of different emerging issues already that that are coming to the fore that, that we're able to work on and, really, be a flexible document as we move forward. But it does set up a conversation between us and the state, and that accountability to ensure that we are producing the, the housing units that are sort of our fair share of the region, to address, the larger housing issues. That concludes our, our presentation. Again, what's before you today is adopting a resolution to adopt the housing production strategy, and I think we can move on to public testimony unless there's any questions.

**Speaker:** Are there any burning questions people would like to get to now? Or should we get right to public testimony? Good. How many folks do we have signed up?

**Speaker:** Keelan we have 20 people signed up.

**Speaker:** Okay, and just a reminder, please. Two minutes each name. For the record, we don't need to know your address. And Keelan will call you up or call you online, depending upon whether you're here in person or whether you're virtual.

**Speaker:** Thank you. Mayor. First up we have sarah v paula, followed by peggy moretti and jonathan greenwood. Welcome

**Speaker:** Is this on? Oh, perfect, my name is sarah. Paula good afternoon. City Council. Members of staff and fellow Portlanders. My name is sarah paula. And I'm a member of Portland neighbors. Welcome. A pro housing pro tenant volunteer led group concerned with making Portland's housing policy more reflective of its welcoming values. I'd like to start off by thanking all the members of the bureau of planning and sustainability for all their hard work, and researching, analyzing, and

collecting input in creating the recommended draft housing production strategy. It's encouraging, as a resident to see that the city has so many talented staff members who are committed to listening to the feedback of the community and drafting a policy that lives up to a vision of Portland, where housing is accessible to all. I appreciate that bts strengthened the language in the current draft to single a broader, a stronger commitment to expanding expanding housing capacity in the inner east side through re legalizing a broader range of housing densities and high opportunity neighborhoods, rather than simply exploring the possibility. I'd also like to ask the council go one step further to ensure these desperately needed changes are given. The critical staff resources and funding to make this vision a reality. Expanding mixed use areas will provide more Portlanders with access to complete neighborhoods rich in educational opportunities. Living wage jobs, transit, accessibility, community spaces, and easy access to health care. This is a vital component in tackling some of the greatest challenges the city faces, namely the housing and homelessness crisis, the climate crisis and the risk of displacement of our most vulnerable neighbors. It's with these issues in mind that I urge the council to support and accept the proposed draft. This may not be the only solution to our most daunting problems, but I'm confident, with the support of the good folks at ps related agencies and our elected officials that will be on our way to a better Portland for all residents. Thank you. Thank you.

**Speaker:** Next up we have peggy moretti.

**Speaker:** Hello. I'm peggy moretti, speaking on behalf of the Portland historic landmarks commission. The members of the commission greatly appreciate the opportunity to provide feedback on the draft report and acknowledge the huge and thoughtful effort that has brought it. Thus far. We hope the following four comments prove useful in refining the strategy. One, we urge a greater focus on

retaining existing housing, adding density without demolition, and making it easier to convert single family homes into multiple units or adus without triggering code upgrades that are cost prohibitive. Two the question must be asked can we really build our way to sufficient, affordable housing? Probably not to be successful, we must put greater emphasis on reusing the buildings we already have, creating housing through the conversion of existing commercial or industrial industrial structures. And this adaptive reuse addresses many of the city's priorities. It can be faster, less expensive and is far more environmentally friendly than new construction. Reuse retains the buildings that embody our diverse cultural heritage and that define Portland's unique sense of place. And converting commercial buildings to housing is a major key to a successful revitalization of downtown. Three a critical missing ingredient to fast tracking conversions is a state rehabilitation tax credit. As highlighted in the commission's state of the city report, Oregon utterly lacks financial incentives for adaptive reuse. State tax credits, which can be combined with federal and other tax credits, have proven very effective in 39 other states in total, they typically offset 40% or more of rehab costs and make projects that require seismic retrofits feasible. This should be a top legislative priority for the city and ought to be in our report. Also important is lowering barriers to reuse that take the form of permitting and logistics and.

**Speaker:** Hey, you just you.

**Speaker:** Oh, that was time.

**Speaker:** Okay.

**Speaker:** Thank you. Peggy.

**Speaker:** Next up, we have jonathan greenwood.

**Speaker:** Hi, jonathan.



**Speaker:** Hello, City Council. I am jonathan greenwood, a member of Portland neighbors. Welcome. Speaking as a concerned citizen, allowing the development of four floor buildings and corner stores in Portland's inner neighborhoods would greatly benefit our community. The proposal is simple. Make it legal for any residential lot from 12th to 60th and from fremont to powell to allow street scale apartment buildings. This would create a vibrant mixed income neighborhood similar to the northwest alphabet district. Walkable, dynamic, and well served by transit, this evolution is vital for economic growth, housing affordability, social integration, and environmental sustainability. Historically, mixing apartment buildings into residential areas was common, as seen in neighborhoods like kearns and buckman. However, in 1981, the City Council restricted these developments, contributing to housing shortages and rising rents. Many of Portland's unregulated affordable homes are in these inner neighborhoods and are at risk of gentrification by lifting restrictions on new apartment buildings. We can reduce rent pressures and keep housing accessible. A diverse group of stakeholders, including affordable housing advocates and environmental groups, supports this proposal. Allowing gradual development will create more housing opportunities, protect affordability and ensure a sustainable future for Portland. Now is the time to revisit outdated policies and make positive changes for our city. And finally, I would like to comment on the commentary about all housing types being necessary. I think at this point in time, we need density. We don't need to be focusing on single family homes. That's something that I really, truly believe in. Thank you.

**Speaker:** Thank you sir.

**Speaker:** Next up we have jennifer shook, followed by zachary lesher and michael anderson.

**Speaker:** My name is Jennifer Shook. I'm a northeast Portland resident and board member of Portland Neighbors. Welcome. I want to thank staff for the time and effort they've put into the housing production strategy. I'm especially excited about the strategy to increase housing capacity in high opportunity neighborhoods in the inner east side, increasing density in these neighborhoods, not just on major arterials or corridors, but throughout neighborhood streets will lay the groundwork for thriving, resilient communities where people at a variety of income levels can live. It will also ensure that apartments, especially affordable apartments, will no longer be relegated to our busiest, loudest and most dangerous streets, increasing the amount and variety of housing units in the inner east side will help the city meet its climate goals, particularly around transportation, and help support local businesses. As this strategy is implemented, it should be combined with efforts to mitigate displacement, especially for tenants of the legacy rental housing in these neighborhoods. The city should provide additional support for affordable housing, including a public lands inventory and investment in community land trust strategies that are also identified in the house. I hope that the city will devote the necessary staff time to implement this strategy in a timely manner. We're still in a housing emergency and we urgently need more housing in neighborhoods where residents have the opportunity to live car free political conditions and climate change are going to continue to driving folks to cities like Portland. If we fail to plan for adequate housing, we will be failing our queer and trans neighbors, as well as those displaced by wildfires and other disasters. I hope you will support the housing production strategy and that the future council will use it as a roadmap for our city's future. I look forward to continuing to work with BAPS on the inner east side strategy, along with our coalition partners. Thank you for your time. Thank you.

**Speaker:** Zachary Lusher, Michael Anderson.

**Speaker:** Thank you so much. Oh, there we go. Thank you, mr. Mayor and council. My name is michael anderson with sightline institute. We're a regional sustainability think tank. I'm here to say thank you so much to the whole team at bts and the council for putting together what I think is a really strong first housing production strategy. Tom and I both serve on the one of the subcommittees for the state's own process, that is going to be sort of, looking over city's shoulders as they do the next few versions of the house. And, I can tell you it's not going to be, I hope the intent of this law is that it won't be one of the plans that we leave on the shelf. I've been here for 15 years now. I've seen a bunch of plans. I can only imagine how many you've seen. Sit on the shelf for a long time. And remains an aspirational list. This is a to do list, and on that point, I really want to thank the city for changing the direction somewhat from the first draft to the proposed draft. That's before you. Now, from a list of things we were either going to do already or we might do someday to a really actionable, specific list. I also want to share with you a little breaking news from last night. The one of the items in the strategy mentions changing or working with the state to change building codes to support stacked flats, basically on small lots, with alternative safety measures for single stairway and higher safety standards in other ways. The yesterday the building codes division subcommittee working on this said that it was not appropriate to make this change at the state level. It wouldn't work in malheur county, therefore, it shouldn't work at the state level. And they suggested that cities sponsor specific code amendment requests on their own. And so we we've already been speaking with folks in the fire marshal's office and the building codes division about or the bts about, what the possibilities there are. But we'd love to keep talking about that. Thanks.

**Speaker:** Thank you.

**Speaker:** Next up, we have timothy slevin, followed by luke norman and donna cohen. Hi.

**Speaker:** My name is tim slevin. I'm one of the leaders of the local strong towns pdx organization. I'm here to thank everyone involved for including staffing to consider upzoning the inner east side in this proposal. This project is important to our organization because we believe the allowance of incremental and mixed use development will bring a higher degree of fiscal resiliency and a higher quality of life for more people to these neighborhoods, myself and strong towns pdx would like to thank you for this commitment to staff and this positive proposal. Thank you. Thank you.

**Speaker:** Luke norman, thank you, chair and commissioners.

**Speaker:** My name is luke norman, and I encourage you to support the housing production strategy. The recommended draft that you have before you is a great example of staff actively listening and responding to community feedback. Three of the common sense changes they made include ensuring that the city has a timeline to legalize more types of homes in our highest opportunity neighborhoods, and section c to increasing housing capacity in inner cities and corridors. Second, prioritizing coordination across bureaus and agencies that is needed to secure new land for homes and section eight for establishing a comprehensive citywide land banking strategy. And finally affirming the city's commitment to helping more residents own their own home, which is a key driver of generational wealth. In section b, three expand home ownership programs have others has mentioned making these three changes turn the hrps into an actionable document. And so I'm proud to add my voice to a diverse coalition, including habitat for humanity, proud ground, and Portland. Neighbors. Welcome in thanking the city for making these changes. Please join us by voting to support the housing production strategy in

taking a meaningful step to address our housing crisis. Thank you. Thank you, donna cohen.

**Speaker:** Donna cohen from saint john's, thank you to the council. And baps for this critical plan. I want to make one suggestion and then some thumbs up. I would like to see the fessenden corridor in saint john's become a tiff area. The surrounding neighborhood is lower income and diverse and identified. Quote, racially concentrated area of poverty and quote, area of economic vulnerability. According to the housing production strategy and has been historically neglected. Fessenden bisects the largest of the 95 neighborhoods in Portland. The half of the population living north of the corridor are not within walking distance of a town center, but are within a quarter mile of four schools. Now, after a years long community push for transportation safety changes, the carter has been revitalized by rerouting illegal freight trucks and adding pedestrian crossings with a \$3 million revitalization of george park in process. It is the time to look toward an overall renewal of the corridor with improvements, more housing, businesses and amenities, we could become an opportunity zone area for the neighborhood. My thumbs up are yes to adding an accountability piece, a new housing bond. I will canvass again, land banking, up zoning, including inner north, inner east side, first time homeowner programs. I am a beneficiary of such and it radically changed my life for the better assistance for aging in place, preserving affordable housing and housing for seniors in need. As the fastest growing segment of the homeless population are those over 50. Thank you very much.

**Speaker:** Thank you.

**Speaker:** Next up we have doug klotz, followed by ben hufford and sarah radcliffe.

**Speaker:** Hi. My name is doug klotz, I live at 30 1/35 between hawthorne and division. We are within walking distance of three grocery stores, a pharmacy,

dozens of shops and restaurants, and the area served by three frequent bus lines, this is an ideal, ideal location to increase zoning allowances, to let more people at different income levels live here. I support the Portland neighbors. Welcome inner eastside for all plan and to do this i, you know, point out the second bullet under item c, initiate an area plan project to allow mid-rise apartment buildings throughout the area and to also adopt the infrastructure study and this is key. I'm glad to see that we you know, this this is a key. Program within the ps, I wanted to point out just to, to miss moretti, increased density is really necessary if we're going to accomplish this, while we've had some successes with adus and, and rip, to really get the density necessary, there is there does need to be new buildings. I am pleased to see that the neighborhood coalition for southeast, southeast uplift is also in support of this plan. And, this plan will fight displacement, which leads to homelessness, by reducing competition for existing apartments across the city, as well as benefiting the individual neighborhoods. Thank you.

**Speaker:** Thank you, ben hufford.

**Speaker:** Hi. My name is ben hufford. I'm a Portland architect, I'm testifying in support of the housing strategy. And I want to underscore the urgency, 6000 new housing units are needed each year to make Portland healthy. The current deficit on page nine of the report, the ketchup number, if you will, is 6400 units in 2023. Portland built less than 1500 units. The smallest number since 2012. This year in 24, some people project that we are going to build fewer than 500 units, the lowest number on record. So by the end of this year, the catch up number we just talked about could be over 15,000 units. Our housing market is about to get a lot worse. Portland will see less affordability for all, and we will see an increase in homelessness. Our attention on homelessness has been focused on bailing the water out of the boat, trying to help our current homeless population, but we have

a hole in the boat and it's housing production. If you want to keep kids from buying cigarettes, and most of you have heard this from me before, what do you do? You make really strict rules. You enforce those rules through a third party and you tax the cigarettes. A lot. And that's what Portland historically has done on housing. Our rules are very difficult. Commercial permits have 28 different bureau reviews, plus design review for multifamily for comparison, hillsboro has four. We have a six month minimum design review process and a multi permit multifamily permit average of 501 days. No one knows what the interest rates are going to be three years from now. Portland taxes market rate housing at \$35,000 per unit, including permit fees and system development charges. A hypothetical 50 unit, \$10 million project today triggers fees of \$1.8 million. That project won't get built, so at the current rate in 2028, our ketchup number could be as high as 30 000 units. We need everything that this report suggests, and more and sooner. Thank you perfectly timed.

**Speaker:** By the way, it did sarah radcliffe.

**Speaker:** Hi sarah.

**Speaker:** Good afternoon, mayor Wheeler.

**Speaker:** City commissioners, my name is sarah radcliffe, and I'm here on behalf of habitat for humanity, Portland region and our partner, proud ground, the region's largest community land trust, together we want to thank the project team, City Council, the housing bureau and the planning commission for your receptiveness to community input on the housing production strategy, specifically, homeownership is now included as an affordable housing strategy for households below 80% area median income. With the right public subsidies, homeownership is possible for lower income households, and the difference it can make for families who would otherwise face housing instability is transformational. We're also excited

to see a citywide land bank strategy elevated from an idea for exploration to a specific, high priority goal. Land is one of the city's most critical assets, and the city's proactive steps to repurpose underutilized land for housing can lead the way for other public and private partners to do the same. The strategy allowing for rezoning of faith based and nonprofit lands may be a powerful complement to the land bank. And finally, we love the plan to expand homeownership programs through land incentives, increased funding for down payment assistance, homebuyer education, and match savings programs and what's more, supporting alternative home ownership models was elevated from an idea for exploration to a high priority program to implement. So all told, we look forward to partnering with the city to implement this vision. Thank you.

**Speaker:** Next we have bret winkler, followed by jackie hayden and heidi hart. Welcome back.

**Speaker:** Thank you everyone is on. Yeah okay. Thank you everyone. For those who recognize me I'm here, not as a city employee, but as a concerned citizen with a fair bit of experience. My time that might be relevant. I also want to applaud everybody's efforts in this, document. It's great to see such effort put forth in this, and I want to just draw a quick parallel to some training that I've had from 2019, it was public utilities embedding equity in public utilities from the city of Seattle. And for those of you that you are unfamiliar with it, it was basically a study of systemic racism and equity in how city streetlights are repaired. City records showed that it was 100% equitable. Survey showed that it was not. And so it really took somebody doing a boolean search, which is a fun word to say. Boolean search of city gis to tease out where those inequities lie. And so I would just encourage you all to utilize city resources to fully understand the housing supply, it's really easy to say we need more housing supply as a noun, but, you know, housing is a verb. We want to make



sure we have all the right people being supplied with housing. So use your city gis. And my hypothesis is that you'll find a portion of housing supply consumed by lcs, wall street, short term rentals and multiple property professional landlords. Now, I'm not saying that there's not a place for these people, but it's like fat and diet. It's the percentage that matters. In order to have a healthy community. So I would ask that in this document or somewhere that you all consider adding this inventory to your efforts to support, you know, 241 page document, I'd also like to draw your attention to page 55 monitoring success. Figure ten. And this is where I'm going to be a skunk at the garden party, I would encourage you all to look at that monitoring success in this large document to see if you can understand how we are measuring success. One of the items I noticed was it identified, dollars per square foot of rentals, I don't know if that means dollar per square foot as low to make it affordable or using dollars per square foot as a measure of how much inventory is being produced. So before you vote on it, I would encourage you all to look at it. Somebody please make a motion and, address it in whatever way you feel necessary to be productive. Thank you. Thanks

**Speaker:** Jackie hayden, mayor Wheeler.

**Speaker:** Commissioners. My name is jackie hayden. I'm testifying in support of the housing production strategy. I'm a certified aging in place specialist, a seniors real estate specialist, board member of the national association of the remodeling industry, and co-founder of livable homes. Livable homes is the Portland area expansion of the lifelong housing program created by the rogue valley council of governments that provides education and accessible home certification in southern Oregon. We know that the lack of accessible and affordable options for housing in our state has created hardship for many of our most vulnerable residents, who are aging and or living with a disability. We're excited about the housing production

strategy draft, and we believe that meeting many of the listed aging and disability goals can be accomplished in these ways. One. Add back in the removed wording from section f one of the original February 2024 draft on page 19 that says convene officials to discuss legislation that increases jurisdictions ability to regulate and incentivize accessible housing. Two advocate for increased accessibility by working with the state to define accessible units as those constructed according to the uniform federal accessibility standards, as required under section 504 of the federal rehab act. Three create pre-certified pre permitted accessible housing plans to address permitting and development delays in affordable and middle income housing. Four utilize the livable homes certification program to immediately identify and track existing accessible housing industry. The lifelong housing checklist used in our livable home certification program has already been identified in the housing production strategy on page 48, as an accepted method for identifying visible and accessible units. We're confident that clear definitions of accessible units and utilization of the lifelong housing checklist to certify and track those units will allow bts to show compliance with the stated metrics for measuring and monitoring progress of their goals. Partnering with livable homes means the city of Portland can immediately implement this strategy, years ahead of the 2028 timeline identified on page 20. Thank you for your time.

**Speaker:** Thank you.

**Speaker:** Next up we have heidi hart.

**Speaker:** Hi, mayor and commissioners, my name is heidi hart and I'm a renter in the buckman neighborhood and a board member of Portland neighbors. Welcome. I want to thank the city for the commitment and the housing production strategy to staffing a project that would consider up zones and high opportunity

neighborhoods. Portland's housing crisis demands bold action, and this project will be a key part of resolving our crisis long term. Thank you for your time.

**Speaker:** That was to the point. Thank you. Appreciate it.

**Speaker:** Next up we have alan hines. Welcome. Is he on?

**Speaker:** There he is.

**Speaker:** Yes I see, hi,

**Speaker:** Nico is going to be reading my testimony.

**Speaker:** Yeah. Good. Okay

**Speaker:** All right. Hello. Mayor Wheeler and council members. My name is alan hines, and I am a housing. I am the housing access director at community vision. I also serve as a commissioner on the rental services commission. My focus for the past several years has been housing accessibility and addressing the impacts of the housing crisis for people with disabilities. The issues we're facing are pervasive and overlapping. Employment discrimination and limited opportunities often mean people with disabilities have extremely low incomes. Additionally, there is no accounting for accessible dwelling units, so we often have no way of finding any of those units. Also, widespread noncompliance with regulations to build accessible units in multifamily housing has resulted in a severe shortage. To meet the needs of the disability community, the city needs housing at the lowest level of affordability that also meets universal federal accessibility standards or ufas, to account for past noncompliance and the aging population. State and local governments should increase the required percentage of ufas compliant dwellings. In addition, state and local agencies should work with housing providers to assess all existing multifamily units and determine which units have accessibility features and provide this information to the public. In addition, community vision encourages you to consider two additional ways the housing production strategy could better support

people with disabilities. First, in addition to increasing housing capacity in centers and corridors, the city should require a higher percentage of new developments with 20 or more units, because buildings of that size are required to incorporate accessible units. Second, to accelerate production and housing and accessible housing, the state will need to increase the required percentage of accessible units and lower the number of units that trigger compliance. The state will also need to quote right size incentives to build accessible units and condition public funding on meeting higher accessibility standards, the city support with this could help speed up this long overdue change and increase housing choice for people with disabilities. Thank you.

**Speaker:** Thank you.

**Speaker:** Next up we have matthew williams, followed by alan de latour and dave peticolas.

**Speaker:** Hey, good afternoon and thank you for the opportunity to comment. Today is matthew williams and the planning liaison manager at southeast uplift neighborhood coalition. We are a nonprofit that collaborates with community to build informed, inclusive and participatory neighborhoods that support our social and ecological well-being. For over 167,000 people in Portland's district three, I'm here today to voice southeast, uplift, support for the rezoning, study of the inner neighborhoods, which would increase housing capacity and options, and high opportunity neighborhoods contained within the housing production strategy. These coastal neighborhoods have excellent transit access to amenities and are conducive to walking walkable, vibrant neighborhoods. This is despite lacking a town center designation anywhere within district three, which may emerge from said strategy. First, I would like to extend our gratitude to the staff at the bureau of planning sustainability for their collaborative efforts with the community in

developing the strategy. The staff engaged a diverse and wide range of community groups, including multiple briefings to southeast uplift to bring forth the recommendations you see here today. Multiple coalition partners and neighborhood associations already support this proposal, and our executive leadership notes the clear benefits to the entire district that increased density and study of the rezoning of inner neighborhoods will bring, including beyond the corridors and centers. This change would increase housing types and options which cannot be built today, but also increase the number of Portland Portlanders proximate to the central city and support its revitalization efforts. Building costs are up and delays add costs. So with this in mind, we urge City Council to adopt the housing production strategy and direct the bureau planning sustainability to prioritize undertaking the rezoning study of these inner neighborhoods. Thank you for your time and efforts to address the housing crisis at this critical time in our city's history. Thank you, alan delatour.

**Speaker:** Thank you, mayor Wheeler, City Council, thank you very much for having me here. My name is doctor alan de la torre. I serve as a community builder for northwest pilot project. I worked at the city for about three and a half years in the bureau of planning and sustainability, and an affiliate faculty at Portland state in the institute on aging. I'm an urban gerontologist. I have co-written several plans that sit on the shelves of city shelves, and it's time for action around these issues. Older adults are here. It's a rapidly aging population that we have. Our homeless population has gone from about 1 in 4 to 1 in 3 older adults. This is an issue that we need your help with. We need you to move forward in a lot of ways. I've been here in Portland for 22 years doing work, raising the issue about older adults and people with disabilities. Repeatedly. I will be here for quite some time continuing to push this agenda forward, but I have not seen enough action. 22 years ago I started

working on new columbia, trying to improve the age friendliness of that development, which has led to some good things. But we've stalled out and understanding this work here at this level. I want to say thank you to bts, to ariel kane, tom armstrong and other leadership for pulling the issues of age and disability friendly housing forward. I want to say there's a discussion draft sitting in bwp's files right now called age and disability inclusive neighborhoods. It's been there since October of last year, but is yet to be discussed by anybody except for dave miller on opb's think out loud. That's a disservice to our community. I will say this there are elements within this plan that are actionable and need to be taken seriously. The 0 to 30% income issue is hugely important to older adults and people with disabilities that are not just one job and one shelter stop away from self-security and independence. We need to think beyond about accessible housing and lead the way so we can show the state that Portland is stepping forward and we're doing the work that we need to broadly support the work that jackie is, is doing that alan hines is leading. But we have an opportunity to do more, and there are many of us willing to step forward and help the city get there. So please, with your assistance, help us help the folks that are living in Portland that are aging and that have disabilities, find the housing that they need. I'm here. I'm ready to help. I have been for a while and I sincerely leaning in and listening. Thanks, alan.

**Speaker:** Dave peticolos.

**Speaker:** Hello City Council members and mayor. My name is dave cola and I live in the awesome portsmouth neighborhood of north Portland, and I am also a member of Portland neighbors. Welcome! I am here to urge you to adopt the housing production strategy as drafted, and I am also here to recognize the hard work that city staff put into that document. And in particular, the improvements that they made in response to public feedback. Thank you for committing to

staffing a project to upzone high opportunity inner pattern neighborhoods. We need those kinds of commitments to action on housing abundance and opportunity and the draft reflects positive improvements along those lines. And after adopting it, let's challenge ourselves to beat the timelines with quick and decisive action to address our critical housing shortage. Housing abundance cannot wait. For years. The economic, health and vibrancy of our city depend on acting swiftly. Thank you so much for your time and have a great rest of your day.

**Speaker:** Thank you. You too. Thank you.

**Speaker:** Next up we have miranda crone, followed by peter fry.

**Speaker:** Hi there. Thank you for taking a moment to hear my testimony today. My name is miranda crone and I am your neighbor. I don't see where this draft addresses the abject failure of Portland housing bureau compliance and enforcement of existing regulatory agreements, which is necessary to maintain and preserve existing affordable housing, or to increase capacity with the addition of new housing programs. The lack of compliance and enforcement has been cited in multiple audits over the years, and apparently remains unaddressed for example, tenants in my building have been attempting to address violations of the regulatory agreement governing the project we live in. For years, where we have overpaid rents by hundreds of dollars each month. We were given false information by Portland housing bureau, then told that fb didn't have capacity to enforce its regulatory agreements, then told that they were hesitant to enforce existing agreements out of a concern that it may damage future partnerships with developers continuing to expand ostensibly affordable housing programs while failing to enforce agreements once they are inked will inevitably fail to benefit the city or its residents. All of this assumes that 80% ami or below units are in fact affordable. Hud's ami figures and your own income data for this proposal are

based on a.s.c numbers that were produced in 2021. Forecasting based on available data. The flaw in this system is that it does not reflect unusual shifts in inflation, as we are currently experiencing the urban institute published a report in September of 2023 analyzing this very issue, which I strongly urge you to explore for a more thorough analysis and recommendations. Thank you for your time.

**Speaker:** Thank you for being here. Appreciate it.

**Speaker:** Peter fry. Hi, peter. Hi.

**Speaker:** Hi, it's peter finley fry. Thank you for the opportunity to testify. I it's not a simple problem, and it's not a problem. That's zoning or things like that will fix. It's an affordability problem, not a supply problem. We all see the change in our city in the last ten years. On Vancouver, williams, east, burnside, northwest thurman. We've seen a lot of housing production and new neighborhoods being formed. However we're not really dealing with the issue of affordability. I want to compliment tom armstrong and the planning bureau for looking at the whole picture and presenting to you a assessment that is very comprehensive, and I appreciate the work they put into it. I'm here because I want to advocate for ownership, not rental properties, I believe, and in fact, the in the presidential election, this issue has come up with the democratic nominee advocating for grant programs nationwide for homeownership that was, occurred last week. So I strongly want to advocate for methods of homeownership, whether that's a tiny house or whether that's a condominium or whether that's a building. There's a lot of different ways that could happen through grants, down payment grants, through loans, securing mechanisms. And I appreciate the planning bureau identifying these things and bringing them forward to you. So I really do appreciate the work that they've done. It's very, very well done. Thank you. Thank you.

**Speaker:** Appreciate it. That completes testimony, mayor.



**Speaker:** All right. Thank you, everybody, for your testimony, lots of great. Well informed opinions, colleagues, I will open it up for any discussion or questions anybody has of staff. Commissioner Ryan. Oh, I thought you were raising your hand.

**Speaker:** Thank.

**Speaker:** Anything you want to reflect on based on testimony. You know, I think we heard a lot of, good issues here, and we were taking notes and a lot of good detail.

**Speaker:** And I think that's sort of one of the challenges we face with these strategies, and that they tend to be higher level. And some of these details are when we actually get to the project, will, you know, dig into and consider, like a lot of the accessibility, issues that were brought up. And, and as I mentioned before, one of our strategies around the, recalibrating our zoning, bonuses and incentives, one of those bonuses is around, how do we incentivize more accessible housing? One of the state advocacy issues is how do we get more power from the building codes division to require more accessible housing? So in some ways, there are state barriers and in some ways there's more that we can do. And it's part of the future action list.

**Speaker:** All right. Before I turn this over to commissioner gonzales, I also would be remiss if I didn't mention that several people called you out for having listened to community input on the draft. We don't hear that all the time, so I just want to say thank you. It's appreciated.

**Speaker:** Commissioner gonzales, I just want to, dig into the ideal mix of housing that we've articulated. I'm looking at a couple of slides. We, that you put together, that one. It's up to 120,560 new units needed by 2045. I don't know if we can bring that slide up. And then the other one, is meeting Portland's affordable housing needs, that sort of breaks down by just the different categories of housing. How

many units were targeting? It sounds like, we're we're on pace for under a thousand units this year. Is that is that fair to project?

**Speaker:** I think our calculations are that we've permitted a thousand already this year. And, you know, we continue to monitor that development pipeline, but, i, we have not looked at what, you know, so with the permitting, you have people that have submitted an application that are under review. You have stuff that's been approved for issuance. That's what we count is like they've made it through the permitting review process. They've paid their fees. They've paid their system development charges. They're ready to start construction. And so that's when we count it as a unit permitted. And so, so far through the end of June, we've we've permitted a thousand units this year. That's that's way below what we've done in the past. It's hard to say, you know, with a changing environment and what the federal reserve might do next month. And interest rates and the national election, how that sort of flows through in terms of what, how the development community reacts in Portland, got it.

**Speaker:** And, and just to be clear, there was also something that was reported like in the 500 range. I just want to make sure I knew what that was referring to. So there was a you're saying we've got about a thousand permitted so far in 2024. I just thought I heard a number that was smaller than that. But it's there, I think.

**Speaker:** I believe, in the media, there was a number reported that's different from that. Okay. But the details in that article were such that we, we don't know what they're counting or where they're getting that data source. I'm explaining what what we count. And in that chart and what we've consistently counted back to 1996, is when, the permitting, bureau issues a permit, a developer has paid their fees. It's real money. It becomes a real project. That's when we count it as a as a unit that is under production.

**Speaker:** Got it. And so honing in on the delta, if we're, you know, trying to get to roughly 5000 units per year and, you've done a, you've done a helpful job here of laying out where we think those units need to come from, where are the bigger biggest delta so far in 2023. And 24?

**Speaker:** I think if you see that that chart, I think where we've been successful is in I think in maintaining production is that middle housing element, that yellow band, that you see there. Because those are smaller projects. They use local equity. Local money investors, local banks funding the construction loans. That's a little bit easier. I think what we've seen in the drop off is the is the drop off in outside funding sources, the retirement funds, the investment funds that fund the really big projects. And so where you see that blue band, that's the multi-dwelling, the bigger apartment projects, the central city projects. I think that's where we've seen the funding, the financing really dry up and is a barrier for those projects moving forward.

**Speaker:** Really the institutional money is essentially dried up. So and, but even that was actually a slightly different graph that I was referring to, but that that's still instructive, and even within the multi-dwelling, permitting activity, I guess still trying to get at the same question where are we seeing the most dramatic, most significant deltas in terms of income level? That could afford those units. Right. So in your other slides, you break down very helpfully. You know, the, extremely low income, very low income, low income and all the way up to high income. And you have outlined targets by those different segments, to get to roughly the five grand. So even within multifamily. But frankly, the question is broader than that. Where are the bigger biggest gaps right now that we're seeing?

**Speaker:** I think we have a, we have more of a challenge in, in sort of tracking those income levels and who those projects, who the new projects are aiming what

their market is for. Is it high income? Is it middle, is it affordable? We do a better job of tracking affordable production because we have public money into it. And so we have other, other ways of tracking that. And I think that that was the other point is that, you know, we've seen a lot of robust, affordable housing production because we've put money into it. You know, we have the city bond and the metro bond that that's been able to support that production. I think where we've really seen the drop off is especially in the central city and, and sort of the private market, even the middle to the upper income development that, that again, that has that the financing of those projects has, has really dried up. And we've seen a drop in that production.

**Speaker:** Well, and that that tracks and certainly what I'm hearing from the development community, I mean, there are a couple of dimensions, Portland's investment reputation is not great, right now. I mean, we're we're and I you can look at multifamily, org's rating of different markets for investment. You know, our standing has dropped dramatically, on a lot of those benchmarks. But, you know, so there's Portland's relative reputation for investment. There's the macro interest rates and inflation and presidential election, as you allude to, that affects every locality that we really can't control. And we just have to adjust for. But within the city of Portland, one piece of feedback we're consistently hearing is that, that both the multitude of resources for affordable housing, whether we're talking what we're doing, what what other levels of government are doing, has provided more stability in the production there. It's still not where we want it to be, but that's been much more stable where where we're with institutional money drying up for the city of Portland, it's really the market rate that has. Again, that's the perception. I was hoping we'd have some data on that, but that that that's really. You don't have those stable stabilizing factors. And that's really been where the pain point has

been in permanent, reduction. But I was just curious what actual data we could point to confirm whether or not that's true.

**Speaker:** Yeah, we can we can look at at trying to tease that out a little bit more. I think I think there's a couple of things, you know, we, we did look at at that some of those issues around related to the inclusionary housing recalibration. And that was a big driving force in, in adjusting the areas of the city outside the central city that are now eligible for full, tax abatement on the building. A much greater financial incentive that was effective March 1st. We still haven't seen a lot of projects come in that that take advantage of that, I think the other thing is part of that recalibration study that we saw, you know, compared to other cities like a Seattle, where not only is it, you know, maybe the construction costs are similar, you know, a piece of wood costs the same in Seattle as Portland, but the income levels are different and the rent levels are different. And that was one of the points in one of those slides, is that our income levels, our ability to pay is as at a lower level and doesn't cover the cost of construction in a way that they can in Seattle. And I think that's why when we look at other areas like the Seattle region, we're seeing more production up there. It's because they have, you know, more income and ability to pay. I haven't seen how the sort of different levels of affordability bans the production for Seattle, but that's one of the things that the economists point to in, in sort of being able to, you know, kick start our production. Some of it could be around good paying jobs in Portland in the region. And, and being able to pay more for housing that that brings, that brings down that feasibility gap.

**Speaker:** Got it. Well and I guess the last question here, you know, we look at permit, permits being pulled since the adoption of inclusionary zoning in the city of Portland. And we, you know, there's a pretty and when we dug into this in the spring, it's been a pretty dramatic reduction over a number of years since we

adopted inclusionary housing with some variability, obviously. But, and i, i, I appreciate the analysis that was done in the spring, I would still submit that I'm concerned that i, we didn't ask the bigger questions. We asked kind of incremental the relative impacts in different parts of the city, but we never really tackled whether inclusionary housing is working or not working, at least not from my vantage point in the in the big picture and the hypothesis I'm kind of getting at here is that if we're continuing to produce some affordable housing, but we're obviously not where we want it to be, but we're still producing some, but are dramatically underperforming on the generation of market housing. That's a big problem in itself that has a right that carries all the way down, really everyone, income levels. And i, again, I'd like us at some point to be able to tackle that more, more deeply. I guess i'll leave it at that. Okay. I'm good.

**Speaker:** Great. Thank you, commissioner Gonzalez. Commissioner Ryan, thank you.

**Speaker:** Mayor, could you bring up the slide that shows who you talked to outreach, slide engagement? There it is. All right. I glanced at this pretty quickly. And what I thought it was out of balance a little bit. I wasn't seeing identified those who actually do a lot of building, those who produce the larger units, multifamily units. And I didn't see enough of that,

**Speaker:** Yeah, I will. I think we covered that in a couple of ways. You know, we did meet with on a couple of occasions with Oregon smart growth that tend to be the larger developers. We also did, one on one interviews with individual developers, you know, to, to sort of get their candid opinions and ideas around that as well. So I think we tried to touch that in a number of different ways.

**Speaker:** Yeah, I know, I know, when I had the bureau, we were really looking at having more balance in our committees, and I felt like there was a lack of those who

were actually doing the building. And I think you all know, I'm a big advocate for having tension in the room, because that's called reality. And so having the advocates there to which should be listened to, of course, their voice should be listened to, all of them. And also those who are trying to figure out how to do the building. So I just wanted to caution that sometimes I don't think we get that balanced perspective.

**Speaker:** I will add, I mean, an important part of this and this reflects on sort of the history of us working on these issues and, and sort of engagement fatigue. And so, you know, why we were doing this? We were building on the housing needs analysis. We were building on the inclusionary housing recalibration study. The housing regulatory relief project. So we were we were paying attention to everything that's being said in those forums and trying to bring those issues forward.

**Speaker:** And you did a great job of getting voices from those who need the housing. So I think that's exactly why we have, in my opinion, more perspective on disability. Definitely more on aging in place for elders. So, you know, I wanted to I should have started with that. Thank you. Yeah, yeah, it's been a long day, let's see, what about the one that shows the ami, 0 to 30, up to 60. Was there a slide on that? Right?

**Speaker:** Yeah. Give me a second.

**Speaker:** And I think I want someone to tell me if I'm just bonkers on this one, but, when I had the bureau for a brief time, it it seemed like workforce housing was still under the radar in that 45% was more of a sweet spot. And yet the rates here are state regulated, correct? Yes. And so I guess it's my opportunity once again to say I think we need to do more lobbying in salem on a point between 30 and 60. I think there's too big of a gap. And I think the covid-19, when the essential workers had to

get to work and we discovered many of them could afford to live in Portland, I think a lot of us knew that. But that was a blunt way of discovering it, how important it is to have essential workers have housing within the city, but maybe I don't know.

What's your thoughts on that? We're all smart, and you focus on this all day. Well, I tell me if it's not a thing, just go to the next one.

**Speaker:** So this is this is the income levels for those. And i, I agree with you. And I think that's that's why I always thought it's a big jump. Yeah. That, that, you know even now we're also hearing that you know going into that even 60 to 80 as being that the workforce housing I mean, when you get to these income levels, I think it gets very complicated on your assumptions. Is it one, a one earner household or two earner households, how do you combine all of that, I think what what we want to pay attention to, it can be that, that average rent that average rent of \$1,500 for a unit, and how does that fit in here, and then also, you know, I guess tracking other demographic measures like housing cost burden, the number of households or the share of households that have to pay more than 30% of their income. Yeah, and is that that share going up and up or down, as we get the annual data in to be able to track, sort of that, that how how big a pinch are housing costs, in, in Portland.

**Speaker:** Yeah. I think the disparity, the gaps between 30 and 60,000, the monthly income does say something that I think there's people falling through the cracks. It's too big of a leap to go from zero to 30 to 60. For many people. That's what I'm trying to get at. And I hope that we continue to, study that.

**Speaker:** I would just add patricia diefenderfer, for the record. Good afternoon. Good afternoon. These these are, these divisions or striations of income level are what the federal government and state governments use. So and this is this has been kind of standard for a long time I think what you're what you're getting at is the fact that there's, maybe looking at these in finer gradations has some value, just



the, the, the regulatory framework in general accepts these as those lines of division that you look at affordability. I think that's something we can continue to work with. The housing bureau on and think about, because it's true that these income, when you see them, the last row monthly housing costs, those numbers are calculated on the high end of that spectrum. So the 1500, monthly housing cost is affordable to somebody who makes 60% of ami. But not somebody who's on the lower end of that spectrum of 30%. So I understand what you're saying, and I think it's just this has been a long accepted, you know, outstanding way of looking at it's been long accepted and times have changed.

**Speaker:** And there's a lot of workforce housing needs for people with incomes, annual incomes that are between those two marks. Yes. Yeah I really I don't know who said this, but no resting on laurels, continuous improvement is our culture. So thank you for that comment, I think that's it for now. I just really want to end with how important it is that we focus on, living, aging in place, housing. And it was really refreshing to have a few people testify on that today.

**Speaker:** Thank you. Commissioner. Commissioner Rubio, thank you.

**Speaker:** I just have a couple quick questions, and one statement before I ask my questions. I just wanted to share one thing that came up that's relevant to some of the discussion around inclusionary housing, staff mentioned that changes that. We as a council adopted this spring. Since that time, we've heard from the housing bureau, and we don't have all the details yet, but there has been a lot of interest from projects opting into those new changes and moving forward under those new rules. So we'll need to look into how and where those show up in the permitting data, but there's definitely some good news there that's forthcoming, and then my, my couple of questions. One is you mentioned some work that you'll be doing to offer more flexibility for height and f.a.r in the central city. Can you talk a little bit

about other things like that that are in the strategy, and other work happening in other bureaus to make sure that we're expanding on those housing options?

**Speaker:** Sure, thank you for the question, commissioner Rubio. I can address that a little bit. And maybe staff has some additional points to make. I wanted to point out that the actions, particularly in that bundle about increasing access to opportunity, there's a couple of actions I believe it's actions c1, c2, and c3 and c5. All of them speak to, looking at both inside and outside of the central city, we have processes underway and funding that we've obtained through grants to look at calibrating the heights and fars, both thinking about are the heights in fars, you know, calibrated to each other, meaning if you have a certain f.a.r are the heights such that you can utilize all of that f.a.r and also thinking about how those heights and f.a.r bonuses are working to actually incentivize affordable housing. And so and also both just affordability in general, but more targeted units like family sized units or unit units for people with disability or even, you know, elder units for older adults. So we're going to be looking through programs that are sort of spoken to in those, strategies or actions that I mentioned c2, c3, and c5, to, look at calibrating those heights in fars, both inside and outside downtown. So in the central city, we're scoping a project right now that is going to look at a number of different things, but predominantly with the focus on how to remove barriers to housing further. And the height and f.a.r is a is an important part of that. And then outside of the central city, we obtain this, grant from the department of land conservation to do a similar exercise in outside of the central city.

**Speaker:** Thank you. And was there also something about simplifying the, like middle housing as well?

**Speaker:** Yes. That's right,

**Speaker:** Yeah.

**Speaker:** I think we continue to monitor the middle housing production, last year we did sort of the one year report of what our experience is, is we currently have a consultant contract that's working on sort of the year two report. And so we continue to look at where we're seeing that middle housing production. What types of units is it for rent or for sale? At what price point, just to see how things are playing out in the landscape and including interviews with the developers to see what they're doing, what barriers they're encountering. So that will set up sort of that next level to reform and refine those standards around the different middle housing types.

**Speaker:** Great. Thank you. My last question is regarding office to housing conversions, thanks for the update on some of the funding that's coming together to support those projects, including the one that you mentioned that the prosper board was considering. I think it was today that they're considering it as well for that, which was the first one in old town. I think. Right,

**Speaker:** I think there's another project in old town, but that is actually an office to a recovery center conversion.

**Speaker:** Okay. Got it. Well, are we seeing what's what is the interest? Are we seeing a lot of interest? Is there what's that like? And then also, when they come across the virtual permitting desk, is there a specific, tailoring of experience or a point of contact for those folks that need that kind of information?

**Speaker:** You know, I'm not as familiar with that, in terms of how those are handled. I do think there continues to be a lot of interest. And we see that and I think, you know, as these projects come forward and are successful, that, that, that will help move things forward. Okay.

**Speaker:** But yeah, I can answer.

**Speaker:** Hey, commissioner, thanks for the question. Don oliveira. For the record. So, commissioner, to your question about the office of conversion, early on we saw a lot of interest. People were evaluating, you know, the opportunities for that, given some of the seismic challenges, it wasn't really penciling out. So it sort of took a pause in interest. But given these new resources that are coming to the state, and the availability of early assistance from p and d, oh, sorry. Permitting development, we look to see more action on that front, and the bureau is ready to catch up. So we're excited. It's a real opportunity for us.

**Speaker:** Commissioner Ryan. Thanks, mayor.

**Speaker:** I I've been in a lot of these meetings where you have two different voices. The Portland neighbors welcome group speaks very highly of wanting to build new and definitely bigger than 20 units. And they seem to have a voice that doesn't support the rest, restoring, buildings and so it sounds like they their lobby would like to tear them down and build new. And so I observed this tension, as I listened to the testimony, could someone explain it to me?

**Speaker:** Yeah, I think there. And I think it depends on which what types of buildings you're looking at. And, and I think what the Portland neighbors welcome are really advocating for is we have a zoning pattern that's very focused on our corridors, and we have very sort of thin strips of higher density, mixed use zoning along hawthorne, belmont division, Broadway. And then it quickly transitions to single family neighborhood zoning, where we have middle housing allowances now that allow a little bit of modest increase in density. I think what we saw in the first year report on middle housing and what we continue to see is that in these inner neighborhoods, we don't see a lot of that uptake of the middle housing. You know, the fourplexes, the for townhouses because the home values in those neighborhoods are too high to for it to be feasible. Development you I as a

developer, I can't afford to buy a \$700,000 home and build four townhouses and still make money. I think, and so what Portland neighbors welcome is pointing out is that if we increase the zoning so you could build a 3 or 4 story apartment building, then a developer could make that a feasible project. My interpretation of the, the, the sort of the historic adaptive reuse is also can be where it can be complementary, is focused on, say, some of the things like our unreinforced masonry buildings and our our empty office buildings and some of the other commercial buildings, that reusing those and increasing the density within those, is a is where we need to, to also focus on. And then I think there's a sort of middle overlapping ground that we've identified where you may have a large single family home, and it's because of the building codes. It's really hard to do more than a two unit conversion within that home, and that once you get above two units, you get kicked into a commercial building code. You have much more stringent fire code restrictions. And, and that makes that conversion really expensive to do. And so that, you know, people just don't don't take that on in terms of, of, building that. And I will say that we have had, on our city's legislative agenda to look at that to, to, maybe have a less stringent code for up to four units that can realize some of those opportunities. I will say again, as with sort of like the single staircase building issue, we haven't gotten a lot of traction at the state in terms of being able to explore that. But it is part of our our agenda and our list to really, see what it takes to maybe encourage more of those conversions. And so I think that's where you get a little bit of both.

**Speaker:** You know, I think, tom, you saved the best for last. Your last example is where there's some exciting, innovative creativity that should take place. And I hope the two sides can figure out how to work together on that. Yeah okay. And there's another one. Let's just keep bringing up stuff that is uncomfortable to talk about, so

when we did, rightly so, I'm sure there was a lot of lobby that, that wanted to have some renter's rights. And what I've heard for the last five years is how many people have sold their, their homes, their, their fourplexes, if you will, these are more, more poor landlords, if you will, their housing providers. And they were often providing the most affordable housing in the city. A lot of us, at least my age, and maybe within ten years moved to Portland and had cheaper rent because we were able to get one of those units. And increasingly people have sold them because the what we passed has made it so challenging for them to, to manage their lives and also to make any profit. So have we looked at the unintended consequences, perhaps, of the fact that we're providing less low income housing when we pass something that was for renters rights? I'm not saying anything that no, everyone up here has heard about this, so let's talk about it. Yeah, yeah. Yeah chalk it up. To.

**Speaker:** Good afternoon. Helming historic director of Portland housing bureau. You know, I want to say that i. I don't think I can speak eloquently to your question. I do think it is a concern whenever we pass things that we do valuate its effects, towards that end, we've been asked to look at several different ordinances, including the fair ordinance, for example. These are on our work program for the coming year, and we are definitely going to be taking a look at whether or not, policies that are passed by the City Council after a period of time of implementation have unintended consequences. We did that with inclusionary housing. We recalibrated it. I think that's a good example of sort of looking at what's happening.

**Speaker:** So it sounds like it's at the top of your mind in terms of what's something that we could look at.

**Speaker:** Yes. We're taking a look at what ordinances, the time frame of the ordinances that have been passed and what we need to review. I think we have a number of ordinances in the coming year that we're going to be taking a look at,

including the fair ordinance and including, the preference policy as one of them, as well as the set aside policy for the, tif district. So these are all on our work program. Sounds like good government.

**Speaker:** Thank you. Yeah instead of piling on new policy, let's figure out the ones that we recently passed and how they're landing. Yeah, thanks. Thank you.

**Speaker:** All right. It looks like we've come to the end of our our questions. This is a resolution Keelan. Call the roll.

**Speaker:** Gonzalez Portland has been in a continuous state of housing emergency since 2015.

**Speaker:** I appreciate the work that has been presented today, but I am concerned that it is too incremental and lacks the robust response necessary to respond to the crisis in housing production for our city. Lack of adequate housing production affects Portlanders of all backgrounds. High cost of Portland, high cost of housing for Portlanders affects Portlanders across the income continuum. While the extent of the link is open for debate, housing scarcity contributes to homelessness. It also makes for an unaffordable housing market that undermines our ability to attract families and talented people to the city. It increases the cost of housing for all but those who got lucky enough to lock in their long term mortgage prior to interest rates rising. The fact remains the city and the state's goals are not being reached. We need to be at roughly 5000 units per year to reach our agreed upon housing goals in 2023, we produced a little under 1500 units. This year we are also on pace to significantly underperform our goals. That means our problems are getting worse. We must also recognize that the city faces national and international competition for capital. We compete with other cities like nashville and salt lake city to attract investment in housing. Simply put, post pandemic, our city's efforts thus far have been a failure in attracting that capital. I do want to thank everyone,

however, for their hard work, thoughtfulness, long hours, and efforts that went into producing this report for the reasons stated. I don't think we have gone nearly far enough, but I will vote to accept it with sincere appreciation for your contribution today. Thank you.

**Speaker:** Maps I want to thank commissioner Rubio for bringing forward this package of housing reforms. I also have a ton of respect and appreciation for my staff over at planning and sustainability and the housing bureau for helping collect these ideas. I think as we heard throughout testimony today, folks who have interacted with staff have been incredibly impressed with our responsiveness in this space. So I'm very proud of the work that we've done here, I share my colleagues concerns, and I think everyone on council does too, that we need to increase, the amount of housing that we produce, I believe that the proposals that we have put forward today are an important first step, I also am mindful of, a caution. I think we heard from staff earlier today, which is this is a living document, so we will implement these ideas. We will see, how that results in an increase in housing or not, and make adjustments accordingly. But in the meantime, I am very glad to vote in favor of supporting this resolution. And I want to thank everyone who made it possible. I yea. Rubio I want to thank everyone who provided testimony today and submitted testimony online,

**Speaker:** I know sometimes it can feel like you're one of a dozen names on a list, but we really do go through and read all of the comments and the feedback really, really matters. And thank you to those of you who have been following up on this work for so many months. You showed up to planning the planning commission, participated on an online surveys, and you made time for focus groups and community meetings. And each of your voices matter and help shape the document that's before us today. We heard a lot of support for this work in the



testimony, and also some enthusiasm for a few specific things that I think are really important for us to follow up on. Like making sure we're doing all we can to advocate for that new state tax credit to transform some of our existing buildings into housing, updating building codes to reduce the number of staircases required for small apartment buildings, and then taking bolder, faster action to increase the accessibility of housing in Portland and, for example, an idea of encouraging more ada units in affordable housing that php funds, and also making sure we have pre-approved plans with for adus with full accessibility. And of course, expanding all housing options and some of our most centrally located and desirable neighborhoods. And thank you to the team at bts and in all of the other bureaus for all of your incredible work digging into the data, understanding how historic patterns of segregation are still playing out today, and also doing such extensive research and bringing this package forward. And, tom, patricia and ariel, thank you so much for all your work. You've been critical and instrumental in this, and I can't say enough about that. And that slide, I think it was slide 37. There is so much going on right now and starting up so soon. And many of these are very big items. And I don't I just want to underscore I don't know that everybody understands the magnitude of the work that goes on and how long people have been waiting for these things, and I think it's important to lift that up, from creating the new tif districts. That's, I think, in front of the prosper board today, to finding a new source for local funding to replace the housing bonds supporting, you know, buildings and key development sites on broadway corridor and omsi and lower albina and scaling up our investments in middle income housing and financing and exploring long term affordability projections, and then of course, figuring out how to stabilize funding for our permitting teams, which is essential, and undergirding to everything that we're doing here. So the list goes on and on, one of the things that has been

has really stood out to me today as well is how interconnected a lot of this work is, like how the new central city tif brings a new resources to finance middle income housing and office to housing conversion. So there's a lot of, interconnectedness and connectivity, that we need to track and make sure that we're leveraging every opportunity to its fullest extent, and we're going to do this work together, and it will take all of us, but I know that we can do it. And as as people were saying, these are doable. This is a doable checklist for us to move through. It's, we can always go further and more and we plan to, but let's get some things done so people see our momentum moving forward. So anyway, congratulations. This is a big project and I'm really excited and proud of the leadership. I've seen you all demonstrate today. Thank you. I vote yea I'm sorry.

**Speaker:** Sorry, Ryan.

**Speaker:** Yes. First of all, commissioner Rubio, congratulations. Great leadership. I really enjoyed the presentation. It was well done. Tom. Ariel. Patricia, thank you so much. And the testimony was really balanced and, I appreciate that as well. I did most of my remarks in the questions, I want to say that, you know, land banking is something we have. I know when I had the bureau, we did a few million. It helped keep, people housed in two mobile home courts out in east Portland. And I also really was supportive of how we keep providing some revenue towards helping with homeownership. And especially I've been a big advocate, like most on this council with the north and northeast work. I think that what what I wanted to lift today was three things. The aging in place, focus because it's a demographic that's growing as I enter it, or I'm in it, home ownership, disability concerns that were lifted. I thought more eloquently than I've ever heard in other reports. And then I'll just keep staying on my little pet peeve about workforce housing and trying to lobby with the powers that be above us to wake up to the century and look at a

mark that's between 30 and 60. So, I really appreciate the balance that you're bringing to the dialog. It's really come a long way in four years. And I vote yea Wheeler,

**Speaker:** Yeah. Great. I share my colleagues plaudits to you, and I want to thank everybody who testified today. I learned a lot just from the testimony, and I appreciate that opportunity. So I have lots of thoughts, sort of big picture thoughts. Number one, housing is becoming one of those issues that local government is owning. And it is now probably considered a local government responsibility. But I want to remind people only a generation ago it was not it was a federal government responsibility in terms of funding, financing and incentivizing. And slowly but surely, over the course of a generation that got cost shifted on to local government. And so this conversation is eerily similar to the one we had this morning about drug related issues, about behavioral health related issues, things that are actually upstream failures, where local government, largely through our first responders and our public safety officers, end up being the official providers of band aid, after band aid, after band aid. Now, having said that, there are things we can control here at the local level. As I sort of think in my own head about what are the hierarchy of things we control that can help on the supply side of the housing equation, I think of zoning first and foremost. That is probably the biggest lever that we can pull, and I feel like we already did. We did it with central city 2035. We did it with better housing by design. We did it with residential infill. And I remember the housing bureau took a lot of grief for in the planning bureau for all of those efforts, but I thought that was a huge, huge, huge step in the right direction. From there, the work that my colleagues have been doing around permitting reform, we hear time and time again that speed matters, timeliness matters. And of course, roi matters. And permitting has a big role to play in that. And so I appreciate the work

that's going on through the permitting function. And commissioner Rubio and commissioner Ryan, I know both of you have been working very, very diligently on that. I think commissioner Mapps and Gonzales, too, that's another area where we have a lever that we can control that will impact our ability to develop affordable housing and how quickly we can actually bring that affordable housing online. And then there's just flat out the regulatory environment that we create. And the incentives that we provide. And I won't go into the details on that. But you all you all know the drill there. Those are the biggest things that we control, then there are what I would call the environmental factors that I think are having a significant impact on the issue that commissioner Ryan raised, which is outside capital coming into the city of Portland. And I will tell you, just anecdotally, I met with a local housing developer recently who feels like he's got the market to himself because he's not competing with outside capital at the moment because they're not interested in Portland. And it isn't just these issues related to the housing plan. It's public safety. It's concerns about homelessness and livability. It's concerns about the employment market in the city of Portland. Again, things that we to some degree or another, can control. But they're not specifically part of this plan. But in the absence of the city doing its work around those city responsibilities, the housing plan will be adrift. The reputational issues matter. And that's that's going to coincide with the work we're doing here. This is a plan, but it's only a part of our economic recovery and a part of the overall picture. When we're talking about how we're going to provide a viable place for people to live, then there are the things that are beyond our control, the interest rates, federal support, cost of living, particularly housing, has been impacted by cost. These are national stories. These aren't just Portland stories. This is happening everywhere.

**Speaker:** And I would encourage us really to focus on the levers that we control. And while we should be concerned about. The economic environment. I don't think we should be sidetracked. By things that we cannot control. Let's focus on what we can control. And I think your report does a good job of trying to identify those specific micro issues. We don't all in this room agree on all of them. And that's fine. There's plenty of time to debate the details later. But I think you're on exactly the right track, and I'm very supportive of the work that you did. I'm I'm. I have no headache at all voting. I.

**Speaker:** Thank you for your hard work. The resolution is adopted, and we are adjourned. Thank you.