



CITY OF  
**PORTLAND, OREGON**

**OFFICIAL  
MINUTES**

A REGULAR MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS **7<sup>TH</sup> DAY OF OCTOBER, 2015** AT 9:30 A.M.

THOSE PRESENT WERE: Mayor Hales, Presiding; Commissioners Fish, Fritz, Novick and Saltzman, 5.

Commissioner Fish left at 11:02 a.m.

OFFICERS IN ATTENDANCE: Karla Moore-Love, Clerk of the Council; Denis Vannier, Deputy City Attorney; and Jason King, Sergeant at Arms.

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

The meeting recessed at 10:48 a.m. and reconvened at 10:53 a.m.

<b>COMMUNICATIONS</b>		<b>Disposition:</b>
<b>1009</b>	Request of Jose Serrica to address Council regarding housing injustice (Communication)	<b>PLACED ON FILE</b>
<b>1010</b>	Request of Helen Ying to address Council regarding camping and drug use/possession and other issues in public spaces (Communication)	<b>PLACED ON FILE</b>
<b>1011</b>	Request of Charles J. Mattouk to address Council regarding lack of neighborhood safety, drug and camping problems (Communication)	<b>PLACED ON FILE</b>
<b>1012</b>	Request of Bud Coe to address Council regarding north Park block issues (Communication)	<b>PLACED ON FILE</b>
<b>1013</b>	<b>CONSENT AGENDA – NO DISCUSSION</b> Appoint Martha Bailey and David Grant to the Floating Structures Code Board of Appeal for terms to expire October 6, 2018 (Report introduced by Mayor Hales and Commissioner Saltzman) (Y-5)	<b>CONFIRMED</b>

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<b>1014</b>	Appoint Karla Devine and Jesse Fox to the River Community Advisory Committee for terms to expire October 6, 2018 (Report introduced by Mayor Hales and Commissioner Saltzman) (Y-5)	<b>CONFIRMED</b>
<b>Mayor Charlie Hales</b> <b>Office of Management and Finance</b>		
<b>*1015</b>	Pay claim of Jacquelin Davis in the sum of \$11,953 involving Parks Bureau (Ordinance) (Y-5)	<b>187362</b>
<b>*1016</b>	Authorize a grant agreement with Portland YouthBuilders to support the Workforce Training and Hiring efforts on the Beech and Gateway Parks projects for a not to exceed grant amount of \$10,000 (Ordinance) (Y-5)	<b>187363</b>
<b>*1017</b>	Authorize a grant agreement with Oregon Tradeswomen, Inc. to support the Workforce Training and Hiring efforts on the Beech and Gateway Parks projects for a not to exceed grant amount of \$10,000 (Ordinance) (Y-5)	<b>187364</b>
<b>Commissioner Dan Saltzman</b> <b>Position No. 3</b> <b>Portland Housing Bureau</b>		
<b>1018</b>	Authorize application to U.S. Department of Housing and Urban Development for three Continuum of Care renewal grants in the total amount of \$999,611 and submission of the Consolidated Continuum of Care application on behalf of the Portland/Gresham/Multnomah County Continuum of Care (Ordinance)	<b>PASSED TO SECOND READING OCTOBER 14, 2015 AT 9:30 AM</b>
<b>1019</b>	Amend Intergovernmental Agreement with Multnomah County for additional County funds in the amount of \$272,233 for outreach and housing placement for veterans and people experiencing homelessness in East County (Second Reading Agenda 996; amend Contract No. 30002899) (Y-5)	<b>187365</b>
<b>REGULAR AGENDA</b> <b>Mayor Charlie Hales</b>		

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<p><b>1020</b></p>	<p>Declare the second Monday in October as Indigenous Peoples' Day in the City of Portland and encourage other institutions to recognize the Day; reaffirm the City's commitment to promote the prosperity and well-being of Portland's American Indian, Alaska Native and Indigenous community (Resolution) 30 minutes requested (Y-5)</p>	<p><b>37154</b></p>
<p><b>1021</b></p>	<p>Authorize a grant agreement with Legacy Health to support the construction of the Unity Center for Behavioral Health in an amount not to exceed \$500,000 (Ordinance)</p>	<p><b>RESCHEDULED TO OCTOBER 14, 2015 AT 9:30 AM</b></p>
<p><b>1022</b></p>	<p>Waive Title 33, Planning and Zoning, to allow short-term, temporary public use of an indoor track and field facility at 2400 NW Front Ave from December 1, 2015 through February 28, 2016 (Second Reading Agenda 1008) (Y-4; Fish absent)</p>	<p><b>187366 AS AMENDED</b></p>
<p style="text-align: center;"><b>Office of Management and Finance</b></p>		
<p><b>1023</b></p>	<p>Authorize a five year price agreement for purchase of hydrants and valves from Mueller Co. LLC for an amount not to exceed \$5,220,000 (Procurement Report - Project No. 00000086) <b>Motion to accept report:</b> Moved by Saltzman and seconded by Fritz. (Y-5)</p>	<p><b>ACCEPTED PREPARE CONTRACT</b></p>
<p><b>*1024</b></p>	<p>Approve Innovation Funding of \$395,690 for four major grant and five micro grant proposals for FY 2015-16 (Ordinance) 30 minutes requested (Y-4; Fish absent)</p>	<p><b>187367</b></p>
<p style="text-align: center;"><b>Commissioner Steve Novick Position No. 4 Bureau of Transportation</b></p>		
<p><b>*1025</b></p>	<p>Amend ordinance to modify the conditions of approval for the vacation of a portion of SW Moody Ave north of Ross Island Bridge subject to certain conditions and reservations (Ordinance; amend Ordinance 187032; VAC-10085) (Y-4; Fish absent)</p>	<p><b>187368</b></p>
<p><b>*1026</b></p>	<p>Authorize contract with Sergeants Towing, Inc. for abandoned vehicle towing and storage services (Previous Agenda 1001) (Y-4; Fish absent)</p>	<p><b>187369</b></p>
<p style="text-align: center;"><b>Commissioner Amanda Fritz Position No. 1</b></p>		

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<p><b>1027</b> Conduct a pilot project to amend administrative procedures in order to increase time for public review of City Council public meeting Agendas (Resolution) 10 minutes requested (Y-4; Fish absent)</p>	<p><b>37155</b></p>
<p><b>Commissioner Dan Saltzman</b> <b>Position No. 3</b></p> <p><b>1028</b> Amend Affordable Housing Preservation Code to add Portland Renter Protections (Ordinance; amend Code Chapter 30.01) <b>RESCHEDULED TO OCTOBER 7, 2015 AT 2:00 PM.</b> <b>Motion to amend written notice of termination to the tenant from 90 days to 120 days:</b> Moved by Fritz and seconded by Novick. Motion withdrawn. <b>Motion to amend 3.01.085C tenant's rent or associated housing costs increase from 10% to 5%:</b> Moved by Fritz and seconded by Fish. (Y-4; N-1 Saltzman)</p>	<p><b>PASSED TO SECOND READING AS AMENDED OCTOBER 14, 2015</b></p>

At 10:52.m., Council recessed.

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A RECESSED MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS 7<sup>TH</sup> DAY OF OCTOBER, 2015 AT 2:00 P.M.

THOSE PRESENT WERE: Mayor Hales, Presiding; Commissioners Fish, Fritz, Novick and Saltzman, 5.

Commissioner Fish left at 5:28 p.m.

OFFICERS IN ATTENDANCE: Karla Moore-Love, Clerk of the Council; Ben Walters, Chief Deputy City Attorney; and John Paolazzi, Sergeant at Arms.

	<b>Disposition:</b>
<b>*1029</b> <b>TIME CERTAIN: 2:00 PM</b> – Amend Title 15, Emergency Code, to authorize Council to declare a housing emergency under specified circumstances, and define duration and Council powers during a housing emergency (Ordinance introduced by Mayor Hales; amend Code Section 15.04.030-15.04.040 and add Section 15.08.025) 3 hours requested for items 1029 and 1030 (Y-5)	<b>187370</b>
<b>*1030</b> Declare a housing emergency to address increased homelessness, identify Council powers, specify one year duration, waive zoning code, and authorize request to Governor for an emergency declaration (Ordinance introduced by Mayor Hales) <b>Motion to accept Mayor amendments to directive d to amend "shall" to "may" and "citizens" to "residents"; add directive f regarding biweekly updates:</b> Moved by Hales and seconded by Fish. (Y-5) (Y-5)	<b>187371</b> <b>AS AMENDED</b>

At 5:32 p.m., Council adjourned.

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



By Karla Moore-Love  
Clerk of the Council

For a discussion of agenda items, please consult the following Closed Caption File.

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

This file was produced through the closed captioning process for the televised City Council broadcast and should not be considered a verbatim transcript.

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

**OCTOBER 7, 2015 9:30 AM**

**Hales:** Good morning everyone, welcome to the October 7<sup>th</sup> meeting of Portland city council. Please call the roll. [roll taken]

**Novick:** Here **Fritz:** Here **Fish:** Here **Saltzman:** Here **Hales:** Here

**Hales:** Good morning, welcome. We have an interesting and full agenda this morning, so we'll dive right into it in a moment. First we'll have citizens who signed up for council communications. We have a practice here where we let five people, or today, only four, sign up for the opportunity to speak to the council on a subject of their choosing for three minutes, so we'll hear that first, and then we'll deal with our consent calendar, and then move right into the regular agenda. If you are here to speak on one of the items this morning. If you are not someone who has been set up for invited testimony, just let our council clerk know you would like to speak and she will make sure that you are on the list when we call people to testify. We exercise courtesy in this chamber so if you are here to speak, we want to make sure that we get to hear you and if you agree with someone, give them a thumbs up or wave of the hand but we also ask you not make a vocal demonstration to support them. Likewise to the negative, if you disagree with them, feel free to make a negative, polite hand gesture but no vocal demonstrations in favor or Against our fellow Portlanders' points of view, so we get to hear them all.

**Saltzman:** If anybody is here for 1024, the renter protection ordinance, that has been moved to 2:00 this afternoon. Thanks.

**Hales:** Before we proceed I want to welcome a delegation here from kuriyama city. Aikido japan, they are here with us, being led by Kuriyama mayor Noriyaki Subikahara and kuriyama city is about 25 miles north of Sapporo, which is our sister city, so want to welcome you, mayor and delegation here to the chambers. [applause]

**Hales:** Welcome to Portland. I am glad you are here. We have an amazing relationship with japan, because in part, we have this now 56-year-old relationship with the city of Sapporo, one of the first sister city relationships in the world, a program begun, among others, by president Eisenhower, who believed that -- friendship is a good thing to foster, and we have had a great partnership with japan and Sapporo, in particular. Wonderful to have you here with us. Let us move onto the communications items, no. 1009, please.

**Item 1009.**

**Hales:** Good morning, welcome.

**Pastor Jose Serrica:** How are you today?

**Good:** Good.

**Serrica:** Thank you for hearing me. Welcome, mayor from Korea, and it's going to be a good day for the indigenous people, as well, from what I hear. I've been a housing advocate for the last three years. My name is jose serrica and I'm a pastor. I gave away all my possessions three years ago and I decided to go out into the streets and go out into the homeless community to see what's really going on and experience sleep deprivation, malnutrition and regenerative sleep. How it affects the person and how a person's higher intellect is affected, thinking with their base survival thought process out there, which is, which explains a lot of irrational behavior with homeless people on the street. Two years

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ago, I spoke here. I quoted the pope by saying that the poor become the collateral damage of the wealthy. That has never been more prevalent than today, with out of control rents, lack of affordable housing. Homeless advocates, such as myself, are looking forward to a rush of flood of more homeless people coming out onto the streets. I have witnessed a family of six, with their 18-month-old baby living in a tent. I found a family that took them home with them. There is another family living up by Washington high school, with children living in a tent. They were thrown out of their house because of a no cause eviction. The thing that I am finding really disturbing is that there is a monetization of human suffering through the homeless market. It has become profitable for some people to create themselves six figure digits, as administrator in some of these places. Really, forgetting what it is, that they are trying to do. The only ethical business model is, basically, to put oneself out of business. Inevitably, yes, the poor will be with us always. But, they don't have to be living in our streets and dying in our doorways. Winter is coming. There is going to be some people who will die because of exposure. It happens every year. This year, I want to stop it. We need your help. There are certain areas designated or can be designated as campgrounds. A yurt community can look like a micro-community and be more tasteful for the community. Yes, there is going to be some ugliness to rehousing homelessness, and it will look a little bad at first but it will get better. Intel, had a chip that was going to show that it would have, to happen every 27,000 year, a flaw in the spreadsheet but the internet community said you have got to fix this, so Intel spent millions to replace it. We have a government today that makes flawed decisions every day, doesn't spend a dime on the mistakes they make. We have got to turn this around. Now, we have a perfect chance to work together to start using some of the ideas that I know that you, yourself, have been looking into. All these options were very viable, and I think that it's now time to save lives. To start thinking about the humanity that's involved here.

**Hales:** Thank you very much. Thanks for coming.

**Serrica:** Thank you.

**Hales:** Ok, let's take the next one. 1010. Please, folks. [applause] we only applaud for visiting delegates. Local people, we just have to give them a thumbs up. We get a special courtesy to visitors. And students, that's our other exception. So, let's call 1010.

**Item 1010.**

**Hales:** Good morning.

**Helen Ying:** Good morning, mayor and thank you, commissioners. So, I want to also say thank you for the new sidewalks in east Portland. Seeing how much it has improved the community there. But today, I want to come before you to address the lawlessness, behavior, example would be using drugs in the public, sleeping on the sidewalks. Setting up tents. I serve on the old town Chinatown organization, as the chair, and every time I share about that, with my friends, the first thing that they bring up are the concerns about these kinds of behaviors that they see. Most recently, one of our own board members was attacked while he was going home, getting into his car. Someone was trying to steal from him. So, even yesterday, when I was in old town Chinatown, one of the women who lives in the shelter came up to me and said, hey, you know, she thought that she knew me, and she engaged me in a conversation, and she says Where i'm from, she's from south Florida, we don't have this kind of people, you know, sleeping on the sidewalks. She's in a shelter, and that's her concern, and she was trying to tell me some ideas of how to fix this. A few weeks ago I went to Boston, with my daughter, first thing that she said to me, mom, I only smelled pee twice, so you know, so India says, she doesn't feel safe or does not want to run along our water because of all the behavior that's going on there. So, what I am coming to you, before you today, is to ask you, to consider being proactive in this matter,

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just like the gentleman who, you know, who spoke before me. I believe that we have to be systematic, as well as systemic, in how we do this work. So you know, and one of the things that I am talking about, is like what do we want our community, our Portland to look like 10 years from now 20 to 30 years from now. And we know that there is no silver bullet but I believe one of the most important things is to break down silos. I see a government working in silos. So, to talk about how to be focused. Collaborative at the same time, to connect the dots, to bring the public into the private efforts together to replicate what works. I toured the Portland rescue mission, just the other day. I see how you know, wonderful the work that they are doing there. And I heard about the north park Block efforts. I was in Boston, I visited Harvard. They have this project going, that's led by the students of Harvard to look at how to, you know, to separate the young adults from shelters of people who have been on the streets for decades. So, it takes leaders to work together, hand in hand and asking you, as our Portland council, to work together, hand in hand, to invest in human capital and resources, to look at a management plan and enforce the laws. Including mental health and addiction, have high accountability and support, to let our people know that you are lovable and capable. Thank you.

**Hales:** Thank you very much, Helen. 1011, please.

**Item 1011.**

**Hales:** Good morning.

**Charles Mattouk:** Good morning. Thank you for making this time available. We appreciate it. My name is Charles mattouk. My fiancé, Alicia, and I own the deli at 22 northwest 4th in old Chinatown. We live six blocks away in old town so we consider both our walk, work. Play neighborhoods. We have great neighborhoods. Both at the shop and home and feel the community around us. I have had the opportunity to live in several countries around the country and world and the thing that stands out the nest when comparing and contrasting Portland to all these major cities, is the fact that there are so many individuals that occupy the streets, every day, without shelter. It's tough for the individuals. I hear a lot of them screaming each day, and I think in the end, it's because people feel that they are not being listened to any more. There is nobody that cares. I care. I am sure that all of you care, my community cares, both where I work and live. It's obvious, but we just don't see enough action other than people caring sometimes. We need to forge ahead and make sure if someone wants to come off the streets, they have that opportunity. We need to encourage beautification. Perhaps, more of a houseless community to work in programs like clean and safe to clean up their streets and our streets daily so that at least we can be better, cleaner neighbors. The new 4th avenue intersection is opening soon. For now, people who cross Burnside onto the northwest side of 4th avenue towards couch find themselves unable to travel the entirety of the block on either side because of clusters that occupy people day in and out, mostly because they don't have many other options or some that choose to just not move. Most people that use my block use the asphalt roadway each day. On 4th, that's kind of a gamble. The trash that I get to clean up, it comes back each day. The one thing that I have been able to see over the last ten months working in the neighborhood has been building reports helps, speaking with individuals on a daily basis, on a weekly basis, getting to know people's names. After all, they are my neighbors. So, we just try to make better neighbors. It's worked, it's worked, it's worked for me, I have individuals who make it a point to borrow, broom. Sweep up once in a while. Who try to make it on my side of the block, although that just creates clutter on the opposite side for another business and another resident. There is no access or egress to parking spots. The city has the audacity to issue parking tickets to spots I cannot access safely. That's always a sore spot for me, and there is no access to bicycle spots that are completely overtaken by personal property. It does not

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promote people coming into the neighborhood. With that opening up, it seems like an intersection to nowhere, should we do nothing to law people to traverse it. I would love to propose no a lot everything areas where active residential units exist. Individuals need help. Most people are not bad people, just need attention, help and compassion, the streets should never be an option.

**Hales:** Thank you very much. I hope that you continue to stay involved with the old town Chinatown neighborhood association and the business association. They are doing a good job of working together on these issues. Appreciate the spirit you are bringing to that work, so thank you very much. Ok. One more public communication, 1012, please.

**Item 1012.**

**Hales:** Ok. He may not be here, we'll give him another opportunity. Let's move to the consent calendar. I have one -- no, I have no items yet pulled from the consent. Are there any requests to pull items from the consent calendar, the regular calendar? If not, then let's please take a roll call vote on the consent calendar.

**Moore-Love:** Mr. Lightning, your item is on the regular agenda. We'll get to that.

**Novick:** Aye. **Fritz:** Aye. **Saltzman:** Aye. **Fish:** Aye.

**Hales:** Aye. I believe we are ready to move into the regular agenda. Let's start with 1020, please.

**Item 1020.**

**Hales:** Good morning and welcome. This is a great day for Portland and a great day for our indigenous citizens. For those of the state. This is an idea that's come forward out of the community. Has been brought to this council for action. I know that we're looking forward to the discussion. To that action. You know, when you think about it, we don't really have power over history, but history has some power over us. History shapes the water course that our lives are lived in. And I think that there is some things that we can do in light of that history. We can remember. We can repair. We can respect.

Remembering is important. And it's important that we understand history. It's, actually, one of my favorite subjects. One of the things that i've been trying to do to better indicate myself about the true history of this country is read some of the great books that have been published over the last few years about our native American history. My current read, I got back from visiting my son, reading the heart of everything that is, the story of the leader of the souix, during the conflicts of the 1860s. Empire of the summer moon, about quanta parker, the great leader of the comanche. I think its incumbent on us, regardless of our history, to understand the history of our neighbors, our native neighbors, our immigrants who come here from so many other countries. So, it's the responsibility of citizenship, I think, to remember and to learn. I hope we all do that today. Not just today. The second thing that we can do is repair because there is still injustices and problems that flow from that history. One of the efforts underway in this community that I am so proud of is what the Portland public school district is doing Under the leadership of alenzo poe, and with the support of the black male achievement in the office of equity and human rights is they have taken on the fact that african-american boys and native American boys are disciplined, excluded or suspended or expelled four times as often as white kids. And no surprise, when that happens, several times in a student's life, they are much less likely to graduate and much less likely to succeed in their hopes and dreams. So, the Portland school district said, let's cut that rate of difference between native boys and african-american boys. The rest of the school population, let's cut that difference in half in a year. They are doing it. So, I want to praise the good because that's excellent work by the school district. That's one of the many pieces of work that we need to do to make sure that this is a city of opportunity, for everyone. And then, the third piece, is to, is respect, to respect the tribal communities that are here. That have always been here. That are part

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of our community life today. Again, I want to praise the good. Many of us here were involved in the opening of the Tillicum crossing bridge and in the planning, as well. And I think that that was a high water mark, if you will, in the relationship between public agencies and our tribal leaders in this state of planning a project. Then naming the project, and then providing public art for the project. Opening the project, in a way that really respected that history and the role that tribes have played here in our state. Again, I know many of you here were involved in that effort. So, those are the themes that come to me as I think about this issue here today. We are the home of the ninth largest Native American population in the United States. Our urban native community has descended from 200 tribes. The history of our indigenous communities is woven into the fabric of the city. It includes things like a shared commitment to environmental stewardship, which was so evident in the Tillicum crossing project so we're asking the council to support declaring the second Monday of October indigenous people's day. Encouraging other organizations and jurisdictions and businesses to join us. So I want to call some folks forward to address this. We have a list of invited testimony, but it will begin first with a song from Rebecca Kirt and members of the Klamath and ojbwe tribes. We are so glad that you are here. ¶ ¶ ¶ ¶

**Hales:** Thank you very much. Let me call forward one of the members of our human rights' commission. Matt Morton from Naya. We also have members of the Tribal council of the grand ronde, as well as other tribes, so let's take you first and call up the tribal leaders. Good morning.

**Hales:** Good morning.

**Se-ah-dom Edmo:** Good morning, first to our elected tribal leaders, within our presence, mayor hales, council, I am very honored to be here with you this morning. Not only as a tribal person, but as a person who was born and raised within the city of Portland, raising children in the city of Portland. Now, serving the city of Portland as a human rights' commissioner. I am a Shoshone nez perce and Yakima. The village where my family comes from is a village along the Columbia river. And I am just really overwhelmed by this first step that I see towards recognizing the legal and social foundations of what now is known as the city of Portland. Welcome you in a process to engage with sovereign tribal nations to engage with the community of tribal people here in Portland in making the city a stronger place, so I will just open with those comments and thank you for the step forward.

**Hales:** Thank you. Good morning.

**Matt Morton:** Thank you. Good morning. It is a really great day to be here. To be indigenous in Portland. It's a great week, knowing the actions that you are taking today, kicks off so much more from other jurisdictions within our area. I am matt Morton. I am from the [inaudible] tribe, and I have the privilege of serving as the executive director of the Native American youth and family center here in Portland. As mayor hales mentioned, we have one of the largest native communities in the United States. Over 40,000 native people representing hundreds of different tribes from all over the country. I am really excited to be here today. As mentioned, my hope is that the actions today only serves as the beginning of the support that Portland can offer our community as we seek a self-determined strategy to live and thrive in Portland. One such strategy in partnership with both public and private entities is a place that provides Native Americans and Alaskan native families with the stability and support necessary to break the cycle of intergenerational poverty experienced by natives living in the Portland metro area. We call it, at Naya, generations. It's the beginning of the way that things used to be. Combining 40 units of affordable housing, it was a community center and early learning academy on 3.5 acres in the Lents neighborhood, generation's offers families, and neighbors. Friends the love, the respect. The dignity that has graced so many other communities, but until now has been an elusive dream to too many natives living in Portland. In the coming

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weeks, I am going to reach out to each and every one of you and ask you for your support to make this dream a reality. Together, as partners, we can reduce poverty. We can improve health and wellness. Add the native community's own fabric to the patchwork quilt of Portland's success. As I close, I would like to share with you an excerpt from the great law, the constitution of the iroquois nations. Look and listen for the welfare of the whole people. Always in view. Have always in view, not only the present, but also, the coming generations, even those whose faces are yet beneath the surface of the ground. The unborn of the future nation. That's a really tall order. It's no wonder that this law served as an inspiration for our own American constitution. Locally here in Portland, its vision binds us together as we align our efforts and our investments with the need of both the present and the future native Portlanders. Thank you again for your action today. It is an absolute pleasure to wish you a happy indigenous people's day.

**Hales:** Thank you. Thanks very much. So, we have a number of tribal leaders here, let's begin with the representatives of the grand ronde who are here who would like to speak. Please come up. Thank you. Good morning.

**Reyne Leno:** Good morning, mayor hales. I am Reyne Leno, the tribal chairman of the confederated tribe of grand ronde, and some of our other leadership is here, as our council secretary, John George. Denise Harvey. I don't know if we got -- it's kind of like a test. Seeing who is here and who is not. It's a real honor to be here today, I really want to say that. I think that this proclamation of indigenous people is a really first step forward. We took great honor in being you know, using our language for the naming of the Tillicum crossing. That was very unique. That day of escorting the, you know, the tram across the bridge, the first time, I think, was historical for us. I think we are the people of this, you know, we carry the Willamette valley. It runs clear to the top of the mountains, on one side. To the east. The west side to the coast range, to the south, to is this one of the seven treaties, huge mounted ground, Portland lies within that. But, our relation with Portland is just not to the city. It's, actually, to the ground. I was thinking of that. I did an interview out in the hallway, and people said, one of the questions, when did you keep, start working on this. And I thought for a moment, where did we start working on this, for some of us around, at termination, I was five years Old. We started working on it in 1954 to tell our story. That's when the government is, by a piece of paper and said, you ain't indian any more. And to me, you cannot erase history and culture with a piece of paper and pencil, but you can do things like this to acknowledge the Native American people. So, our connection to Portland is with the land. As I said, in my interview, you can pour a lot of concrete. You can pour a lot of blacktop and what I down a lot of gravel, but it does not change for us, when we come here, we walk into the footsteps of the ancestors for hundreds of thousands of years. That is really important to us. So, to have you acknowledge that, by naming this day, is very great. I would also like to acknowledge all of our other Native Americans here. They come here for this day. Participate on Monday, so for me, this is a historical, moving day. I've been on our council for 20 years. Our battle to let people know what is going on and tell our story. We have gone as far as to create our own curriculum now, and we're working with some of the Portland schools to, actually, teach our curriculum in the schools, so it's a great thing. I just want to acknowledge all of what you have done. This is the first step forward. You just need to keep going in a positive direction, not only for Grand ronde, but for everybody. So you have this.

**Hales:** Thank you very much.

**Cheryle Kennedy:** Greetings from the confederated tribes of grand ronde. Appreciate this day set aside to me. It truly represents that there is a change in the hearts of people, that when people put their hearts and minds together, change can happen. I really appreciate that is what is happening today. And for the great city of Portland, to be able to,

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perhaps, to be one of the first in the nation, I don't know, but to establish indigenous day is truly, you will go down in history, showing the leadership that you have exhibited here today. I want to thank you for doing that. Especially, from the confederated tribes of grand ronde, we are close relatives. Our grandfathers were the ones who took care of the Willamette falls. We were the keepers of the falls. Our grandfathers were born there, treaty signers, of our treaties, so I, in particular, want to thank you for doing that. We also have a couple of gifts, but I believe that John has something to say before we make the presentation.

**Hales:** Good morning, John.

**John George:** Hi in our language, means hello, good day, to you, so we really appreciate this opportunity you know, and an honor that you are bestowing upon the native people here. I just wanted you to know that we are the ancestors of the people of this area, of the Clackamas, the Multnomah and the tuality people here. So, what an honor that it is that you recognize, you know, the natives here in this area you know, but also, today, to create a day. To also create a day, allowing native people to come and speak, you know, on the behalf of that. When a great celebration it is today for Portland to recognize that, and so as a tribal leaders that we always want to have the opportunity to have partnership, with our local governments. Our governments. Also, the opportunity you know, for the educational part of that, of telling you who the people are you know, that we always remember, you know, as we are, we are an oral people. So, that we always want to be able to tell our story. To always remember, let people remember who we are, and so in this, we thank you for this opportunity today. We would like to bestow gifts upon each of you for this. Thank you and welcome us into your home today.

**Kennedy:** We have a picture here. It's from the, on -- taken on the Tillicum ridge crossing, and it's a picture of our color guard. It is part of our color guard, a veteran from our tribe, and so we also -- it's customary to make a presentation, of friendship, a necklace to all of our friends. Thank you again. Good to see you all.

**Hales:** We will find a place of honor here in the city hall for that wonderful photograph that captures that moment. I was on that first train coming across the bridge. The excitement inside the train was something just like it was in the community, as that honor guard came across. So, thanks for capturing that nice moment in our city's history. So, I know that we have some representatives of other -- some Columbia River tribes here. Jeremy, Nicole, others, please, anyone from any of our sovereign tribal governments and communities that would like to come forward, welcome. Good morning.

**Jeremy Five Crows:** Good morning. Thank you for being here, commissioners and mayor Hales. My name is Jeremy five crows. I am a nez perce tribe. I am happy to report that I am a descendant of the nez perce banished from Oregon in 1877. Happy to report that I have found a welcome home here in Portland. The nez perce is one of four Columbia River treaty tribes represented by the Columbia River inner tribal Fish commission based here in Portland. Several years ago, I saw a piece of graffiti art near my home, and it read, everywhere you are, Indians have been. This is true. Every hill, every creek and meadow and forest, inch of the Willamette river bank, in this city has a story of its connection to the indigenous people who lived here or traveled here to utilize the Resources of the fertile Willamette River provided. People learned to believe the history of the land began in 1492 because that's where the books start. The European arrival in the Americas certainly was pivotal in history, however it was far from the beginning, for far too long, thousands of years of indigenous culture, history, learning, and wisdom has been be dismissed or ignored as prehistory, that has nothing to do with today. Sadly, all that many people know of the indigenous people who lived here is what they learned from the introductory chapter in their textbooks. Fortunately, times are changing.

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We live in a different era, there is a growing awareness that this is a painful reminder to the tribes. Actions like this declaration of indigenous people's day, helps with this healing, as well as promotes a greater understanding of the indigenous people, who are an important part of our shared American story. This declaration gives us the opportunity to honor the thousands of Portland citizens with indigenous ancestry, their culture. The sacrifices their ancestors that opened this landscape for everyone. It also gives us the opportunity to educate the city citizens by learning about the indigenous cultures of this place and what they knew about living here, the city is enriched with a greater understanding of the shared history. The traditional ecological Knowledge that could help to further the environmental and sustainability goals. The land upon which this city built, is built, molded the cultures of the tribes who called it home, just as a, as it continues to mold the culture of Portland today. The tribe is believed that we are of this land. This is true for everyone on earth. For all of us, this land is both the source of our strength and our greatest responsibility. This might be the most important teaching that the modern world could learn from indigenous people's cultures and experiences. I hope that of all things, this declaration brings, it is the realization that the indigenous people's story is part of all of our collective story. We are all connected to one another and to this place we call home. Thank you.

**Hales:** Thank you. Good morning.

**Nicole Charlie:** Good morning. Thank you, commissioner and is mayor hales, I am Nicole Charlie. I am [inaudible] from bend, the member of the confederated tribes of warm springs, one of the four Columbia River treaty tribes. Also a member of the Columbia River inner tribal Fish commission. Our creation story teaches us that we are created in this landscape. Our brothers and sisters, the salmon, the game, the roots. The berries offered to provide for us. As a result, we have a responsibility to help to take care of them. This relationship provides a cultural foundation that guides everything that we do. This culture foundation is often overshadowed by the tales of Christopher Columbus and the expansion of the west. These events forever changed our communities. Our families. The resources that we rely on. The creation of indigenous people's day would be an important first step in broadening our cultural education for Portland citizens. It provides an important platform to educate us about the cultures upon which the city of Portland has been built. It allows us to share stories about the sacrifices that have been made in the name of development. Highlights the struggles for a cultural way that defines our past. Our future generations. The city of Portland has a robust and proud native community. I grew up in central Oregon. Came to Portland for high school. Stayed for college. Stayed for work. So, it's my second home, and I love it. We can be found at pow-wows at pioneer courthouse square. Celebrating the first salmon at silo in the springtime. This is a great time to honor the culture and the sacrifices of our ancestors that opened this landscape for everyone. It's time to share the complete history of Portland and the creation of an indigenous people's day, is one step in doing that. Thank you very much.

**Hales:** Thank you both. Thank you very much. Are there other representatives of our tribes here who would like to speak? And give them the courtesies first, and then -- please. And then we'll turn to the sign-up sheet. Welcome back. Thank you very much for the honor song.

**Rebecca Kirt:** Hello, I am Rebecca kirt, and thank you, mayor and commissioners. I am an enrolled member of the Klamath tribes, also of ojibwe. Born and raised here in Portland, Oregon. I am the granddaughter of [inaudible], who in the 1970s and 1969. From there forward started the first Native American encampment pow-wow, delta park pow-wow. I just want to say one thing. That is that I, as a native woman, look forward to bringing my future children into a world where we no longer celebrate a man who caused a

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lot of pain to our native people, but rather, an indigenous day, where we are able to celebrate and embrace who we are as native people. Thank you.

**Hales:** Thank you very much. So let's turn, please, to the signup sheet, if we have others who would like to speak.

**Moore-Love:** I have nine other people. The first three, please come on up. Good morning, and welcome.

**Hales:** good morning.

**Marilee Dea:** Thank you, mayor hales, city council member. Hector miramontes for bringing this proclamation forth to make october 12 indigenous people's day. My name is Marilee day, I am a nurse practitioner. I am active in the cully neighborhood association, where Naya has its home. I want to share a book, because you love to read history, it's called, the indigenous people's history of the united states, and it's written by a doctor, Dunbar Ortiz, who, herself, is indigenous and we found it to be really past time to truly honor the indigenous people after reading this. If we had used the paradigm, of the native people, to protect our environment, our watered, air, land. Forest, for future generations, actually, for seven generations, we would not be in the fix we are in right now of warm water in the Columbia and fires, raging everywhere, inner drought. I urge the city council to, to pass this proclamation, excuse me, to honor all of the treaties. To consult our indigenous elders whenever the natural resources are at risk. Such as the fossil fuel exports. The fossil fuel infrastructure. Thank you very much.

**Hales:** Thank you. Good morning.

**Milt Markowitz:** Good morning, mayor. City council members. My name is milt Markowitz. I am the first of this group who is not native. My grandparents are from Russia. Germany. I want to commend you first for having this day, for doing the listening and doing all the work that you are doing. It's very incredible. It's -- I am proud to be a Portlander. And I was born and raised in Portland. I went to hillside chapman grade school, to Lincoln high school. Then I went to Whitman College, the navy. Worked for ibm where I was fortunate enough to return to Portland for the end of my career. And part of that work, in ibm, probably the most significant work was working with other cultures and seeing how other cultures really think differently, and it's wonderful to have the Japanese delegation here because it was from the Japanese that I learned to see manufacturing as a living process. It's very different than is seen in most American. Something to be learned from, I think. I became a pro bono consultant after I retired, got into education a bit, but mostly I got into sustainability. The indigenous sustainability message was the only one that made sense to me. It was about finding balance and harmony on the earth, about having ecological integrity, social harmony. And having an economic system that was consistent with the guidelines of what's necessary to keep the ecological integrity and social harmony. It's very different than the society that we have today. I helped the sustainability company start up. Found from that work, that I needed to go back to school and I needed to understand the consciousness of the garden. I needed to understand living systems. And I did. And what I found out was one of the things, of the many, was that the theory that underlies the sustainability is living systems. And that makes sense, I think, to everybody when they hear it. But, if you think about the work that we're doing, you don't see a living system anywhere. You don't see an understanding of it. You don't see it. It's not part of the stem standards. It's a piece of work that's really missing. And it's so present when I hear the native people speak. My current work is infusing indigenous wisdom into western cultures. I go about it with the following assumptions, which are a little harsh, but off the path for today's celebration. I will share them with you. The western world has institutionalized not being sustainable. We find that in business and in politics and in religion and in education, everywhere. Is the consciousness that creates a problem,

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like we're having now, with global climate change, which is overwhelming the changes, the good things that we're doing, is [inaudible] Sufficient for solving the problem. We have to find a difference for solving --

**Hales:** I will give you a little more time.

**Markowitz:** Current actions raise consciousness. Our desired state is homo stasis. We have lived in 24 states for a millennia, the work that I did when I went back to school, I developed curriculum. A curve of hope. I developed archetypes for sustainability and a living system curriculum. I am not saying this to toot my horn, just saying these bridges, I think, are what we need to be able to listen to and appreciate and live the way that people have lived for millennia, so thank you again and I appreciate your openness and listen and learn. Welcome to the opportunity, welcome the opportunity to share more in-depth.

**Hales:** Thank you very much.

**Dante James, Director, Office of Equity and Human Rights:** Good morning, council. I am Dante James, the director of the city office of equity and human rights. Besides that, as a fairly recent transplant of Portland. An employee of the city of Portland, I am truly grateful and honored that I work for the city, as the city of Portland, truly leads the way in making this recognition for native people's today. This day is symbolic, as you can see all around you. What you have on your neck. It's symbolic. But, it's also a promise. A promise not to forget what the Symbol means. A promise to remember that this is the first step. In acknowledging and creating greater awareness of native peoples in this community. And what they bring. How they have been left out of so many things. And so the promise for future generations is what I would hope that we can put in place that this day will always mean something. To everyone in the city. This is my somewhat official request, I would encourage the adoption and acceptance of this resolution, naming indigenous people's day.

**Hales:** Thanks for the work of your office and our commission in preparing it and getting it ready today. Thank you very much. Let's take the next one. Come on up, please.

**Hales:** Good morning.

**Dyame Thomas:** Good morning. [speaking in another language] hello, I am Dyame Thomas. I am a former Multnomah commissioner in 2011. I am going to keep this really brief. Growing up, I was never talking the real truth in school, we were taught to praise Columbus for his discovery. I think that it's time for people to know the actual truth of what really happened because something so brutal should never be shown as heroic. The indigenous people are still here thriving, were here long ago. Indigenous people will be here many years after I am gone. That's all, thank you.

**Hales:** Thank you.

**Hales:** Good morning.

**Charles Johnson:** Good morning, commissioners. For the record, I am Charles Johnson. I think before I say anything else, I want people to write down six letters of the alphabet, c, r, i, t, s, c. Columbia, river, intertribal, Fish commission. It's been mentioned before, but we're all connected people so whether you dot org that or put it in Facebook, it's more of a chance to learn about the survivors of genocide and the survivors of land theft and dishonesty. Many of us, people who have migrated to Portland, in the last 200 years, can say, oh, my ancestors didn't even come to the United States until after the worst genocide of manifest destiny. We are still living on stolen land. We're still, in many ways, blind, rude. Insensitive about the injuries that have been caused to the four tribes that are in part of the intertribal Fish commission and the many other tribes along the river up past, to the reservation. Throughout North America, really. So, it's incumbent upon us, regardless of when our ancestors came here, whether we're first generation Americans or mayflower Americans, to do the right thing, to assist, to partner with, not assist. They have

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brilliant skills and knowledge that will probably save us during the climate chaos. But, we need to partner with them, respectfully, to stave off that climate chaos. Deal with the incoming climate refugees, that Mr. Novick is advising us about. Make a space for true leadership for people from the indigenous tribes. Also, reduce barriers to indigenous people from all over North America. We know that there are now probably hundreds of thousands of immigrants from central and South America, working very hard to help us to build a great community here in Portland. We want to make sure that we do everything in our power to reduce the barriers and the oppression for people whose roots go back here tens of thousands of years. Make more space for the leadership of the grand ronde, warm spring's tribe. The descendants of the Multnomah and Clackamas people. Really know that it's not that important for us to step up and take leadership positions, but to step back and to hear the voice of native women and men to this area. Thank you.

**Hales:** Thank you both very much. Next, please. Good morning, welcome.

**Idallis Riggs:** Good morning. [speaking in another language] Good morning, everyone. My name is Idallis Rigs. I come from the one who walks around people born for many goats' people. My maternal grandparents are of the Bitterwater people, and my maternal grandparents are of the Edgewater people, and I am from the tribe of wild cat peak, Arizona, and currently a second-year student at Portland state university. And on behalf of the student community center. [inaudible] also the community member, i've been here for six years. I would just like to say thank you. It's a real honor to be here. To have indigenous people's day because I personally am very traditional, and I like to share my culture and my tradition, and this is a first step to doing that to teaching others about ourselves. About our history. What we went through. Sharing our knowledge with them. It really means a lot to us indigenous people. Thank you very much.

**Hales:** Thank you. And we appreciate the student leaders from Portland state, so thank you for that, taking that responsibility. Good morning.

**Ed Edmo:** Good morning. I am Ed edmo, shoshone [inaudible] from yakima. Thank you for the leadership of the city. I am a leader, also, I am a great grandson of chief aramu from the shoshone tribe. I was born on the Indian reservation in 1946. My mom [inaudible] on the river for 68 years, a long visit. I commend you on this project because in school, I was raised with a lot of prejudice in the dalles, Oregon, we were only allowed to eat in the dalles, there were signs saying, no descendants aloud. The white people would spit on me, I was raised with over prejudice, so I carry that hurt with me. Try to drown it in wine. Spent years on the streets. Been underneath every bridge except the Fremont. I am in recovery today. It's important that we help those that want help. We know people need help, but it's good to offer these things. I know the officer with the parks, he's a kind man who is offering assistance to the homeless, to get services, not to bust them, you know. It's good work that the people are doing with that event, to get people off the streets, to give them shelter because it's cold out there. It rains a lot, you know. And I see a lot of death in my family. My nephew drank himself to death. Being on the streets you know, so I have seen that happen. When we are, what we are talking about here is respect. Tell an Indian legend, I need everyone's help. Can everyone go like this and make noise like a snake. Everyone. I know that you people, I know you have got a mean face on so put the mean face on and do a snake. A long time ago there was a man named snake, with arms and legs, snake liked to run race and is climb trees, most of all, he liked to jump off cliffs at the sand. He would say that. The night when the snake was asleep, they snuck in and cut off his arms and legs and rubbed medicine on him. Everyone get your hands up. All night, roll snake, roll snake, roll snake, roll snake. Singing a magic song, help me say it, everyone, roll snake, roll snake, roll snake. Everyone gets your hands up and help me say it. Roll snake. Roll snake. Roll snake. Sang the magic song,

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come on, Dan. Roll snake. Roll snake. Roll snake. And sang the magic song. And roll snake, roll snake, roll snake. And as the sun was coming up, up in the east, snake was long and round. You know how snakes look today. He slithered away beneath people's feet. Snakes were everywhere, they know what people did to them a long time ago. What do snakes say when they see the human means nowadays? Thank you. We tell that story to have respect for the people's differences. Thank you for the respect you are bestowing on us by making the indigenous day. Thank you.

**Hales:** Thank you very much. [applause]

**Hales:** We'll suspended the rules for that.

**Leo Rhodes:** I want to thank the council for this -- putting indigenous people's day for Portland. Like the young lady here, I am from the southwest, also, from pima, from the hila Indian Reservation, and that's one of the things, about the great plains' people, the sioux, a lot of the people are thinking, all the tribes, are like the great plain's people, my people, you know, we do our dances and we do have our singing, but also, we're about our drawings. Pottery. When you come up here to the northwest you know, it's a totally different culture up here, which I enjoy going to different tribes, or different areas. Learning about those cultures. And that's what we need is more education, like this bringing it more. I am a homeless advocate. I have always talked about homelessness and also, up in Seattle, I was one of the board members of a place called Chief Seattle club, which was a Native American shelter. I was the dishwasher but also a board member. As a board member, I was the only homeless person on that board, so they asked, what can we do for the homeless people? Or what should be the mission statement? I told them, we need to get the drugs and alcohol out of their system. And when you do that, there is an empty feeling, inside. And so, we need to put the prayers. The singing. The drumming. You know, all the people back into their system. So, to me, this is kind of the same way, the native Americans, that's how they feel, they feel lost because they don't have Something like this that brings out their culture. Everybody helps on out with it. They do have the pow-wows, yes. That does come on out. But if it's a bigger, broader expansion of the whole state coming on, I mean, that is even better. Or the whole city coming on, that's even better. So this is what i'm saying, is that making these ties or bringing this on out, it would make us stronger, working together, I am also, also, would like to say that the gentleman that was asking about the affordable housing, yeah, I would like to get on that project, you know. To help out the less fortunate. The Native Americans and helping out with that part, too. I would encourage you to make sure that this does happen. Thank you.

**Hales:** Thank you.

**Fish:** Can we get your name in the record?

**Rhodes:** Leo Rhodes.

**Hales:** Thank you, Leo. Thank you very much. Are there others signed up?

**Moore-Love:** That's all who signed up.

**Hales:** Anyone else would like to speak who hasn't signed up? Unless the counselor has questions we'll take a vote, please. Of.

**Novick:** It's a great honor to be part of this day. I grew up at a time when some people in the United States were beginning to think about the treatment of indigenous peoples, I grew up reading Custer died for your since. Bury my heart by d. Brown. Following the work of the American Indian movement. Years later I was working with the justice department, one of my best friends was kalen free, from the choctaw nation. There was these celebrations at the Washington mall. She was out there with a group of protesters. Somebody from Australian television came up to her and asked her, why are you protesting? She said we don't celebrate is the birthdays, ted Bundy or son of Sam so some

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of us indigenous people don't understand why people are celebrating Columbus. There is a couple of things that one national, one local that we can do to honor the native people that I want to bring up. There is a move to get Andrew Jackson off the \$20 billion.

Replace him with a woman. Andrew Jackson. Partly, it's about honoring women but also partly about the fact that Andrew Jackson was the guy who sent the choctaw creek Cherokee and seminole away, the five civilized tribes, away from the southeast, forced -- ed -- forth -- forced them to go to Oklahoma, so simply removing him and replacing him would honor people there was an online vote as to who should replace him. I voted for the first female chief of the Cherokee nation, but Harriet Tubman won the votes, so it would be a good candidate. Also, locally, I apologize for having, not having done something earlier, I noticed in my neighborhood, Multnomah village, there is a Custer park, which is named after George Armstrong Custer. And this, month, I confessed, I e-mailed the chair of my neighborhood association, saying can we initiate a process to change the name of Custer Park to something honors the native people. An obvious choice would be crazy horse, if we are talking about Custer, but we should take a look at some phrase or name honoring local native tribes or leaders. So, I asked, I am going to, join me in those two efforts. Thank you very much for everything, everybody has said today. Thanks for joining us. It's a great honor to be part of this today. Aye.

**Fritz:** Thank you for honoring us with your presence this morning. And some people will say that this is tokenism. It's not, it's a symbol, it's a nudge to commissioner novick. I've been encouraging to submit that request for quite some time, and I told him as parks commissioner I will be very happy to entertain a suggestion for renaming that park. I think that the native people of this area. Particularly, the confederated tribes of the grand ronde, under cheryle Kennedy, who in my first term, arranged a training for city council staff and for city council members. It was held in the Portland building. I met with, with, walking into the Portland building, where Chairwoman Kennedy, and she said, welcome. And I learned and came to understand that this is -- I stand on tribal ground. And that even though I thought the Portland building was something I reserved a room for, it was, in fact, I do that because at the treaties, which assigned me the responsibility to do that through the treaty with the tribe. Or the treaties of the 1850s with all the tribes, so that was very, very helpful to me to understand that. We then helped write the tribal consultation policy, which I believe has been very helpful in formulating first the Portland plan. Now the comprehensive plan. Has had some significant influence in very important policy decisions, especially the western island decision and other river protection efforts. I need to mention right now patty Howard, who can't be here today, she's sick but she worked for seven years with the Columbia River and tribal Fish commission and has taught me a lot about the treaty rights, especially with regards to Fishing and the rivers. It's a great partnership to know that the sovereign nations are continuing to look after the lands of the ancestors. The Columbus dude, was not English. I am so happy that he was not English because there is so many things that I apologize for, that my ancestors did, including the subsequent invasion of this country and the genocide that happened. I am truly sorry that my ancestors did that. It gives me even more reason to need to make practical amends. So in addition to the policy changes, and this hugely important symbol, which I am very proud to support, we've been doing many things, starting with new emphasis under mayor potter, continuing under mayor Adams and thank you, mayor, for your continued leadership. We have been supporting native people through the diversity leadership program through the office of neighborhood involvement. I was very happy last week to be with council member George at the Oregon Native American chamber where we gave scholarships to native youth just so fantastic. We support them on the youth commission. We had a member testify here, Rebecca Kirt, our honor singer, so beautiful, didn't mention

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that not only was she a youth commissioner, but she won the spirit of Portland award in 2010. So, we have a new history of our native peoples and our sovereign nations here. We're putting the money behind it. I appreciated commissioner, Saltzman for his leadership on the generation's project. So it's not just the renaming and the symbolic resolutions. Its practical assistance, and we must do more. We have -- we owe a great debt and very much appreciate the ongoing partnership. Thank you for being present and honoring us with your ceremonial drumming and singing and being at the opening of the south waterfront greenway, as well as the Tillicum crossing. I am glad that people across the city are thinking, who needs to be invited and who, who should be at the table and who should be honored. This resolution honors our great sovereign nation. Thank you. Aye.

**Fish:** I am proud to join with my colleagues in thanking all our honored guests for being with us today. Thank you for the gifts. And thank you for the powerful words. The last time that I spent with you was when I was invited to join you at the opening of the Tillicum crossing. And it's a singular honor to march with the grand ronde and the larger family of Native Americans here in our metro area to be the first to march across the bridge. In fact, ahead of the streetcar. The max train. And I march with Paul Lumley and Phillip and matt Morton and many others, and it was a profound honor. We have a shared destiny in our city. We are inextricably linked. The next challenge on the horizon is superfund. We have a shared interest in restoring the Willamette. We are -- we each have different legal responsibilities that we bring to the table. In the next couple of years, superfund is going to become very real. And so we look forward to working with you. In the broader community to get the cleanup right, so that Future generations can have a healthy and restored river to celebrate. Mayor, thank you for bringing this resolution and I am honored to vote aye.

**Saltzman:** I also want to thank mayor Hales and the tribal leaders for bringing this proclamation to us today. I think it's very important. It's been very an informative session that we have had this morning. I mean, it's no secret that our stream of indigenous peoples is shameful. This is one way, one small way to make an amend. An important one, for us to recognize. I am very pleased to support this. I also, when I first got to the city council, in the late 1990s, I led the effort to create our office of sustainable development. A lot of people, sustainability is a big concept today in Portland, a part of our economic future. Part of how we view ourselves. But, you know, it's, it often has convoluted definitions. You ask any three different people. You get three different definitions of sustainability. I like to keep it simple, and I think it's really building on a native concept, which is sustainability is simply living lightly on the land. I think that conveys a lot to people, and I think that that is what you have helped, so I am very honored to support this proclamation today. Thank you. Aye.

**Hales:** This is a great day. I am so proud of our city. Thank you to this council, for their full hearted support of doing the right thing. I want to thank and respect the fact that we have had leaders of sovereign nations here today. Both tribal elders. Youth leaders who are a part of the next generation of tribal leaders in our community and leaders in the community life here through organizations like Naya. Matt, thank you very much for you and your organization and all that you do. I want to return to something commissioner Fritz said. I think its characteristic of who we are as a city and why this matters. And that is, we are a city that is, actually, making an effort, being mindful, about being inclusive. Not just hoping that we'll get there, if I can be forgiven to returning to the analogy of the river, we can drift and hope, or we can paddle to where we want to go. So, thanks to having a paddle. I will keep that in mind. We should, actually, decide that we want to be a community that is inclusive, that celebrates all of the amazing variety of cultures that we have in our city now, and particularly, remembers and respects the native cultures who were here long before. So, this is a good day. I am very proud to be part of this council. I

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am very proud to vote aye. Want to suspend the rules so that we can just celebrate Indigenous people's day. Thank you all very much. [applause] we will take a recess. Take a recess for a few minutes. Thank you all. [recess taken]

**Hales:** Let's move to item 1021. Without objection that's going to be rescheduled for council action on October 14th. And 1022.

**Item 1021.**

**Item 1022.**

**Hales:** Second reading, roll call vote, please.

**Novick:** Aye. **Fritz:** Aye. **Saltzman:** Aye.

**Hales:** Very happy to vote aye. [gavel pounded]

**Hales:** Thank you. 1023.

**Item 1023.**

**Hales:** Good morning, miss moody and Mr. Kovach.

**Christine Moody, Procurement Services:** Good morning, Christine moody, procurement services. Before you, the procurement report recommending the award of a price agreement for hydrants and valves that will be used to supply the hydrant installation and replacement programs, that anticipates replacement of approximately 300 hydrants and 675 valves each year. In July of 2015, the city conducted a competitive bid. Two responses were received. Mueller Company has the lowest bid, at 5,220,000 for a five-year contract period. And I will turn this over to ty to talk more about the program.

**Ty Kovach, Water Bureau:** Good morning, mayor and commissioners, with the water bureau, just wanted to share that a lot of people don't necessarily think about the water bureau when they think about fire hydrants. It's a huge component of our distribution system not only for fire suppression but also for water quality purposes, we use it to provide potable water for people in emergencies. They are a very important part of the system, and we have hydrants all over the city that were installed in 1895. And you can look in your own neighborhood, and there is a variety of them. If you look at the barrel of a hydrant, it will say the year. All over the city, we have 1895 hydrants, which on one hand is really cool because that is a, a great amount of longevity for something that our predecessors in the water bureau installed. But, I also think that it's really important that we have a robust and ambitious maintenance program to make sure that the people can count on what we're putting in now for the next 80 to 100 years. So, in the last three years, we have tripled the amount of hydrant maintenance. We have installed or replaced about 300 or 350 every year. We have also done the same with valves. There is 45,000 valves in the city. They are like the offensive line of the distribution system, because you don't think about them until one of them doesn't work, and you have got your hands full.

**Hales:** A good metaphor.

**Fish:** The Seattle Seahawks might ask for some valve.

**Kovach:** They could use some valves to protect Russell Wilson, for sure. This is something that we really increased over the past couple of years. It's driven the need for us a long-term contract established. This contract gives us five years that recognizes the change and the pace that we have had in maintaining these key pieces of the infrastructure, so we respectfully request your support for moving forward with this contract.

**Hales:** Questions?

**Fritz:** I remember we authorized you to get this so good work to procurement services for getting it done quickly. I have a question about what do we do with the old ones? Recycle the metal?

**Kovach:** We, actually, turn them over to the scrap provider, which is a separate contract that we have. But, the old ones are scrapped. Some of them are salvaged, the ones with

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breakaway flanges and modern components that can be replaced but the ones from 1895, are well beyond their useful life. They are sent to the scrap yard.

**Fritz:** Do we get money for them?

**Kovach:** I don't know that we -- I don't know that they are worth very much. I don't know the answer to that, but I could get it for you.

**Fritz:** I am interested because it seems like they are heavy so you would think that there would be a lot of metal. Are we saving one or two for historical purposes?

**Kovach:** We have -- if you drive around and evaluate the hydrants in the city, as you do if you start having this on the radar Screen, we have a wide variety of styles that have been installed over the years. Some of them are real straightforward. You don't notice them and others are unique so we try to hang onto the unique ones.

**Fish:** When we open the interstate maintenance facility, we put a couple of our historic fire hydrants out but we have some real treasures in the stacks, at that facility. So, if any of my colleagues would like to come and see some of the pieces of history, that we do have, the Benson bubblers that we have in storage, the fire hydrants and equipment, it's cool. We would be very happy to host that.

**Hales:** Commissioner Fritz may be onto something. I would not have thought there would be any retail to pieces of old airport carpet, so, maybe there is a souvenir value, or at the least the parks bureau might want one or two for the dog parks but it seems like there might be a reuse opportunity rather than simply a recycling opportunity out there somewhere for someone who is clever enough to figure out how to market something like airport carpet.

**Fish:** We will be happy to look at it. We spun off, and now we get money for others, manufacturing it, if we discover there is a market for old fire hydrants, maybe there is a website where dogs bid against them, for nostalgic reasons. We'll take a look. That's a good suggestion. Thank you.

**Hales:** Ok. Other questions? Thank you both. Anyone else want to speak on this item? If not, a motion, please.

**Saltzman:** Move to adopt the procurement report.

**Fritz:** Second.

**Hales:** Discussion? Roll call.

**Novick:** Aye.

**Fritz:** Mayor I think you have a good thought about who would be selling the carpet for a door mat so I think that there might be people who would like one of these for decorative gardens or whatever, so I am pleased you are going to look into it, thank you. Aye.

**Fish:** I want to thank ty, as you know, we keep ties doing day-to-day work. This is one of those rare occasions where the director did a great job. I started visiting the call center. We are very proud of the customer service that the bureau provides, to a lot of people. And the reason pci compliance journey, that's impacted all of us, meant that for temporarily, we have had to suspend auto pay, and that, necessarily, that inconveniences a lot of people, up to 32,000 customers, and so there's been almost a 50% increase in the calls to a call center that's already has a very high volume dealing with customer concerns. One measure is how few mails we have gotten from customers unhappy with the service we got so we went over today, mike and I thanked them. We brought doughnuts and coffee, their sort of the unsung heroes of our work. Their people behind the scenes interfacing with customers and this morning we said thank you for doing a wonderful job during a very challenging transition and today I'm pleased to vote. Aye.

**Saltzman:** Well on behalf of Portland fire and rescue we want to thank the water bureau for this contract and I don't know the report has a very interesting—my favorite little trivia

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which is we have 14,000 fire hydrants in our city. I find that really fascinating, but anyway we need these and it's good to get this contract approved. Aye.

**Hales:** Good work Aye.

**Hales:** ok 1024.

**Item 1024.**

**Hales:** welcome our innovation team. This is a great but relatively modest success story in terms of cost and size but is having an outsized impact on the bureau coming up with great ideas. We had this interesting process which we'll hear more about, lots of competition, lots of ideas, and i'm really pleased about the package of projects that have come forward. So welcome and good morning.

**Jane Braaten, Office of management and finance:** Thank you. Thank you, mayor, members of council. I'm Jane braaten, business operations manager in the office of business and finance. We're asking for four innovation fund grant projects and five micro grant projects totaling just under \$400,000. An emphasis on equity and opportunity. On behalf of the proposers on the review panel we want to thank the mayor and council for continuing to support the fund. Many proposers continue to let us know they could not have made their ideas happen without your support. Since we last came to council at the end of July we have also held listening sessions with our proposers and review panel to pick up more ideas on how we can continue to make our process better. Our innovation panel gives their time and expertise to this project and we want to thank as many of them that are with us today. We have community member's warren Chan and Gail Mandel and city members' Sam Hutchenson, Leslie Goodlow and Robert Walker. Our proposers work hard to come up with these new ideas that they are sending off to the review panel and to us and we also want to thank them today. If all of our proposers who are with us could please wave we want to thank them for continuing to bring these ideas forward. Just briefly on some background our innovation fund major grants are for projects that are \$20,000 or more and our micro grants are for those typically \$10,000 or less or up to -- 20,000. We invited our proposers to answer questions and give feedback. The panel then narrowed down the list of 34 to the nine proposals they are recommending to you today. Some of our proposers are actually getting feedback from one round polishing their proposals, bringing it back and getting review panel funding. So we have some success stories in our alumni network of proposers that we're little trying to share as well. Right now I want to introduce Janet storm from business operations. She served as the primary contact for all of our proposers and review panel and will be introducing you to a couple of our innovation proposers who look forward to giving you a short overview of their projects. I'll be back to answer any questions.

**Janet Storm, Office of Management and finance:** Good morning. I'm Janet storm, management analyst with omf business operations. I coordinate the grant proposal process you just heard about. We wanted to share a little bit more about that with you today. So i'll go into a little more detail. On July 13, omf business operations put out a call for major and micro grants looking for creative ideas, all city employees were notified that we were looking for ideas which promote equity and opportunity in city government in our community, improve customer service to the community and save time or money for the city. It's partners or our community members and improve city services or generally make things better. From their own bureaus as well as to help them identify cross-bureau partnership opportunities. We then forwarded those 34 proposals submitted by 14 bureaus to the innovation review panel. The panel was asked to evaluate the proposals based on a few filters. We asked do you think this is innovative? Does it show strategic creativity? Taking other funding sources into consideration such as the operating budget is the innovation funding the most logical for this proposal. Is the proposal actually feasible?

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Do you believe that the proposed project can be achieved within the estimated budget provided, are the key partners confirmed to be on board with this effort, and does this project advance equity, does it save time or money? Does it provide opportunity and is there a potential for greater benefits with broader applications city-wide. Through a facilitated discussion we agreed upon the funding for the projects before you today. We invited five proposers to share their individual proposals. So first I would like to introduce Elizabeth Mahon from the Portland bureau of transportation. Piloting the use of renewable power in public spaces.

**Elizabeth Mahon, Portland Bureau of Transportation:** Good morning, mayor Hales and commissioners. I'm Elizabeth Mahon, project manager with the bureau of transportation here to talk about pbOT's innovation grant request for piloting the use of renewable power in public spaces. PBOT is currently working with the bureau of environmental service and the gateway community on development of an under used piece of right of way at 112 and Halsey. This area, which is commonly referred to as the east entry triangle, will provide much needed green and open space to this under-served community in east Portland including the Park Rotates and Hazelwood neighborhoods. After three bureaus worked with the community for six months to develop the concept for the triangle we continually received requests to highlight the areas designated as an eco-district. In addition the stakeholders asked if we could use solar technology to power the lighting at the site. They would like the triangle to be a demonstration site with a kiosk that educates the community on solar power and how it could be applied in a residential setting. Initially pbOT shied away from this one because we have not had much success in the past using solar technology and this is because of environmental conditions or heightened maintenance requirements. However when we heard about the next round of innovation grants we decided to explore just what it would take to successfully use solar technology on our facilities. We would like to develop a solar powered system to power all of the lighting at the site as well as the rapid flash beacons that will safely get pedestrians to this new plaza. Then determine the level of maintenance and the true life cycle cost that are required to make this project a success. Then based on the result of this project we'll be able to determine how and when it could be applied on future construction projects and future pbOT facilities. We know using this technology can help reduce our carbon emissions and contribute to the city meeting its climate action goals. We're also eager to determine if applying this technology will save the city money in the long run. Over the next year once the site is constructed we'll be studying the amount of power that's actually generated from the solar technology as well as determine the level of ongoing maintenance and operation costs that are required, then look forward to reporting back to the city council on our findings. On behalf of the community and pbOT I would like to thank you all for this opportunity and then I'm glad to answer any questions you may have.

**Hales:** Questions for Elizabeth? Good presentation. Thank you very much.

**Mahon:** Thanks.

**Storm:** Next we have Matthew Shibold, from the Portland housing bureau, speaking about improving access to affordable housing.

**Hales:** Good morning.

**Matthew Tshabold, Portland Housing Bureau:** Mayor Hales, commissioners, I'm Matthew Tshabold of the housing bureau. So the proposal that the housing bureau submitted is improving access to affordable housing. So to kind of set the context one issue we have known for a while that we needed to work on an area for improvement is the ability for rental households to find out exactly what rental units were supported by the city of Portland through a direct financing of one of our regulatory programs as well as the application process to actually get into those units. So as it currently stands the city takes

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a fairly passive role in the actual application and rental of the unit. There are a number of partner property management companies that advertise vacancies in the units and that facilitate the application process for rent your household that can create difficulties because the regulated units are managed by a host of partner organizations and so these households have to go to many different websites or organizations to find out not only about the regulated units, their cost and availability but to actually submit an application, pay an application fee and this happens multiple times. So with the expansion -- looking forward as the city and you all as the city council have moved forward on increasing the tax exemption for rental units through the city's multi-program, as the city increasingly looks at getting affordable housing through the density bonus as well as zoning outside the central city we anticipate an increase in the number of property management firms joining the regulated affordable housing industry. That's a good thing. We need greater supply of affordable housing. But that can have a potentially negative impact on the renter households trying to access housing. As you increase the number of companies managing units you increase the number of companies that individuals need to call or visit web sites or visit offices to get information. So this proposal is to develop a web application that will not only identify all of the city's regulated affordable housing units but facilitate the application to those units by listing when the units are vacant regardless of what property owner and property management firm is administering those units then provide a process on the back end to facilitate note vehicles of vacancy and an application process. The analogy I have been using that I think has helped folks understand is government jobs.com. It acts as a conduit between individuals applying for a job in government service and any number of government agencies, city, county, state, and other governments around the region to the applicant all they see is one applicant profile they have to create online. They see a comprehensive list of openings and then the web application facilitates their application to the job to the city government, government in general. They can post their jobs on this site and they get applications from multiple sources. That's the premise behind this proposal. We would like the housing bureau would like to thank you for the opportunity to move forward on this if possible. I'm happy to answer any questions if you have them.

**Hales:** Sounds good. Any questions? Thanks very much.

**Storm:** I would like to ask Morgan Masterman of the Portland development commission to come up to discuss bridging the digital divide for disadvantaged businesses.

**Hales:** Good morning.

**Morgan Masterman, Portland Development Commission:** Good morning. I'm Morgan masterman. I manage the Portland development commission's micro enterprise and small business development program. I'm joined by my colleague enoch aidry. The micro enterprise and small business development program is a city funded program that provides approximately 500 local small businesses with technical assistance annually. Typical services include business planning, financial analysis, marketing and access to capital. We support an extremely diverse group of businesses. Last year approximately 75% were owned by people of color, 70% owners are living at or below 50% of the median family income. 60% are female owned businesses, and 40% of business owners have limited English proficiency. We have intentionally structured our program to provide targeted outreach to the neighborhood prosperity initiative and main street areas. Last year 40% of those businesses participating lived or worked in those priority areas and an additional 350 businesses and entrepreneurs were served through our npi and main street office hours service model. One issue they often face is web access. If you're familiar at all i'm assuming you're familiar with the work of the office of community technology and their work on digital equity. They defined it as having access to the internet as well as hardware

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and education around knowledge of how to use the technology. We recently learned about 65% of the businesses on our program lack website and more than half have no web presence at all which would include things like a Facebook page or yelp site. In this digital age lacking a web presence makes it difficult for a business to scale and plan for long term survival. Research and feedback from our partners in the community have identified several barriers that prevent disadvantaged business owners from establish a presence including limited knowledge of the technology, language barriers, limited time and resources, as well as limited access to the internet. With this funding we plan to develop a web clinic to support 75 to 100 disadvantaged businesses and through this model businesses would receive one on one advising, a customized plan outlining how they can enhance their web presence, support to implement their plan, and training on how to maintain their web presence in the future. We would hope to have this clinic become available in January of next year. I would like to thank you for this opportunity and for your ongoing support for local small businesses. Thanks for the continued funding for the innovation fund.

**Hales:** Thank you. Another piece of the deliberate effort we're making in inclusion, so thank you.

**Masterman:** Thanks.

**Storm:** Next we hear from Susan bar from the office of neighborhood involvement. Her proposal is accessible one call phone translation.

**Hales:** Susan sent a replacement. [laughter] good morning.

**John Dutt, Office of Neighborhood Involvement:** I'm john dutt, Susan's supervisor. She couldn't be here today. Her proposal when we talk about micro grants I think this was the most micro of the micros. Couple thousand dollars for accessible one call phone translation. Currently we at city county information and referral act as main operator for the city and county government. We get calls for lots of other things as well. Being a general access point for folks trying to do business with the local government we do get calls from folks that do not speak English as their primary language. So currently we're able to access phone translation services to help us with that. But what happens a lot of times is we are engaging with them to figure out what they are trying to accomplish, helping them figure out who they need to contact and then connecting them on elsewhere. The current model with our translation agreement once we finish figuring that out with them we then transfer them where they need to go or give them the information they need. Then they have to start all over once they get to that other office whether it's a city office, county office or a nonprofit like home forward, somebody like that. Then they have to start all over with a new translator. The idea that she had was to reach an agreement with our translation service to be able to keep that interpreter on the call for the length of the call no matter where we send them whether it's to another city bureau or county office or even an outside service of some sort that they need to connect with. So this creates a fund and we have an agreement with language line services that they are okay with that and then when we have those calls this fund would help to support that service.

**Hales:** Thank you. Questions?

**Storm:** Our final presenter is lieutenant terry Kruger with the Portland police bureau who will speak about youth and the law publication.

**Hales:** Brought reinforcements with him. [laughter] good morning. Just pull up another chair. Another loose chair.

**Lt. Terry Kruger, Portland Police Bureau:** Mr. Mayor, commissioners, thank you for your time. I brought with me today one of the educators and a couple of students from Roosevelt high school. What this grant fund proposal is about is a youth and law pamphlet that was a student-led project at Roosevelt high school where the students interviewed

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police officers, parole and probation, public defenders, mental health professionals. They can tell you more about it. They compiled a booklet with their answers to the questions from their interviews. Portland police bureau is heavily involved in this process and we recognize the benefit of this. At this time across our nation there's a wound. This booklet is titled youth and the law, but it could be trust and understanding or trust and education. There's a gap in our country. There's an injury that we need to heal and this booklet starts the conversation and the relationships. We saw the value and the need for this to expand beyond their original proposal, which was to get it out to incoming freshmen to educate them. This is to expand their footprint this. Starts the conversation. It's already begun to grope and have its own roots and legs. I would like them to share with you. Kate McPherson is at Roosevelt high school. Skye is a junior and Carson is a senior, involved as well. I would like them to share with you a little bit.

**Hales:** Good morning.

**Kate McPherson:** Hi. I want to -- Kate McPherson. I have the pleasure of providing leadership for Roosevelt's writing and publishing center. I want to thank Terry Crewing for his leadership and support throughout the summer. We appreciate this being an alliance and partnership that's gone deep. My job today is I work with writing and publishing center, I work with teachers and students to ensure student writing has greater voice and value in the community. So what I am really thrilled to introduce both Skye and Carson, who I want to really speak about the project. I'm here to intro, take photos and answer questions at the ends. Skye was a part of the class that started the program last spring. She can describe that and answer questions related to that. Carson worked with me during the summer through our summer internship taking that work deeper, making sure our book moved beyond school to have greater impact and have more, a deeper quality to it. Also he was the one who originally thought of the idea of every freshman and proposed that to the police department. I want them to launch the conversation then I'll be here at the end to answer any questions you might have.

**Hales:** Good morning.

**Skye Scalvet:** I'm a junior at Roosevelt. This project started in September 2014 when one of our students was chased by police. A lot of our community was very angry and they didn't know what to do with it. It showed a lack of trust and knowledge between both youth and police. So in my class we had the opportunity to ask questions about anything related to the law. Anything we didn't understand. We got those questions back to research them and part of our research was interviewing people from the community and that included police, people from Multnomah County and beyond, and that allowed us to build relationships with our community and humanize this conflict. We often see people stereotyping one side or the other and it kind of breaks us apart. We were allowed to come together and be together.

**Carson:** Good morning, commissioners, Mayor Hales, again, thank you for your time today. Picking backing on what Skye said about relationships between police and the community, the book specifically deals with that situation with that gap. A lot of these people that we have seen across the nation who have had incidents with the police and some not, but most of the people are adults over age of 18. This speaks on how they have been educated as young adults, teenagers, on how to -- what's the word I'm looking for? Deescalate situations or how to deal with police officers, and this book directly correlates with that gap in education. It talks about your rights as a community member, as a teenager, as an adult. It speaks on how police officers go into situations after they get a call, what they are looking to do, how they are looking to handle the situation, just it's a big help for any person 13 or 35 who may have less knowledge about the law, any person can pick this up and learn something. This is a big help for the community build relationships.

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Like she said there's a gap in that, without this project I never would have met Terry Kruger, obviously a great human being and who has helped us a lot in this process.

**Hales:** Thank you very much. Any questions? Two indispensable pieces of this. One having somebody in the bureau in the form of Lieutenant Kruger who believed in this need and the need to meet it but it wouldn't have happened if we didn't have student leaders. If it was the police bureau trying to do this you know how credible that would not have been compared to you doing it with police bureau support. Thank you.

**Carson:** Thank you.

**Hales:** Would you like to come up and take a picture with the council? We would love -- why don't you take a couple of these seats. You'll be in them later. [laughter]

**McPherson:** I just wanted to in a passing note Skye was at a conference about Oregon, Oregon education association invited them to present so there were teachers who were quite interested.

**Hales:** Good work. That's great.

**McPherson:** Thank you so much.

**Hales:** Okay. So we have had our series of presentations about these projects, a great view of what this effort has resulted in so far. So thank you. Anyone else that signed up to speak aside from the presenters?

**Moore-Love:** No one on the sign-up sheet.

**Hales:** Anyone else? Come on up, Charles.

**Charles Johnson:** Good morning, commissioners. I'm Charles Johnson. This has been awesome to see these presentations, to have students come from the fire-scarred Roosevelt high school, and talked about things that are going on there and positive partnerships with the police. As you know, usually I have more negative concerns about inadequacies and problems in policing. I have met Mr. Kruger at the city club and gotten straight on which Kruger is in our police department. On this particular agenda I think that there's a broad concern in Portland about how wealthy and corporate. [audio not understandable] I would like to encourage you to do some behind the scenes things, talk with the city attorney since we're not doing a lot of corporate taxation what are the legal guidelines so that local leaders like Columbia sportswear, Intel, Nike can partner in funding these great projects so it doesn't all come at taxpayer's expense. Taxpayers are great to pay this but it's an awesome opportunity for the family foundation, for Mr. Knight, for the corporate CEOs at those companies to engage with the community and encourage youth leadership. Thank you.

**Hales:** Good suggestions. Any questions for council? Let's take a vote on the emergency ordinance.

**Novick:** I'm continually impressed by the innovation and enthusiasm shown by both people of the bureau and community members they work with and Mayor Hales, I think that these innovation grants are among the most innovative things you have had championed in your time as mayor. Aye.

**Fritz:** I appreciate the presentations by Jane Braaten asking all of the questions that taxpayers would want to have asked. And I appreciate the presentations we have been given today particularly this last one, this is the pamphlet that the students have put together which is now going to be paid for to be given to all high school students in Portland and I think that's a very good thing. Aye.

**Saltzman:** Well, thank you office and finance for managing this process. Great proposals here. I'll really be intrigued by all of them. They all sound great. Congratulations to the housing bureau for being the big winner there. \$150,000. Great work. Aye.

**Hales:** We started the day with welcoming a delegation from Japan here visiting. We get a lot of delegations who often come here to study sustainability. We're all looking forward to

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the day when they come to study how we're a model internationally for equity and inclusion and innovation. Today is about those goals that we share here as a council and as a community. Jane, Janet, thank you for great management of this innovative program. I just am really impressed with the people in the bureaus that have come up with these ideas, have developed them, polished them, found constructive criticism from their peers and engaged community leaders in making these things happen. Look forward to more. Thank you very much. Aye. Good work.

**Hales:** we have a few more regular items this morning to address. Item 1025.

**Item 1025.**

**Hales:** Mr. Novick.

**Novick:** Colleagues, we have someone from pbot to explain the reasons why we need to modify the ordinance. Apparently in the original vacation we misnamed some manholes. What we're doing is correcting the misnamed manholes. Commissioner Fish says this is a great concern to him that as long as he's in charge of the manholes they needed to be treated with respect and called by their proper names. [laughter]

**Lance Lindahl, Portland Bureau of Transportation:** I'm lance, bureau of transportation. With you is a proposal to ordinance 187032 which was approved by council back on February 25<sup>th</sup> of this year, that ordinance vacated a portion of southwest moody north of the ross island bridge surgery to certain conditions and reservations. It's not been used for service transportation purposes since south moody was reconnected. The amendment language provides needed clarification on the public sewer facilities being transferred to private ownership. It also reduces the size of the required easement area to better match needs of the city and abutting property owners. I'm happy to answer any questions you have.

**Hales:** Questions? Sounds like none. Thank you. Anyone else want to speak on this item? If not then let's take a vote.

**Novick:** Thank you, lance. Aye.

**Fritz:** I'm laughing, naming of the manholes. Was that actually serious? [laughter]

**Novick:** Yes.

**Fritz:** I will find out from you later what the misnaming was and what we're now naming them. I hope there's a solid naming policy -- [laughter] aye.

**Saltzman:** I hope you can come up with a gender neutral name too. [laughter]

**Novick:** I'll get the consultants on the line right now.

**Saltzman:** Aye. **Hales:** Aye.

**Hales:** we got auctioning fire hydrants and naming manholes. Who knows what else? 1026.

**Item 1026.**

**Hales:** We had this before us before. There are some changes here?

**Novick:** No. We did have it actually I wasn't here last week, but I was told that commissioner Fritz was asking PBOT make a commitment that we review and assess our abandoned auto program with respect to identifying abandoned vehicle and notification given. We are going to make a presentation to council within the next 90 days so I wanted to state that for the record. PBOT staff are here to answer questions.

**Fritz:** I'm satisfied that the ordinance for the towing can proceed as written.

**Hales:** Good. Any other questions for our team that developed this proposal and got this bid? Let's take a vote, please.

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

**Fritz:** Thank you for that commitment and council last week for taking a little more time to allow me to work through the issues with the bureau and commissioner novick's staff. Aye.

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**Saltzman:** Aye.

**Hales:** I'm glad you're going to do that. I think we have to be very thoughtful about how this tool was used because it's pretty invasive on people's lives and wallets when we do use it. Then the story commissioner Fish told about the storage pod being towed away from somebody's -- in front of somebody's house while their house was being remodeled is simply horrific. I hope we can make amends to that person for the damages that were done. We ought to be very careful about using this tool. It's an important tool for managing the public right of way, which is a right of way, not a right of absolute occupancy. I get that we have to do this but how really matters. I look forward to that discussion. Aye. Okay, 1027.

**Item 1027.**

**Hales:** Commissioner Fritz.

**Fritz:** Thank you, mayor. I'm super excited to be bringing this resolution in partnership with the city auditor and council clerk staff. We are proposing to change the dead line for when council offices must submit the items for the following week's agenda to the council clerk. I won't go into all of the details because we'll be visiting with the bureau directors at their next meeting, have had some email communication to make sure that that's clear. But the net result for citizens and for city council offices and everybody else is that the council agenda will be published on Thursday afternoons instead of Friday afternoons. Which will give a whole extra business day but also the weekend for citizens and staff to be able to look into the items on the council agenda. I'm very, very excited about this, very grateful to council clerk and the office for working with my staff, Rachel Wiggins in mayor hales' staff for putting effort into this. Celia heron in the office of management and funs and Toni Anderson have been hugely helpful. There are other internal processes for improving how we get things on the agenda that i'm hopeful will result in better public process, more transparency and increased opportunity for us all to know what's going on in advance and ask our questions in advance. Did anyone from the office want to say anything? Sarah Landis in the city auditor has been extremely helpful also. I have been trying to -- hoping to do this almost seven years. It's very exciting and I appreciate each of my colleagues for expressing a willingness to at least trying for six months. This will go into effect to be on a Monday will be October 26. So starting in November the council agenda will be published on Thursdays. The other piece of this is that things heard on Thursday afternoons cannot have a second reading the following week, so if each of us is thinking about scheduling things on a Thursday afternoon we should know either it gets voted on that day or it has to wait almost two weeks to come back to council.

**Hales:** Questions for staff? Anyone want to speak on this item?

**Saltzman:** Could you explain that last point?

**Fritz:** Because council clerk will be in council chambers on Thursday afternoons and will not have -- we won't necessarily have finished whatever we're talking about on Thursday afternoon, we won't know whether it's going to need a second reading or second hearing until after the council agenda is published. So anything that's heard on Thursday afternoon either has to be voted on right then or something that can go for two weeks rather than for one week.

**Hales:** Thanks.

**Lightning:** I'm lightning. I represent lightning watch dog pdx. I myself do not approve of the amendment. I do not want any changes made on any public communication. I have a few issues. I feel we have ample time to review. I don't think there needs to be any changes. One concern I do have on public communication is that for the public when they communicate, we should not have certain items that have been already preapproved by either committees or the council without hearing the public's statements. Why I say that if I

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might explain, that we have had items on these agendas that I have come up and communicated on, stated my facts against it, and within an hour I go out and read a publication that it's already been approved. There's no way that you can do that from the media, from you approving it to the media to have it outside that it's already been approved. These discussions that we have, the public has a right to come out and communicate. That's why public communication is necessary to allow the public to make their statements and not have it already negotiated with the media to where they have it in their publications when I walk out of this room it's already been approved. I don't like that. The whole point of public communication is to have the public be able to come in here and say, hey, this is what I believe. I don't want you to approve it. I'm speaking against it. I hope you're listening to me because it's public communication and I am the public. Why is it preapproved to where the meeting has it in their print that you've already agreed to it? So I want to have an auditor take a look at that and understand that the media should not have access on final approval before public communication and public has a right to state their opinion because my understanding the public has a right to be here by state law if i'm correct by state law to communicate to the council chambers on what I believe on these type of communications. I would like that to be looked into further, but can you actually deny me to come in and communicate, as the public, on these issues? That's what I want to have an understanding because if you say the public communication is not in necessary, then let's not have it because I feel it's not necessary if we don't have the right to state our opinions and already have the media have it in their publication that's been preapproved earlier and what I have to say has no bearing. When I say that I can look at certain issues in here that I will speak on and I will disagree with and within an hour I can go look in the publication and it will already say it was approved. How can the media get access that fast and have it in their publication?

**Hales:** I think we might be talking past each other here, lightning. The purpose of this innovation, if I can use that word again, is to give people more time to know what's on our calendar.

**Lightning:** The public of the.

**Hales:** Also council colleagues. We have not -- no one is trying to surprise our colleagues. The time window is short enough that an ordinance can get filed and everybody else sees it only days before it's brought to the public hearing. I like this idea. I think it's worth a try and that's why it is an innovation and why we're going to do it as a pilot project first. The idea of giving everyone more time to see what's on our docket doesn't change the necessity to make sure the process has integrity and that we don't decide things before that. I get your point about that.

**Lightning:** My point is if you're asking for an additional day to do research, if i'm correct, one day, is what you're asking for?

**Hales:** That's the effect of this.

**Lightning:** That's correct. My position is if the public when they communicate has no bearing to your vote, if it's already been preapproved and the media notified --

**Hales:** I don't think we have that problem but that's a different --

**Lightning:** Oh, no --

**Fritz:** Sometimes we send out a draft press release that's embargoed until after the vote. There's been numerous occasions you have been here where public testimony that changed the outcome. I would be interested maybe after the hearing to know the specific time.

**Lightning:** The only time it has changed was when we push it over for another week. I'm saying there are instances that have been preapproved where public has come up here

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and communicated and I will walk out an hour later and it's in media that it was already approved.

**Fritz:** I would be very interested to know what instance.

**Lightning:** I can bring up numerous instances and I will do that because I follow that immediately when I walk from the council chambers right to the media what's been printed. Thank you very much.

**Hales:** Thank you. Good morning.

**Johnson:** Good morning, commissioners. First I would like to note is the absence of Joe Walsh but he's watching from home. I'm sure he would also be glad that this item 1027 is not starred as an emergency. Yayy: I think this is a generally good innovation that does give the public another day at home to prepare and research and to communicate to talk about testifying so we can try to influence you to vote in the way we think is in the best interests of the city. I do think that when we talk about public engagement and awareness it's important to go and look back at page 1 and note that today only four of the five slots for public communication got used. In the past few weeks you all have talked great partnership work with Debra Kafoury of the county commission and I hope as you review this innovation Ms. Fritz has brought forward you look to making your public comment procedure at the beginning more open maybe with the standby list the way that it's done at the county commission so you can have better engagement with your constituents much.

**Hales:** Thank you very much. This is a resolution, not an ordinance. Roll call.

**Novick:** Commissioner, my staff and I very much appreciate this change. We are practice is when the agenda comes out Friday afternoon we review it to see if we have any questions and the problem is that it being Friday afternoon often the people with answers to the questions are not available, so we spend the weekend sometimes freaking out trying to -- wondering if we'll get the answer to those questions. Having that extra day to call the relevant people Friday and clarify issues is going to be extremely helpful to your colleagues as well as to the public. Thank you, aye.

**Fritz:** Thank you to the auditor and your staff for working with us on this. I know it's a big challenge. It's a change to the way we have been doing things. I hope that it does work out. Certainly let me know. Ongoing our plan is to return with a report to council after six months to gather input from you and the public as to whether it's been helpful. So I'm very excited about that. At the hope also is that the city budget's office financial impact statement can also come out a day early so instead of Tuesday we would get that on Monday which I find very helpful. Also have the opportunity to talk with each other one on one on Mondays with any proposed amendments rather than as you say often that can only have found out the information I need to know what I want to do to propose an amendment to put on the table by Tuesday, so we didn't write that into the resolution that the hope is that if we can continue to work as hard on Fridays and Mondays as we currently do on Mondays and Tuesdays that we might be able to get more input from citizens earlier and therefore be ready with any amendments that either council offices or citizens propose that we can just improve the process. I very much appreciate everybody's willingness to give it a try. Aye. By the way I do need to thank Jasmine Wadsworth on my staff, coordinator of my council agenda binder and my chief of staff. We believe that this is the most city council hearings are the most important things that I do as an elected official as lightning said to listen to the public to make sure we're taking appropriate public input. I know each of your offices puts a lot of effort into finding out about the items. I greatly appreciate my staff. Aye.

**Saltzman:** This sounds like a great experiment. Glad to indulge your seven-year request, Commissioner Fritz. See if this will improve how we do our business. Aye.

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**Hales:** I'm going to steal commissioner novick's role and quote song lyric from cheryl crow, change would do us good. Thank you, Commissioner Fritz. Aye. We're recessed until 2:00 p.m. Because item 1028 has been rescheduled to 2:00 p.m.

At 11:52 council recessed

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

This file was produced through the closed captioning process for the televised City Council broadcast and should not be considered a verbatim transcript.

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

**OCTOBER 7, 2015 2:00 PM**

**Hales:** Welcome to the October 7th meeting of the Portland city council. Would you please call the roll? [roll call]

**Hales:** Okay. Good afternoon everyone. Welcome. We will read the items in a moment that are before the council this afternoon. I want to welcome you all here. Many of you probably have been here before. Some basic rules of procedure. We will have these items up for couple consideration. We're actually going to take them as a group. And I will want to hear a little bit from staff and from our clerk about how we're going to handle testimony because we have more than one agenda item on the same subject. If you are here to testify, you just need to let our council clerk know and she will have you on the list of people to speak. We typically allow three minutes per person to speak. With the number of people here today, we might want to ask people in individual testimony to try to limit comments to two minutes so we can hear from everyone because that is our goal is to be able to hear from everyone that wants to speak on this issue. Speaking of that, we try to maintain the rules of Portland polite and courtesy in this room. Give everybody a chance to have their say even if we don't agree with someone. If you do agree with someone, feel free to wave a sign or a thumbs up or nonverbal affirmation of their opinion. If you disagree with them, make a polite hand gesture to the contrary. We ask that we not make vocal demonstrations in favor or against our fellow citizen's point of view. We want to welcome you all and appreciate your participation in the discussion this afternoon. Karla go ahead and read all three items we have before us.

**Item 1028.**

**Item 1029.**

**Item 1030.**

**Hales:** Thank you. Let me start with opening comments and I know that some of my colleagues want to do so as well. Let me start with what may seem like an incongruous moment when we're talking about housing today, but a couple of months ago, I had this extraordinary opportunity to go to the Vatican at the invitation of Pope Francis to talk about climate change and human suffering. And there were about 60 mayors from around the world gathered in a little group in front of the pope while he was speaking with us. He kept referring to you world leaders. A couple of us literally looked around, who came? Just a bunch of mayors here. But he meant that. That he knew and that is why he convened mayors to talk about these issues that the locus of activity and innovation is at the city level. When you look at the issues of climate and gun violence and housing and homelessness, in all three cases, we're talking about huge issues, national issues, or international issues, and yet the activity and innovation is happening at the local level. That is why we're here. That's why we're considering an extraordinary action of a declaration of an emergency about the cost of housing and homeless crisis in our city. Because this is where the action is. And, in fact, you know, if misery loves company, I guess, we have some in this issue. All of the west coast mayors are dealing with these same issues. I had the opportunity while I was at the Vatican to speak with Mayor Murray about this. Seattle is in a housing crisis as well. My friend and colleague Eric Garcetti, his city council act on a

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state of emergency declaration that talks about many of the same issues there, except that the numbers are really shocking, 19,000 unsheltered homeless on a given night. These are big national issues. Income inequality and the other drivers of housing -- the housing crisis and the homelessness crisis are a national problem, but it is both our responsibility and the trend that innovation and action decisive action in this case is happening at the local level. So, when we look at these twin crises of vanishing housing affordability and heart-wrenching homelessness, I think it is go good to -- good to point out that we have done a lot with the tools that we have. We have created what, commissioner Fish, 13,000 affordable housing units over the last 10 years and we have done some great work. But those tools are not adequate to the emergency that we face today. We need to be nimble and we need to be flexible and we need to be swifter in our response than we have typically been as a community. I don't ask the council to take up the declaration of emergency lightly. And, in fact, it is something no mayor takes pleasure in, no mayor takes pleasure in declaring an emergency in his or her city. But this is one. We have to face it that openly. There are good things, though, about declaring an emergency. The fact that you are here today. Because it has galvanized a lot of people into collective action. It has brought people together in collaboration and it has given hope, I hope, to a lot of people in this community who are up against it in terms of housing costs or who are outside waiting for help and hope. So I think this is a great opportunity for us as a city to use this declaration and the authority it brings to make a difference and to -- under commissioner Saltzman's leadership in our discussion today address the protection of renters who are seriously vulnerable to what is happening in our housing market. With that I will turn it over to commissioner Saltzman.

**Saltzman:** Thank you, mayor. Today we are here to provide new tools to help us respond to the current housing crisis we find ourselves in. As well as to establish renter protections in this escalating rental market. We have over 1,800 people sleeping on our streets any given night. We don't have enough affordable housing or enough emergency shelter space to keep people safe and warm at night. We need to do more. I appreciate so much the mayor's declaration of emergency and his proposals that he is making today and we will be talking about establishing fundamental rental protections. We have currently 1,100 new affordable units in the pipeline. These are projects that have been funded and underway in one form or another. And this month, we will be deciding on funding for an additional 600 units of affordable housing throughout the city. The council in the next couple of weeks will be talking about increasing the urban renewal amount of money set aside for affordable housing investments, and let me be clear, I will be asking this council to prioritize the addition of tens of millions of dollars of additional money from sort of the pdc side of the ledger and to the Portland housing bureau side of the ledger so it can be invested in affordable housing. On the 28th of this month, I will ask the council to take the first step towards a permanent citywide source of affordable housing, known as a developer impact fee. We will assess developers a fee to develop in our city, to support the creation of thousands of more units of affordable housing. And, finally, I did want to touch upon something in the works. It will be later next year. Part of the comprehensive plan, proposals to establish new intensives. Using somewhat -- we also want to use the incentive approach by being able to offer developments additional height or density, to include affordable housing in the development or pay into an affordable housing fund, in lieu of payment. All of those things are in the works. It will be a busy October. A busy next several months as we respond to the urgency of this crisis. And I would also like to say that the tenant protections that we will discuss soon, it is not the end of the discussion. It is, in fact, perhaps the beginning. We need to make sure that tenants get more help to enforce their rights, and that is why with the mayor and chair Kafoury's announcement last

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week of some 30 million dollars of additional funding for affordable housing in this years proposed budgets there is an amount for a tenant enforcement team, and we see this legal enforcement team as indispensable to the tenant protections we will hopefully enact after a hearing today and a vote next week. Thank you, mayor.

**Hales:** Thank you very much. Commissioner Fish, do you have some comments?

**Fish:** Thank you mayor. I believe this is the third time we declared an emergency since I have been on the council. First winter storm of 2008. Storm of 2013, and the storm affecting so many low income families and adults in our community that caused the mayor to announce his intention to declare a state of emergency. We are going to have a big conversation today and in the days ahead. Maybe bigger than some people realize. It's not a surprise to anyone in this room that so many people want to live in our community or that people from around the country are pouring into Portland or that our national and local economy is changing so dramatically leaving so many people behind. The consequences are made visible to us every day. Whether we're talking about tear downs in Boise Elliott, view corridors downtown, apartment buildings with limited parking, food carts being replaced by \$750,000 condos, Airbnb's short-term rentals. Older adults forced out of their homes. Homeless families and children in the north park blocks, and in our natural areas. No cause evictions for families living in Rosa Parks Boulevard, or the need for additional shelter space for some of our most vulnerable residents. We're talking about the same thing. All of these threads are part of a larger reality in Portland. A city that is changing, and a city where we collectively need to make sure there is room for everyone in our city. When cities become denser, when land becomes more scarce and more valuable, it's not those at the top that gets squeezed. It's those at the bottom. That's not my opinion. That's the fact in Portland, in San Francisco, and in cities around the country. And that's why it's appropriate that this larger discussion has zeroed in on affordable housing and homelessness, and mayor, why it is correct, in my view, for you to declare this emergency. I am glad that the council's attention has been focused on this vital conversation. And I am grateful for the chorus of community voices who have demanded that we take action. I will support this declaration today. I will fight -- I will join each of you in fighting for new funding, and I will support any reasonable proposal that relieves or prevents struggles facing those who have the least, and need the help the most. And I want to close by acknowledging that because of Dan Saltzman's leadership and the conversation that the mayor has launched, and because of the tremendous advocacy of the people in this room, we have as many as 12 concrete proposals which this council is poised to act on. And they fall into one of four categories. New money, new homes, new tools, or new protections. I was honored to stand with the mayor and Dan last week to express my support for the \$30 million pledge to the home for everyone. And i'm pleased that the mayor has chosen the plan that was developed by the community. It is a plan that has already been vetted. We don't have to reinvent the wheel and it will make a dent in any homelessness. I will support increasing the tif set-aside from 30 to 50%. I will support commissioner Saltzman's ordinance which he intends to file shortly to dedicate all revenue from short term revenues like Airbnb to the housing investment fund so that those resources can be used to replace the inventory of affordable housing that we're losing. I support commissioner Saltzman's request to fund a nexus study pre-conditioned to identifying a new impact fee. I support all of the market-based proposals that has Dan has supported that would encourage the market to provide more affordable homes in opportunity areas across our city. Today I will support changes in the law that give renters greater protection. Council will once again this year demand that the state legislature finally act to lift the preemption on the ban against inclusionary zoning. Whether you support inclusionary zoning or not, it is offensive to our system of government to have one body declare that another cannot even take the issue up.

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[applause] I will work with commissioner Saltzman and home forward and other partners to make sure that section eight voucher holders can find an affordable home in our community and are not forced to turn them back. Commissioner Saltzman and the housing bureau have announced that they will do a pilot to test whether we can bring down the cost of new affordable housing and at a time with few resources, it makes perfect sense to find common sense ways to reduce the costs and to have more people. I also believe that we have to continue to invest in community policing and effective outreach, and we need to make sure that as we do so compassionately, we also make it clear that bad behavior on our streets will not be tolerated. And, finally, I will enthusiastically support the call when it comes by welcome home, and Jess Larsson, to capitalize on this moment and at some point in the future to go to the voters and to say that we need a new and robust dedicated funding source to continue to find and provide and build and support homes for our most vulnerable families. Mayor Hales, thank you for your leadership in declaring an emergency. Commissioner Saltzman, thank you for the plethora of innovative ideas that you put on the table to address this emergency, and I am proud to be a part of a council that is poised to do something big to address a huge problem in our community, and maybe, mayor, if we keep faith with this exercise, the next time you meet with your mayors, you can tell them about the Portland approach to ending homelessness and we can become the national leader in that conversation. Thank you. [applause]

**Hales:** Thank you very much. Thank you.

**Novick:** I am very encouraged by my colleagues' actions and proposals. Encouraged by commissioner Saltzman saying that he thinks we might have a chance for a revenue source for affordable housing. Mayor saying by declaring an emergency we can give ourselves some tools to make it easier to help people. One thing I don't want to do today is let the federal government off of the hook. Homelessness is not just a Portland problem, it is a national problem, particularly acute in the cities of the west coast but you see the same problem in New York and elsewhere. Homelessness and housing affordability are among several crises that the federal government is now facing up to infrastructure crisis, not just the streets of Portland, but the streets of many cities across the country that are falling apart and the federal government does nothing. A climate disruption crisis which is putting stress on our food supply and creating disruptive climate events which have an impact on businesses and homes and governments, and the federal government does nothing. And we have an inequality crisis, which is to a significant extent responsible for our housing affordability problems. Portland is an attractive city for everybody to move to. Including rich people. So, rich people move here, and they drive up the prices for everybody else. But if there were not such a huge gap between the rich and other people, then the crisis would not be as acute. And the federal government -- [applause] and the federal government cost not act to -- which it could for example by reforming our labor laws. I applaud my colleagues' actions here today. But I think it is important to remember that this is not just our problem, it is our country's problem and our country's leaders are not doing what they need to do to address that problem.

**Hales:** Thank you. Commissioner Fritz.

**Fritz:** I appreciate the opening statements, some of which sounded like closing statements. We are here to hear from you, the public, on whether you think the proposals are the right things to do and I'm very much wanting to hear from you. Mayor, could you outline the process for amendments to any of the three of these, please?

**Hales:** So, I think the order we are going to take them up in. First the declaration, and, therefore, 1029, and then 1030 and 28 in an order or the other way around, Dan?

**Saltzman:** That's right.

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**Hales:** I think what we will want to do is right after the staff presentation, take up any proposals for amendments that anyone has now --

**Fritz:** On any of the three.

**Hales:** On any of the three. So when people testify, you know that the council has already put an amendment on the table that may make it a better or worse proposal, but you will at least get to react to what someone tends to do in terms of an amendment. With that, I would like to bring up Josh Alpert and our city attorney team to walk us through the declaration and Marc Jolin from Home for Everyone, who leads our consortium effort with Multnomah County and the Housing Authority and City of Gresham and nonprofits all working together the way governments and the community should. Welcome, gentlemen.

**Josh Alpert, City Mayors Office:** Thank you. Mayor, commissioners, Josh Alpert, Mayor's office. Thank you for the opportunity to bring to Council this declaration of a state of emergency. It's been a few weeks full of chaos and uncertainty and long days and nights for me, city attorneys, staffers, partners at the county, Home for Everyone and throughout the city and yet the chaos, uncertainty, long days and nights are the status quo for Portlanders living on the street. The declaration we bring to you comes with a promise of all Portlanders that we can respond to an emergency in a Portland way, a way that involving each of us looking out for our fellow Portlanders, putting aside differences and digging deeper to make Portland a safe, dry, warm home for all of our inhabitants. There is no model to follow. No play book we can borrow. What you have before you today is the work of many people, expert in housing and issues of homelessness, aided by the compassion of others who know that we should be able to do more faster. Appreciate the opportunity to bring this forward. And I will turn it over to Marc Jolin to walk how the new tools should expedite our work and then I'm happy to take questions.

**Hales:** Thank you.

**Marc Jolin:** Good afternoon. Marc Jolin, Home for Everyone. Chartered Home for Everyone a little more than a year ago, provide a shared set of priorities and strategies that can unite the ending homelessness effort City of Portland, City of Gresham, Home Forward, Multnomah County, as well as the important work being done by our federal and state partners and by the faith, philanthropic and business communities. Our goal, your goal, simply put is to prevent or end homelessness of thousands of people who find themselves sleeping on our streets and shelters every night. Achieving this goal is not simple. We knew that making progress would depend on a comprehensive plan, articulated strategies and investment priorities for each of the critical dimensions of the problem of homelessness: access to housing, economic opportunity, health care, and need for basic safety, while experiencing homelessness. What we call safety off the streets. With direction from the executive committee, 30 some members of the Home for Everyone coordinating board worked with dozens of community partners to develop action plans which if fully implemented could lead to a 50% reduction to the unmet need of permanent housing in our community. What we didn't know, even in January of this year, is the depth of the crisis in our housing market and that it would disrupt so many lives so quickly, with many more people becoming homeless than we have previously experienced. Rents increasing 40% over the period, earnings for low wage workers declined 5% we saw 42% increase one year in the number of people accessing our emergency shelters. Recently released 2015 street count report, although showing only a small overall increase in street and shelter homelessness, documented significant increases in homelessness among children, elderly, women, and African Americans. We know from the agencies working with these populations, lack of affordable vacancies has made finding housing an almost insurmountable challenge. Even though starting to implement the strategies and investment priorities set out in the action plans, we were able to help more people than

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ever end their homelessness last year over 3,500 people. We fully expect to exceed that number with the new initiatives already underway this year. We know from data and what we see on the streets every day, if we are going to keep people safe and significantly reduce the number of people suffering homelessness in our community, it will take extraordinary action. We have to be able to implement our safety off the streets and permanent housing strategies more quickly and on a larger scale. That is what the state of emergency and the city and county's commitment of \$30 million will allow us to do. Authority granted by the state of emergency, \$30 million investment, we will first be able to increase shelter options for our most vulnerable neighbors. First priority is to move someone homeless into permanent housing. We have to be able to offer a safe place to spend the nights to those most vulnerable on the sidewalks. By removing the obstacles, we will be able to make life saving places to sleep available more quickly. We will work with the faith and nonprofit partners to establish the projected 650 needed shelter options for women and people with disabilities. Second, we will increase our homeless prevention efforts. We know that the best and most cost effective strategy to end homelessness is to prevent it from happening in the first place. With this funding, we will be able to help at least an additional 1,000 people avoid eviction and keep their housing. Work with legal services to help tenants protect their rights, and we will work to support the implementation of commissioner Saltzman's new proposed tenant protections. And, third, we will increase the number of currently homeless people who have access to permanent housing. We know that the best shelter and the only true solution to homelessness is permanent housing. Under the state of emergency, and with the designated resources, we will help more than 1,300 additional women, children, and people with disabilities who are homeless, move out of our shelters, off of the streets and back into permanent housing. The action plans call for allocating an additional \$10 million to build units that serve those homeless or imminent risk of homelessness and special emphasis on permanent housing for people with severe mental illness who are homeless, including those accessing the soon to be open unity center. We do face a housing emergency in our community. And I'm grateful to you, mayor, and members of the city council for taking this critical step. I know I speak for the home for everyone executive committee and coordinating board when I say we will do everything in our power to ensure that your actions today result in real improvements in the lives of thousands of people homeless in our community tonight.

**Hales:** Thank you both very much. Questions for our two leaders in our administration on this issue? So, then let's go ahead and take up proposed amendments to the declaration, please, before we --

**Saltzman:** I think you were going to have an invited panel.

**Hales:** The invited panels first and then start the amendments process and then take public testimony.

**Saltzman:** I want to do an overview for the rental protections.

**Hales:** Let's do that. Unless there are questions for marc or josh, stand by, I'm sure there will be. Invite up Michael Bounocore, Stacy Borke, Israel Bayer and matt Morris, and come on up, please, as a panel. Byo chair there. Good afternoon.

\*\*\*\*\*: Good afternoon.

**Hales:** Who wants to start?

**Stacy Borke:** I will start. Mr. Mayor, councilors, glad to be here today. I'm Stacy Borke, housing services director with transition projects and co-chair of the home for everyone coordinating board. First thank you for your attention and your action on our homeless and housing crisis. On a given night, any night, more than 1,800 women, children, and men sleep outside on our streets, in our parks, under our bridges, and in our doorways. That is 1,800 people too many. Our city and our county can do better. Over the last four years, we

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have seen a number of unsheltered women increase by 41%. One out of five children who experienced homelessness in our community last night slept on the streets. We can do better than this. And in the last two years, we have seen the number of unsheltered African Americans increase by 48%. The wait for a city-funded shelter bed is at least six months. If you got on the wait list today, you would spend the fall and winter outside waiting for your name to come to the top of the list in March. We can do better than this. And we will. The home for everyone coordinating board has realistic actionable plan. We know what to do. And now we need the resources to do it. Last year, we explained our need, put a price tag on that need, and turned those investments into action. The additional investments that came from our requests resulted in an additional 575 more people who ended their homelessness. We're ready. On behalf of the coordinating board, thank you again for your attention and your action.

**Hales:** Thank you. Who's next?

**Michael Buonocore:** I will go ahead. [applause]

**Hales:** Please, folks. We know you agree, just give her a thumbs up. I will, too. Thank you, Stacy.

**Hales:** Stop the clapping before I --

**Hales:** Yeah, I know, sorry.

**Buonocore:** Mayor Hales, commissioners, Michael Buonocore, executive director of Home Forward. I'm here today to voice my support of Commissioner Saltzman's proposal for increased renter protections. Over a year ago, we increased the amount of time that we give new housing choice voucher recipients to find a place to live from two months to four months. As you heard from Portland housing bureau director Kurt Krieger last week, the number of people who are able to successfully find a place to rent with a housing choice voucher in this community is decreasing, and for those who are successful, they need the four-month window. It is taking longer than ever for people to find a place to live. For those with a voucher renting in the private market, they remain vulnerable to rent increases. If a landlord raises rent above the maximum amount we will subsidize, the tenant has to make up the difference, or find another place to live. So, even the security provided by a deep subsidy is not enough to buffer renters in this crisis. And time is a precious commodity when people are forced to react. The turmoil and fear of this housing emergency shows up in our work every day at Home Forward and it shows up in my personal life as more and more people are looking to me for answers for loved ones and friends who find themselves in disastrous circumstances and I rarely have good answers for them. I didn't need to attend the community alliance of tenants renters state of emergency to hear more of these stories, but I did, and it was powerful. Commissioner Saltzman I appreciate that the proposal for increased rental protections was in direct response to what the community has asked for. I know your staff has worked hard to figure out how to craft something meaningful that works in the face of state preemptions, thank you. You likely know that Home Forward has a sizable portfolio of apartments that are unsubsidized where we act more like a traditional landlord and we do increase rents. We try to do that very thoughtfully, but that rental revenue has to keep the portfolio financially viable, so rent increases are a reality. I want to close my comments today by announcing that we have spoken to cat about how we can support their voluntary landlord pledge and with small caveats, Home Forward will sign on. We hope many others will join us in recognizing that healthy profits can be made while still taking care of our community.

**Fritz:** How does Home Forward decide how much to put the rent up?

**Buonocore:** We look at each property individually, our asset managers are working on developing individual property budgets at this time. So, in many cases, we will have no or small rent increases and in other circumstances they may be a little bit bigger. Part of the

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landlord pledge is that we won't raise rents more than 5% in a year. So, for us, a small caveat is the timing of when we -- when our budgets take effect. And 5% will be on the high end. We are doing analysis now to figure out how we can make those impacts as small as possible.

**Fritz:** Thank you.

**Hales:** Thank you. Who would like to be next? Israel, matt?

**Israel Bayer:** I can go. I will be fairly brief. Just a little bit of historical context. I think these emergency measures are historical events in our city. I think for the many people in this room and throughout our community that have experienced the trauma of homelessness, and for the many people that have dedicated their lives for justice days. We thank you for this opportunity to be able to move forward. I think we're really at a great point in our community to be able to do this. Saying that, you know, we have a long road to go. A lot of obstacles that face us. There are a lot of market forces, a lot of industries that won't be happy about the changes that are coming. So it is going to take our collective leadership to be able to do these things in an effective way and to be able to follow through. It is no time to let up on the gas on any of these efforts. So, we very much appreciate the opportunity for these emergency measures. We have been calling for a lot of long-term revenue through a lot of different measures. Support the short term rental fees, support the demolition tax, support other ways to be able to find opportunities to get permanent revenue towards housing. I want to say this is a great time, but we have a lot of work ahead of us and we have to do it together. Thank you.

**Hales:** Thank you. Matt, welcome.

**Matt Morris:** Mr. Mayor, commissioners. My name is matt Morris. And I am a part of the way fair ministry team, first congressional church downtown just off of park and Madison. I'm not an expert in policy. I'm actually not very much of an expert when it comes to the direct work that many of the people in this room have done with our brothers and sisters who live outside and who experience life outside. But i'm here to voice something about the reality of communities of faith in Portland. It's not typically popular in Portland to for people to speak about their religious convictions, and that's fine. But for me, acknowledging the dignity of every human being is a strong conviction, and that is one that I share with many people who find themselves in communities of faith. This acknowledgment of the reality in Portland, not even the declaration of a state of emergency, but the recognition that there is a state of emergency and that people are on the ground during the triage work on the streets every day and every night is extremely valuable. And I know that there are many people in communities of faith who would gladly open their buildings to create these temporary shelters for people, if that was made easier and made possible for them. But there are a couple of things in my short time that I would like to acknowledge here. Mayor, you referenced the other drivers of this crisis. And I think it is important speaking as a person from a religious community, that it is important that we acknowledge that there are forces within each of us that drive us forward. The reason that we continue to have these declarations every few years in some way, leads me to question whether or not we acknowledge that there are certain core beliefs that we have and hold about the dignity of every person that need to be acknowledged that no person should sleep outside. That no person should go to bed hungry, and that that becomes a strong conviction. We have to be willing to challenge the belief that many of us continue to hold that a person's worth is determined by how much money they have. And how many possessions they have. And what board they sit on, where they sit in this room. Our community of faith acknowledges everyone as pretty much on a level playing field here. And the more that each of us can embody that through our own traditions and of thought

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and belief, perhaps we won't have to declare this state of emergency in another three years. Thank you for your time.

**Hales:** Thank you very much. Appreciate it. Thank you all. [applause]

**Hales:** Questions for this panel? Dan, do you want to --

**Saltzman:** Questions of the panel.

**Hales:** Thank you all very much, yes. Dan, let's turn to the next item, please.

**Saltzman:** So, I wanted to preview the rental protections and I have one panel invited panel and then we will go to testimony and amendments. As we have heard, Portland is facing the highest rental increases in the nation. I think in last August, in August, our year-over-year rental increase average in Portland was 15%, and it was the highest in the nation. So, we are -- and we are continuing to experience very, very low vacancy rates. Which is creating the true housing insecurity for many, many Portland renters. People are getting priced out or otherwise displaced from their neighborhoods. In fact, not a day goes by that my office does not get a call from a Portland renter who receives a large rent increase that they are not sure how they would be able to afford it. Or hear the story of someone who has received a no-cause notice to terminate a home they have lived in for years. Just yesterday, I heard from a woman on a fixed income, who has resided in her apartment for more than eight years and she received a rent increase notice that will raise her rent 40% from \$850, to \$1,400 a month. She is on a fixed income. Many families are also getting notices to vacate their rental housing within just 30 days. And that's just not enough time for them to find a new place to live. Let alone try to find -- let alone try to keep their kids in the same school or same school district. It's clear that Portland renters need help. This ordinance that I'm proposing with the new tenant protections are intended to provide a safety valve for tenants and extend the notice requirements for rent increases and no-cause terminations. Currently, renters who have rented for less than a year receive only 30 days' notice of a landlord chase to terminate their tenancy for no cause. The new proposed Portland policy would increase this notice to 90 days. The proposed renter protections would also for the first time establish a notification time when a landlord raises rents by more than 10% in a 12-month period. And, again, that notification would be 90 days' advance notice. 30 days is just not enough time to budget for these changes for the rent increases that many families are facing that's why we are proposing 90 days. Community alliance of tenants first declared a renters state of emergency, resonated with Portlanders, because so many, too many have been affected by this rental crisis. It resonated with me as the housing commissioner, and I immediately asked our city attorneys to review the proposals that the community alliance of tenants had put forward and found that Oregon law really provides local governments, i.e., us, only to go so far in our own regulations. These two tenant protection measures that I am proposing are based on the community alliance of tenants original proposals, and also based on the belief of what I and I believe the city attorney's office believe we are able to do legally now to help alleviate the housing uncertainty for many. Not a panacea to the rental crisis, but they are needed now and we must as a city council fast track these renter protections. It was also clear to me that tenants need right to enforce their rights and the mayor and chair Kafoury's plan to fund homelessness assistance, legal services tenant protection team and that is a much needed special service that I am very pleased to support and will do everything that I can to get that up and running. And before we move on to public testimony or amendments, I would like to invite up the following people to give their perspectives and we will open it up. Justin Buri, executive director of the community alliance of tenants. Deborah Imse, and Wayne Stoll. I would like to thank you all three for being here. I think you're all here. I would like to thank Deborah Imse, just finished up serving six years on the

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Portland advisory committee. One of the founding members and thank you. We will start with you, Justin.

**Justin Buri:** Oregon's only statewide grass roots tenant-led renters' rights organization. With over 1,000 tenant members, our mission is to educate, organize, empower Oregon renters to demand and obtain safe, stable, and affordable rental housing. Low-income tenants, predominantly low-wage workers, families with children, disabilities, senior and people of color in Portland and the rest of Oregon, tenants face housing injustice in the form increasing rents, discrimination, unsafe housing conditions, and constant threat of retaliation or eviction. Portland is one of the most gentrified cities in the nation and has one of the highest rates of rent increases, displacement and no cause evictions. Landlords and developers issuing such evictions and raising rents are forcing responsible and reliable tenants into one of the worst housing markets in our history without considering the impact on the individual tenants or our community. These conditions make it easy for a landlord to refuse when a tenant asks for a repair and demands accounting for bogus fees or deposit charges. These challenges that renters face, rent hikes, evictions and other forms of displacement are especially dire for tenants with barriers and members of protected classes under the fair housing act tenants cannot wait for incremental change. We need bold courageous action to address this human made disaster. Fanning the flames of displacement in our community, the flood of speculation from Wall Street, corporate landlords and private investors buying up buildings to empty them and raise rents has dire consequences on people's health, economic stability and their children's educational opportunities. We need real leadership from this housing commissioner, this mayor, and this city council. We are in a renter state of emergency. In cat's 19 year history we have never seen it this bad. Tenants are in dire distress and in need of immediate release. 30, 50, 100% increases are impacting our city we can count the number of cranes in the air right now. Building more luxury apartments. But how many of these new apartments will be available and affordable to low income and middle income renters. When are we going to recognize building only market rate luxury apartments will never trickle down to lower income tenants no matter how many we build despite all the zoning changes, cash incentives and sweetheart deals we offer to developers. How long does this council think it takes to find a decent apartment in our rental market? How many affordable apartments are in your neighborhood? Likely with good schools, transportation options, low crime, and neighbors you know and trust. How long would it take you to move if you received a no cause termination notice tomorrow? Now, imagine if you had bad credit from a foreclosure, medical debt or student loans. Imagine you received a no-cause notice, asked for repair, would you put that landlord as a reference on the next rental application? And imagine you had a criminal record because you had been once sleeping outside and arrested from the homeless sweeps. Imagine if you had been racially profiled or a victim on the war on drugs that targets African Americans and people of color, would you qualify for an apartment? Imagine if you made minimum wage to support your family, and worked 72 hours per week it takes to afford a modest two bedroom apartment. Where would you find the time to move? [Applause]. Where would you live? 30, 60, or even 90 days be enough? In order to move, you have to take days off of work to find a vacancy. Pay multiple application fees, and hope and pray that you are finally accepted and move your family, change your children's school, find a new bus route to work. Pay the deposit, first and last month's rent, pay the movers, clean the house, and pray you get even a fraction of your deposit back. [Applause]. How long would that process take for you? Is 30, 60, or 90 days enough? Do you have money in your savings to do that? For the majority of tenants, the answer is no. Low income tenants, people of color, people with disabilities, working families making poverty wages and seniors on a fixed income are being told, if you don't like it, move.

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Which really means you are no longer welcome to live in the city. Tenants are tired and in distress. Tired of moving. Tired of our homes making us sick. Tired of paying over half of our income on rent. Tenants are tired of being silence out of fear of retribution or a bad reference from a landlord. Tenants are tired of being told our voices experiences doesn't matter. Tired of hearing housing has to wait because we have more important priorities. Tenants make up almost half of Portland's population and deserve to be heard. Time for bold leadership, if you want to see examples of leadership, look to chair Kafoury and the county board of commissioners who have committed to housing every homeless veteran by the end of the year for a home for everyone. Governor Kate brown, helped champion \$62 million for housing in her first year. Look to speaker Tina Cotact who fought to include tenants with section 8 as a protective class under the fair housing act and fought to include rentals in this year's inclusionary zoning bill. If you want to see examples of real courage, look at all of the renters here today despite their fear of retaliation from their landlord when they speak out. It is time to recognize that Portland is not livable, equitable, or sustainable when tenants are being pushed out of their homes. It is time to recognize that housing is a human right and should not be left to the under regulated free market. Time to prioritize the needs of all Portland residents, not just landlord's developers, it is time to prioritize people over profit and recognize that everyone who lives in here has a right to the city. [applause]

**Hales:** Let him talk. I know you agree.

**Buri:** We can no longer wait for incremental change or accept the bread crumbs thrown to us. If the intent is to act as the first step and building block of real change, commitment of this housing commissioner, mayor, council, enacting real immediate change we can support it. If the intent is to say that you have done all that you can do and go back to business as usual, then we cannot. We are calling for a moratorium or suspension of no-cause terminations for one year and increase the notice period of rent increases over 5% of rent from the current 30 days to one year. 30, 60, 90 days' notice is not enough either to move quickly or absorb a shocking rent increase especially in today's disaster like housing crisis. We will no longer accept that your hands are tied due to explicit or implicit preemptions in Oregon state law. If that is the case, then demonstrate the courage and leadership necessary to either change them or challenge them. [Applause]. The supreme court of the United States has reaffirmed impact under the fair housing act, so let's use it. Both the city of Portland and the state of Oregon are currently compiling their analysis of impediments to affirm moving further for housing, evictions, rent hikes, displacement and substandard housing or fair housing issues and should be treated as such. These laws, policies, ban on rent control, inclusionary zoning, in-cause eviction statute should be challenged like the landlords will likely challenge this modest proposal by commissioner Saltzman. Tenants can no longer wait for the housing commissioner, mayor, and city council to act. We need bold, courageous leadership in this human made disaster we are in a state of emergency.

**Hales:** Thank you very much. [applause]

**Hales:** I'm going to ask, please, let's, you know, use hand gestures. I know there is passion. You did a great job, Justin, thank you, but we need to let everybody be heard. Obviously regardless of point of view, we ought to try to keep it nonverbal. Welcome.

**Deborah Imse:** Good afternoon, mayor and commissioners. I'm Deborah Imse, multifamily northwest. Trade association that represents owners and managers that house over 175,000 units in the state. I want to begin this afternoon by sharing how committed both I and my members are to housing. Our mission statement is promoting quality rental housing. And we were actively involved in the -- and continue to be in the ending homeless vet program that Justin just mentioned. Multifamily northwest understands that the current extremely low vacancy housing market is causing challenges for renters looking for

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variable -- for available units at their price range. We believe that this is a short-term market condition. Exasperated by years of under-building for multifamily demand that will be addressed by long- -- in the long-term by increasing the supply of housing at all affordable levels. There is a critical difference between using a 30-day end of tenancy notice to renovate many units in a building or after a sale. And the infrequent, but important times when it is used to protect the overall safety and well-being of the residents in the unit. For example, an end of tenancy would be given under multiple tenant complaints about drug or gang activity to the manager or the police. Declining to renew the lease with 30 days -- with the 30 day notice is a critical tool for managers, especially in cases where complaining tenants do not want to testify for fear of retaliation from that problem tenant. A 90-day notice for all lease agreements would not only put other tenants at risk, but likely result in responsible good renters moving to a place they feel safer. In recognition of the current market conditions and that supply cannot be built overnight, multifamily northwest can support a temporary change to end of tenancy notices in the case of a sale or major renovation. The framework around that would be a 90-day requirement for end of tenancy notices for multifamily buildings of five or more units, if 15% or more of the units are noticed for remodeling for at least 7500, or within 12 months of the building sale. All other end of tenancy notices would follow current state law, 30 under a year, 60 over a year. Policy review at 12 months, and a hard sunset in two years. Regarding the second proposal before city council, we believe that a requirement for 90-day notice on rent increases is controlled by state law and cannot be adopted at the local level. Multifamily northwest opposes any changes to the state law regarding rent rates because rent control does not address supply. And it does not achieve affordability. San Francisco is a stark example of the failures of rent control. Rents there have dramatically increased and far few affordable housing units have been built there compared to what has been built in Portland. Multifamily northwest works with housing advocates through the landlord tenant coalition to develop important state housing policy and discuss current housing issues and will continue to do so. While the new housing cannot be developed overnight, we strongly urge the council to focus its efforts on housing policy that encourages more housing to be built faster. Through simplification of current tools and employing new ones. Multifamily northwest supports, let's improve the approval and design process for nonprofit and private housing developers to reduce the time it takes to complete the multifamily housing projects. Revise code, create incentives that facilitate infill and affordability. Eliminate zoning restrictions that allow only single family homes in neighborhoods and encourage row houses, triplexes and cottages and accessory dwelling units for long-term rentals. Waive permit fees for multifamily building that can renovate existing space add additional housing units. Use Airbnb funds beyond recovery for bond, affordable housing, as was recently suggested by Mr. Krieger. Advocating for additional funding for affordable housing development, recording fees, surcharges for two to four years. Multifamily looks forward to the continued collaboration with city and state officials as well as private and nonprofit developers to increase the supply of affordable housing to our community. Thank you.

**Hales:** Thank you. Welcome.

**Wayne Stoll:** My name is Wayne Stoll. I'm here representing our family. I will only speak from personal experience. Our family has owned rental properties in Portland since 1950. In that time, we have never given a no-cause notice simply to raise rent on a unit. What we have a problem with is if we have a tenant who is a smoker in their unit. All of our properties are non-smoking. Tenant smoking, neighbors complain, we go to the tenant and say, hey, you can't smoke in your unit. It is not me. I'm not smoking. So, on we go. Tenant next door complains again. There is smoke. I see the tenant outside on the patio smoking. We give the tenant a 30-day for cause notice. Tenant says it is not me. I'm not smoking.

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The notice is rescinded. We can give the tenant 30 day no-cause notice. We have tenants around them, and we have had this happen, around them subject to secondhand smoke for days, weeks and months. That is where the no-cause notice, 30 days can come into play and has an effect. We also had another case recently -- this is really hard -- one of our tenants overheard a neighbor, tenant of ours, outside who was using the worst racial slur you can think of. Our tenant approached the other tenant and asked them not to use that word because, a, there is a mixed-race couple who lives immediately next door, and, b, the other tenant of ours talking to these people has mixed race children of her own and she said she would appreciate it if you did not use that language, do not want my children or neighbors subject to that kind of talk around here. Tenant said okay. Fine. As our tenant was leaving, she heard the word used again. Now, is that a reason to give a for-cause notice for somebody's language? I really don't know. I'm not an attorney. And I would have to go to an attorney and find out. But that type of language we won't put up with. So, if we had to give a 90-day notice to that tenant, that tenant could then continue to use that language outside, and if that tenant fought a for-cause notice, how long would that tenant be able to stay there and how -- what kind of retaliation could occur? How could that escalate? And, so, when we gave the no-cause notice, solved the problem. And the neighbors are happy. The tenants are happy that we have. These cases happen when you have the small percentage of tenants that do not obey the rules, do not live by the standard code that we have in society of you don't smoke to upset your tenants, you don't use offensive language to upset your tenants. Same thing happens when you have bad landlords. There are a very small percentage. I recently agonize, over a 3% to 5.5% rental increase for our tenants. It's hard to do. We have had tenants who have lived with us since 1974, 1975. Joe has been with us for 32 years in Hollywood. We don't want these tenants to move? Are they paying below market rent? Yes, substantially below. One person \$415 a month for a studio apartment and that includes his heat. Average rents are from \$690 for a studio, up to \$910, \$950 for a two bedroom. One apartment, one-off, 244 square foot unit that should be renting for \$1,835 according to the market, but right now it is at \$1,250. We don't raise rent just to raise rent. I would appreciate it if you do not punish the many exceptional landlords in the city because a few are greedy, you know what's. And I have had actually two tenants who have raised their own rent for me because they were embarrassed that they were charging enough. And last month, I reduced one tenant's rent because I thought our apartment manager was charging her too much. New tenant, and I said that's too much. We are going to reduce it. When I called her, the tenant was silent and said okay, what's the catch? The catch is you need to come in and resign your rental agreement to reduce the rent and initial that and things like that. I also brought -- i'm one of those mean, nasty landlords, a couple of notes that I received. We received many over the years. But this is from tenant who said I would like to say a hearty thank you for offering to me and my guide dog rent in your apartments and she even had her guide dog sign it. That was -- it is very sweet. Unfortunately she passed away. She had terminal cancer. Passed away last february. A sweet, sweet lady and a great tenant. Another lady wrote me, because of what the bank has been doing, expecting a rate increase. Probably blank to blank. But only blank is Wayne landlord or what? I have checked the notice three times. I can hardly believe my eyes. I'm not telling you this to show you what a good guy I am, because you already know that, of course, but to show that there are people, tons of landlords around the city that experience this same thing. We don't raise rent just to raise rent. We have to keep up with expenses. We have to keep up with raising property taxes and other things that happen and there are times when a tenant will move out and we spent \$10,000 to improve the apartment. Not because of anything that the tenant has done, but because we want to update the apartment. So, I don't have a problem with the

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90-day notice for rent increase of more than 10%. I don't know that I have ever given a 10% increase. That just doesn't happen. But if you ever watch Monday night football, pregame show, a segment called "come on, man." recently, you saw the -- it was last night -- the report that rent raised 20% at city-owned apartments --

**Hales:** Was going to be until he rescinded yet.

**Stoll:** That was one of those come on, man. What are you talking about? We care about our tenants enough since this is October and Halloween is coming up, sent a notice around about what to do in case of a zombie invasion so that they're all clued in on what to do. With that --

**Hales:** Thank you. A couple of questions. Go ahead, commissioner, I have some too. But you look like you're ready.

**Fritz:** Thank you, Mr. Stoll I have known you and your family for quite some time. I appreciate you coming to testify. What if the rule was about a 5% increase that you had to give enough time for the tenant to find a new place --

**Stoll:** Find a new place for 5%.

**Hales:** You mean a notice --

**Fritz:** If it wasn't 10%, if it was 5%, community alliance of tenants has suggested, with a certain --

**Stoll:** 90-day notice for 5% notice is what you are saying?

**Fritz:** Potentially.

**Stoll:** I personally would not have a problem with that. My highest increase was a 6.9% and that was because a tenant had not received an increase for 2 1/2 years.

**Fritz:** You would be thinking about it and you'd be able to give that amount of notice?

**Stoll:** I try to forecast what is happening. Showed a tenant a space. They said they looked at another space, rent going up \$200 a month as of January 1st. If you can't forecast what you are going to be doing in three, four months ahead of time, what are you doing in the rental business? I probably wouldn't have a problem with 5%.

**Fritz:** Appreciate that response. Secondly you raised the issue of no cause evictions actually being easier than for-cause evictions.

**Stoll:** Yes.

**Fritz:** Do you have an alternative proposal -- there are some landlords that do use no cause in order to be able to raise rents. Do you have a suggestion for how to make it so that for-cause is not more difficult than no cause?

**Stoll:** I haven't really thought that through. It is so alien to me to think that somebody would give a 30-day notice to someone just to raise rent. I can't wrap my head around that. Because, as I say, we have had so many good, loyal tenants over the years that we're loyal to them. I don't want to give them the massive increase because I like them.

**Hales:** That was the question I was going to pose to all three of you actually. You, Wayne, and Deborah to an extent as well, paint this picture to how responsible landlords operate. Which is really not cat's complaint. I get there are a lot of responsible landlords who think hard and agonize to use your word about even a 5% rent increase. That's good. That is what we would want from businesses being socially responsible and for people to think of themselves in the housing business not just profit taking, which is very much your families approach and I respect that. I understand the red hot rental market. I don't understand what the financial motivation is, given that you can increase rents, right? What is the financial motivation not for you, because you haven't done it, and maybe none of your members have done it, either, but what is the financial motivation for somebody to empty out a building by giving everybody a 30-day notice in a market where there are plenty of renters available and you don't make money unless someone is paying the rent. Not being playful here. I just don't understand why in this market, somebody, and with relatively light

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state laws governing what you do, why would you empty out a building? Why are people doing that? I mean, you probably have an explanation. Greed is a good all-purpose answer, but it doesn't quite fit because you don't make money until you refill the building.

**Buri:** Community -- organizing under the state housing project for about eight years, and these are buildings that are severely substandard and in need of repair.

**Hales:** Okay.

**Buri:** So, what is commonly termed as the rent gap, means sometimes the value of the land is actually because the building has fallen into such disrepair, that the building isn't actually worth that much. There is an economic decision that the landlord makes at some point when it gets to that a state where it costs so much to fix it, that they willfully disinvest in that building knowing that they can sell it to a developer that will come and buy it cheap and flip it into luxury housing.

**Hales:** It is going to be substantially remodeled or demolished.

**Buri:** Correct.

**Fritz:** We also heard in the discussion, extremely distressed property enforcement and universal inspection, if one tenant complains and gets evicted, unless we inspect everybody says it is not known who was the complainant, that that tenant is used as an example to everybody else to -- don't complain or you will get evicted.

**Fish:** Conversely mayor the reason we were highly successful with the preservation agenda during the great recession, market conditions were such that there weren't the same compelling reasons to convert buildings or to do it. We had in all 11 instances with at-risk buildings we were able to get them transferred to nonprofit ownership. In this market, we would not be and will not be as successful with the preservation agenda.

**Stoll:** That happened in the office boom of the '80s, if you remember, everybody and their uncle was building office buildings to make a lot of money. We have a friend, John, who bought the medical dental building southwest Taylor and converted it to office space. He hit it right at the wrong time and he could not rent his building. It took so long, some of the hvac equipment was out of warranty by the time he got tenants in there. He had to sign that building back to the bank. I don't want this to happen in the apartment market by having overbuilding, and apartment buildings sitting empty in five, 10 years.

**Fish:** There is one potential benefit of that. The reason some investors locally are not investing, if there is an over-building, there could be a correction. One of the benefits of a correction typically prices go down.

**Hales:** Go ahead.

**Fish:** Steve wise is here, you don't have to come forward, but I want a reminder, what was the cost of living increase for social security recipients this year? [inaudible]

**Fish:** So zero for next year.

**\*\*\*\*:** Yeah.

**Fish:** So, under the formula that is used, there is -- it means that effectively they're not building in any inflation factor in social security -- [inaudible]

**Fish:** The reason I want to highlight that older adults on social security are going to get a zero cost of living increase next year is it brings us back to the questions that commissioner Fritz and the mayor asked, which is what is driving the increase in rents locally if we are basically at a -- we're at such a modest inflation environment, and so what -- what would -- let me start with you, Deborah, and, by the way, Deborah, thank you for your six years on the phac. Seriously, you represent an industry, but every single time this council tried to do something different like fair housing and affordable housing, you were there. So I want to thank you personally for your work. I know you didn't always have the full support of everyone you represented in some of that work, but it's a mark of your leadership that you help us get somethings done.

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**Imse:** Thank you.

**Fish:** Let me come back to what -- just in the typical case, not where the -- there is a building has maybe out of code and has to have substantial capital investment for something, why would someone need to raise rent above 5% in this market?

**Hales:** Need as opposed to want.

**Imse:** Well, yeah. Well, there are -- so, we didn't build anything as we all know, from 2008 until about a year and a half ago.

**Fish:** Market rate.

**Imse:** Market rate, correct.

**Fish:** Affordable housing --

**Imse:** Yes. During that time, people didn't do anything with their units either. So, you have years of deferred maintenance. So, you have folks getting in a place where, you know, the -- and not only deferred maintenance, but offering concessions. That's the other piece to this pie is that when -- and the market will turn again. You said if, but it will. So, offering concessions. They didn't invest in those properties during that time period. As we have seen, people want to come back into Portland as we have seen folks outside of the area want to invest, they're willing to go into those properties, buy them, make them into very nice properties, and that puts a lot of pressure on the rent.

**Fish:** Justin, one of the things that I want to make sure that we don't do in this process of reform is create an incentive for someone to use a for cause eviction process. And so I want to be careful as we are going through all of these reforms. I think it is worthwhile having you observe why is a for-cause eviction for most renters a bad thing and how does it prevent them from renting in the future?

**Buri:** So, for-cause notice is if the tenant has violated the lease in some way.

**Fish:** Assuming someone is doing it on a legitimate basis or as a pretext, but i'm most interested in what is the consequence to the renter in the future of having a no-cause on his or her record, for-cause?

**Buri:** If a for-cause notice is given to the renter, the renter has a chance to know what the renter has done wrong and a chance to remedy that situation. They're given what is called 3014 notice. Meaning unless you fix the problem within 14 days, you're being asked to move in 30 days. And we think that that is fair. Because the tenant knows what the tenant has done wrong and the tenant has the opportunity to fix it. What we see with no-cause notices is the tenant isn't given that opportunity. The landlord decides on his or her own what the violation was. Sometimes does not tell the tenant, often does not. They're not really required to tell the tenant what the violation was and the tenant has no possibility to remedy it. And, so, the only option for the tenant is to move out. And if they move out before that termination period is over, it does not show up on their record for future rentals. But the next landlord still can call the previous landlord and ask about that rental situation and oftentimes when renters -- because there is a lack of tenant education, community alliance of tenants only one of the organizations that has a renters rights hotline to walk line to walk tenants through that -- they believe that that termination notice is already on their record and they are fearful to list that landlord as a reference on the next application because they don't have any say in terms of the conversation between the future of potential landlord and the previous landlord.

**Fish:** Last question. We're talking about a renters' state of emergency in the context of historically high numbers of renters who are what we call rent burdened? What does that mean?

**Buri:** Means you're paying more than 30% of your income on rent and extremely rent burdened when you are paying more than 50% of your income on rent. As Steve

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mentioned earlier, many seniors on fixed income, social security, disabilities, sometimes may pay more than 70% of their income on rent.

**Fish:** Who set the formula, state or federal level?

**Buri:** The federal level, I believe.

**Fish:** Assumption behind it is above a certain threshold of what you are spending on your home, you're cutting into the money you would otherwise have available for things like food, clothing --

**Buri:** Transportation.

**Fish:** Transportation. We estimate that half the renters in our city are between rent burdened and very rent burdened?

**Buri:** Correct.

**Fish:** Thank you.

**Hales:** Other questions --

**Buri:** I would like to echo Deborah's statements from earlier, during that time landlords were not investing in their apartments and not making repairs even when being asked to do so by tenants, and that is the nature of the dynamic between the tenant and the landlord given the economic conditions.

**Hales:** Helpful, thank you. Thank you all very much.

**Buri:** Thank you.

**Hales:** Do you have other invited testimony before we take amendments?

**Saltzman:** We have the city attorney here to answer questions or provide. And Shannon from my office. We can do that as-needed.

**Hales:** We will take up amendments with you, give us some adult supervision while we do amendments. Who has got an amendment to propose? I think we have one set already in front of us, is that right? Is that the one you're referring to?

**Hales:** I'm looking for the document now. Maybe I don't. Here it is. We have an amendment, and it makes amendments to directive d and then adds a directive f. So, do we have copies of that one? I will explain that amendment and move it and then commissioner Fritz, who is also interested in this same amendment can talk about it as well. What it does is change shall to may there, in other words, it says right now it says the Portland bureau of emergency management director shall submit a request to the governor through Multnomah county to declare a housing emergency. It will now read may, and that is we're not sure that we need to request the state's intervention yet. We don't want to preprogram to make that request until such time as the council says now we need to actually ask the state to declare an emergency as well. So, changing shall to may obviously still preserves the council's ability at any time to direct the emergency management director to forward that request to the governor through the county. That's the way it works. If the state is going to declare an emergency, the county has to ask the state. That is what it says in state law. This says we've got that tool, but we're not automatically using it. And then the second amendment in the same package is just a process by which if we do proceed and declare an emergency, that the whole council, which is being asked to declare the emergency, is regularly updated on how we're implementing it. The mayor's office shall submit written reports to council offices biweekly providing status updates on efforts to implement the councils directions on housing and homeless emergency, and identifying any further council directives that may be needed, just housing, homelessness is included -- I would move that set of amendments.

**Fish:** Question for either you or for the attorney or for Shannon or for Josh or -- now turning to another attorney. We have a lot of people who are resources. I just want to ask a question about the first part of this amendment about the changing the shall to a may on seeking the state to declare an emergency. Here is the question. My understanding is that

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thanks to the work of nami and other advocacy groups, about \$20 million that the governor could release for mental health housing and services. But that would be carved up statewide based on a formula. And I also understand that there are -- from the community coordinated care organizations, ccos, that there might be as much as \$38 million of redundant reserves that could be tapped where they might be -- through the health care system, where there seems to be an appetite for using that money to provide housing for people that come out of programs like the unity center and the like, does this amendment change in any way our opportunity to seek either of those funding sources?

**Alpert:** As I understand it, commissioner, no. The amendment takes away a formality that triggers a whole bunch of things at the state level that we don't necessarily think we need. None of that precludes you, the mayor, or the rest of council and partners going to work with the governor who is aware of all of the things that we're doing here today, to have those conversations with her, with the ccos and others.

**Fish:** Commissioner novick, I know you have been working on this issue a little bit. The sponsor of your Sunday parkways was -- who I had the honor of riding with the other day -- alerted me to the \$38 million and desire to get some of that money into the system. I don't know whether that can be done administratively by the governor or an agency head or legislatively, but it seems like we have this -- we have the momentum of the ccos thinking that is a good idea to tap that money. Josh, do we have a plan to follow-up on that?

**Alpert:** Yeah, I -- quite a few conversations happening right now, both within our building, with our partners at the county, and with the ccos themselves. It is a bigger conversation than just what we're trying to do here. There are a lot of ways that I believe that money can be moved out of the ccos and into the hands of people to actually put money on to the street for things like this.

**Fish:** I think it is encouraging that our health care friends are beginning to realize that investing in stable, permanent housing is long-term going to save money, and result in fewer people getting their primary health care services through the emergency room and maybe better outcomes on long-term things.

**Hales:** Let me restate where I think we are and where I think the council would be poised on this issue, we want the ability to request declaration from the state. We intend to ask the state for serious funding from that pot and others if it gets us one more dollar to have the state declaration of an emergency than we get with a local one, I will bring forward a recommendation that we seek a state declaration. But we don't know yet that that is a necessary condition for us to get the state funding. I have talked with the governor about that particular need for mental health supportive housing come out of the unity center and she is very supportive. But if it improves our case versus any other folks around the state that might be competing with us for that money, for Multnomah county to declare a declaration and to seek the state declaration obviously we would want to do that.

**Fish:** Prepared to second this amendment to put it on the table.

**Hales:** Further discussion? Commissioner Fritz wanted to discuss it.

**Novick:** We are talking about the amendments to 1030. I have a friendly amendment, additional amendment, another one-word change from carman actually. Second sentence now says the suggestion, say residents instead of citizens -- residents who don't happen to be citizens.

**Hales:** I understand that is a friendly amendment.

**Fritz:** People in the city are citizens whether or not they are citizens of the united states, but, yes, I think that is --

**Hales:** Commissioner Fritz, other comments or suggestions?

**Fritz:** I would like josh to further explain the second amendment. Mayor's office shall submit written reports to the council's office biweekly, status updates on efforts to

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implement the council's directions on housing emergency and identify any further council directives that might be needed.

**Alpert:** Thank you for that, commissioner. One of the things that you will be voting on today is to actually not only include housing in the code as a reason for an emergency, but also changing from simply having the mayor declare it to having council declare. I know the mayor felt strongly that this should be a shared decision, particularly in a case like housing, in order to ensure as the process moves forward, that council is kept apprised and gets to weigh in at all of the various steps as all of this is moving, we thought it would be helpful to produce a written report every other week on status updates on all of the different pieces so everyone has an opportunity to weigh in throughout the process. We are open to doing it otherwise. But that seemed like the most streamline way. The other thing that we -- my colleagues at the staff level and I will work out will be regular meetings of each of our offices together on all of the various pieces so that at the staff level we are coordinated and working with our bureaus.

**Fritz:** Thank you for that. The clear intent if there are going to be applications of waivers, building code, if there are going to be signings that won't be allowed except at those meetings that those would be discussed at those meetings and in the biweekly reports?

**Alpert:** Correct.

**Fritz:** Thank you.

**Hales:** Let's take a vote to accept that amendment for purposes of testimony if we're ready to do that. Roll call. Please.

**Novick:** Aye.

**Fritz:** Thanks very much to the mayor's office for working through this. Aye.

**Fish:** Aye. **Saltzman:** Aye.

**Hales:** Aye. Thank you.

**Hales:** Are there other amendments to either 1029 or 1030 at this point?

**Fritz:** I might have one to 1028.

**Hales:** Ok so let's deal with the emergency declaration first. Ok I don't think there are anymore. Proposed amendments 1028?

**Fritz:** I do, as we heard from home forward. Two months, three months is really not enough time to be able to find a new place in the current housing market. So I would propose in 301085B and C that we change the notice to 120 days rather than 90 days.

**Hales:** Is there a second for that?

**Novick:** Second.

**Hales:** So questions to staff um...

**Saltzman:** I would like to have um—I will oppose that amendment because I feel that what we are presenting to you today is something that is legally defensible and I would like to ask our city Attorney to provide the city attorneys rational in advising us that this is a 90 day notice is defensible and its legal whereas the 120 day [inaudible]

**Lisa Gramp, Deputy City Attorney:** Lisa Gramp, deputy city attorney. So with regard to the first item that you were suggesting 120 days for the notice itself. Whatever the city does with regard to this code amendment needs to be able to exist besides the landlord, tenant act, and so it needs to be compatible with that, and so while that act, when we -- so 90 days is sort of a reasonable amount of time that does not start to feel like I was foreclosing a right that the landlord otherwise has under the act, because the landlord does have the right under the act to, to terminate without cause, and so we start to get into a longer period of time. It starts to just sort of inch towards the risk that we are foreclosing a right that's otherwise required -- allowed under the state statute, which we cannot run afoul of.

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**Fritz:** And why does the 120 days seem so much worse, more likely to be a foul than 90 days?

**Gramp:** It's just a question of reasonable in terms of time.

**Saltzman:** I think we're going to be risking challenges to say 90 days is not legal.

**Gramp:** It's a balance.

**Saltzman:** I use the thread in the needle is how I like to refer to these.

**Fish:** Having read your excellent legal memo, which I thought was very well done, I would say that there is a lot of gray here. There is a lot of risk. I appreciate your role of being cautious in the discussion. The question is how much risk are we willing to take with the risk of a court overturning this. Is it of legal concern, instead of changing the 90 day framework we drop the trigger on one of the notice of provision from 10% to 5%, on the rent increase?

**Gramp:** You are talking about in terms of the percentage?

**Fish:** Yeah.

**Gramp:** If it triggers the notice.

**Fish:** Does it cause you the same heartburn, if, in putting aside the question of whether we go from 90 to 120 days, if we lowered the floor, from 10% to 5%, on the rate increase, which -- the rent increase, which is subject to the 90 days' notice, does that present risk concerns to you legally?

**Gramp:** I think the 10% was a number struck upon as being sort of -- trying to balance sort of the administrative burden on the landlord, in terms of the like, as you mentioned, this is a very gray area. So, trying to strike a balance in terms of, what the administrative burden would be for issuing these notices, 10% was sort of a number that seemed, seemed a reasonable number.

**Hales:** We also heard from Mr. Stoll and the others that a 5% increase is unlikely for him and his tenants, so there is two ways to get at this. One is extending the period of time, or two is changing the trigger. And I am getting the sense that you have less concern about the trigger versus the time frame.

**Gramp:** Yes, I think that the time frame, to move onto that other, to that other amendment, to see, 120 days you know, that's controlled, you know, by a different part of the statute, which is the rent control statute. And having a period of time where you know, you cannot -- where a landlord is not able to increase the -- extended to 120 days, starts to feel like we're running afoul of the prohibition on rent control. And again, 90 days, seems like a more reasonable period of time, where we're running less risk of running afoul of that.

**Saltzman:** I would just you know, say that these risks are not, you know, not imaginary. We have a legislative session, going into session in a couple months, if we don't put something on the books that can withstand any amendments, those won't be recovered by Mr. Stoll but by others. We just -- we can fight a good battle for years, but i've been down there fighting for inclusionary zoning. You know, I assume the legislature, will give us goose eggs, too many times, to sort of blindly accept the fact that all we have got to do is, by golly, fight it hard enough and we will prevail, you know. Maybe i've just been around too long, but I try to find the art of the possible, as I said, threading the needle, so what I think is legally defensible as opposed to what you know, is going to satisfy the most people in this room today.

**Fish:** The reason I applaud Dan, is it's a victory if we do something today that a court stays tomorrow, and it doesn't benefit anybody, so, let's find a balance that we can implement quickly and refine it as we learn more. Let's, let's not put the whole package at risk. But, mayor, I think that the 5% floor is -- presents less risk and ought to be considered.

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**Fritz:** With that, as a good discussion, I would like to, with my second approval, table the previous amendment and change it from 10% to 5%.

**Fish:** I will second that.

**Hales:** Further discussion about accepting that before we take testimony? Roll call, please.

**Novick:** Aye. **Fritz:** Aye. **Fish:** Aye. **Saltzman:** No.

**Hales:** I am going to support that. Very interesting discussion because my assumption before this discussion we just held with our council was our legal risk would be, perhaps, greater, but I am pleased to hear that. To me, now, that I have heard that, it makes sense, why are we here? Because of a financial emergency. And therefore, we ought to focus on the financial question. And we're trying to avoid harm by extraordinary rent increases, at a time where they have few other choice, so I am pleased to hear that we think that that's both a sound policy basis and focusing on the heart of the problem. Aye. [gavel pounded]

**Hales:** So that amendment is approved. Are there other amendments before we take testimony? Other questions for our staff? Thank you very much.

**Gramp:** I can't take credit for that excellent legal memo that was [inaudible] in my office that wrote that.

**Hales:** Thank you very much. Let's turn to the signup sheet. Let's do the declaration of emergency first, so if you are signed up for that item, please, we'll take that first, and then move to the right 6 protection issues. We are going to alternate, someone else figure this out before I did.

**Moore-Love:** We have a total of 48 signed up.

**Hales:** Again, please try to limit yourself to two minutes. If you have heard someone articulate your points, don't feel like you have to repeat them. You can give them a thumbs up or stand up and say, it's been said but let's try to be sure that we get to hear everyone, please.

**Hales:** Welcome. Who would like to be first? Go ahead.

**Marian Drake:** All right. My name is Marian drake. I am a tenant, long-time member of tenants. First thing I would like to point out is this conversation has been 99% male. You hardly hear any women's voices in this conversation that we have just had with you folks. Next, we do not need politically motivated shelters concerning the sears building, which wouldn't happen anyway until after July 2016. The ten-year homelessness plan the city implemented 10 or 12 years ago didn't happen. So, this probably won't happen, either. There's been a proposal, I think, it was four years ago, an article in today's tribune about this. It's the sears building. There was a proposal, I believe it was four years ago, to turn the sears building into housing. Not shelters. And this is language that has nothing, nothing has been done. We need housing. We don't need -- we need shelters, too, but what we really need is housing. Another thing is, Airbnb is flaunting the city regulations of voiding lodging taxes. Has already effectively removed thousands of affordable and low income potential, you know, buildings and potentially will do more. So, we're talking about funding. We need to get Airbnb in on the act and enforce the requirements that they pay hotel lodging taxes, all the ones using Airbnb, I don't know how but you have got to do it. I am also in favor of required mixed use housing development. With a 10%, very low income, non-subsidized housing, included in any new developments. The city council has been talking about extending one floor up for new buildings, in exchange for what I understand is called low income housing. However, it does not give a percentage. And there needs to be a percentage. I am proposing 10%. Also, what is a so-called affordable housing? I forget who it was saying that so much affordable housing has been created in the last few years. We need to be talking about. This is my term, developed with several other people, we need very low cost, non-subsidized, housing because at a meeting I went

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to, sponsored by Kabu a month ago with a bunch of renters and stuff, they said that generally, when the, when the public officials and the papers are talking about low cost housing, they are talking about public housing. I am saying that we need non subsidized housing, very low income housing.

**Hales:** Thank you very much. I need you to wrap up. Your time has been used.

**Drake:** Ok. One last thing, commissioner novick wants to bring in the federal government. We also need to reform the state laws because, because the state laws preempt many options, that the local governments, such as potential renters protection, banning eviction and a lot of other things listed by the street routes, can't happen because of that. Ok. Thank you.

**Hales:** Thank you very much, thanks. Welcome.

**Dana Denny:** I am Dana deny. And I want to thank you all for listening to us today. I have heard a lot of really incredible things. I am amazed at the challenge that you have in front of you. My background is, I built my own home in the 1980s, lived in it for 30 years, I will die in it, took care of my mother for 4 years and lost it all. I moved here in hopes to start over. Found a nice place to rent. Been an excellent renter and my land lady came up with a no-cause termination. I have never heard of this. She said you are a perfect renter. You do everything great. Our tenants are going to miss you, but here. And I said, could you tell me why? She said no, I am not obligated to tell you. So I started looking frantically for housing. I am 60. It's hard to get in, all the groovy kids that want some groovy person living in their house. I am not working because of the search for housing. Because of in my past, I built house, I have chosen to build a tiny house. To me, that will solve my problems. But, I have found that in Portland, the zoning laws do not allow me to put my tiny house somewhere, so I am asking you to please adjust the zoning laws for those of us that are willing to make the effort, give up everything that I have given up almost everything that I have, to do this so I can live the remainder of my life safely in a little tiny home. I know that there are a lot of other people that are hoping to do this, as well. So, it's one free solution.

**Hales:** That's what we are looking for, you make the case very well, thank you.

**Hales:** Welcome.

**Wahid Brown:** I am Wahid Brown, been in touch with most of your offices the past two weeks about the tent camp between Greeley and north interstate, I want to say thank you to the mayor's office. I got compliments to work with the campers going forward from the mayor's office. Heard from josh Alpert, the trash pickup will come out there. Still working on toilets, but I appreciate being told the answer that the city would work with the campers to allow them to stay there. I appreciate hearing that. I also heard that the city -- a member of your staff said there is a constitutional right to sleep in the parks. That was a positive thing to hear. I wish that I could bring some of the members to be here and testify but they were dealing with an emergency because last night they told some friends of theirs, who were disabled veterans that they had ten days to leave they were given a sweep notice. This caused juan manrico who has traumatic brain injury to have a panic attack. So the people camping there, supporting one of their fellow veterans, who was sent there because of the panic attack, I would like to advocate for a moratorium on sweeps that are not addressing bad behavior, so there are people staying in parks sleeping in orderly ways. Not engaging in open, drug use or whatever, that are being told, get out. I would encourage the other commissions. Work with people sleeping outside, who are doing so in a way not disruptive, to continue to do so, a safe way, there was a woman of color that left in fear of being swept when there was a sweep notice a week ago. She had to move into a less secure scenario, and her partner had all his possessions stolen by other houseless people. So they push people trying to make safe zones into less

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secure spots and positions they are not working. So I would like the city to work with Trina Sutton and the Clackamas service center on a site at 105th and foster owned by the city, to accommodate the 70 houseless people in the r2d2 situation, where there are regulations. So thank you.

**Fritz:** With that incident, was that at Overlook Park?

**Brown:** Yep.

**Hales:** Thank you very much.

**Hales:** Let's take the next people, please.

**Hales:** Good afternoon, who would like to be first? They nominated you.

**Melissa Mendez:** I am Melissa Mendez, a community manager here in Portland you can and I am here to discuss the no-cause notice, specifically, retaliation, resident activity that are suspicious to landlords. In one incident, that I dealt with personally, is I had a resident come in from a building, complain about their neighbor, having high volume traffic, late hours, 12 at night to 4:00 a.m. So, it's a little suspicious to management but it is after hours, so of course, we instruct our residents to contact patrols, police, after hours. By the time that the patrols show up. /or police, vanish, the traffic is gone, they cannot prove anything. Therefore, we don't get any paper documentation for our records. A few days later, another resident complains about the same thing. We understand we've been told about this. We informed them, contact patrol and/or police so we can try to pinpoint what's going on and get a paper trail for our records. Still not able to be tracked or found, we talked to both of the residents that came in complaining asking them if they would be willing to write a statement, due to a lot of retaliation, goes on, unfortunately, in this world today, they are not willing to testify. They don't want retaliation or their tires slashed. Different things like that. So, upon investigation, we as landlords, going through the file, realize that this particular resident that we believe is causing an after-hours activity for other neighbors, their lease is up for renewal. So, we're left with currently the ability to issue the no cause notice allowing us to, at some point, have them vacate the apartment and getting around the scenario that's currently taking place. So, I propose that the no cause is still permitted to us as landlords, it's the only way right now for us to be able to control issues that, unfortunately, because they happen after hours, we're unable to pinpoint the exact problems.

**Hales:** Thanks very much. Thank you. Welcome.

**Jessica Blakely:** Mayor, commissioner, I am Jessica Blakely. I am a landlord. I am also a responsible landlord in the sense that I have never once issued a no-cause notice. A tendency notice will say, for any reason, it's not what my business and my fellow landlords use it for. We use it to address issues, which we cannot prove with the 3014. I have one specific example that I can share with you. One of them relates around smoking, which someone else also shared something about that, as well. But in this case, we had someone move in. They were upstairs. They move in because we're a nonsmoking community. And what had happened was, is a week within moving in, they complained they smelled smoke and their child is asthmatic. They cannot handle it. They moved in because we were a nonsmoking community. We spend weeks going through the disturbance notices, 4-hour notice of inspection, all the proper procedures that we would use to try and get some type of evidence that this person is, in fact, smoking in their unit. We get nothing. We end up having to transfer this person by reasonable accommodation because the child has health problems. We think ok, well, we're not sure that we were not able to substantiate. A week after, the apartment was vacant, a new tenant moved in. Different, demographic. This person is not home, except for evenings and weekends. Within a week, we go another smoking complaint from this tenant. Again, denial. Denial. And so, we utilize this particular notice because her lease is coming up for expiration. We

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were not able to substantiate the smoking inside the home. We had two separate case, same evidence, where that evidence was. And so, we liked the know-cost notice. It was the end of the lease. We utilized it.

**Hales:** Thank you. Thank you.

**Fish:** How many unions do you have?

**Blakely:** I have 2,000 at this moment, and i've been doing there for 15 years. I have not once used it for a rent increase, not once.

**Saltzman:** A thousand unions?

**Blakely:** Between here and Seattle, where we face the same problem. Specifically, within the city of Portland, the rest in the suburbs. The rest all the way up to Seattle, where I am active in that community, as well, but we don't use it for that reason, and that's why I would like to retain the ability to have the 30-day, less than one-year tenancy, the 60, and I was been there a year, the 60 seems ok to me, as well. Only, you know, if somebody's intention is to sweep a building or clean out a building, I completely agree with the 90 days. Absolutely. For that scenario, I cannot imagine doing that to my residents. They post reviews all the time. I have to be subject to that, you know.

**Fish:** I am just trying to -- this is a complicated area but are you suggesting that there be some exception for a circumstance where there is an imminent health issue?

**Blakely:** Yes. Well, what i'm seeing is that I would like to see the 90-day move forward, in the sense of, does it fit that description of it being, we're going to clean out the building or we're going to get rid of 15%? Or we are we are going to push a large amount of people out the door. And a tenancy notice I used, we only used six, so all I am asking is that we are able to retain that ability to protect the residents. In her situation, with retaliation, I don't want to tell my resident, that they can't live in a safe place for fear that the other person will retaliate. If we have to put her on the stand, and she says, that person is stealing drugs, I saw it happen.

**Fish:** What's been your average rent increase in Portland this year?

**Blakely:** It really depends from building to building. And what the scenario is surrounding the building. We renovate homes, so increases are a bit higher. But, like in Vancouver, a situation where we have a stable building, they range between five and 10.

**Fish:** Just curious, do you allow tenants to rent out their places, as short-term rentals?

**Blakely:** No, no subletting.

**Fish:** No subletting. They have to fall within the same.

**Hales:** That's very helpful. Thanks very much.

**Phil Owen:** Thank you. I am Phil Owen. I represent the rental housing alliance of Oregon. We have 1800 members, mostly small landlords, and we try and be responsible and educated. I would like to -- I agree with both of these that have gone ahead of me here. I would like to address another issue with the 90-day notice, for the last couple of years we have had experience with the 60-day notice, for people that have been there in the apartment for over a year. The problem, one of the problems comes up that for people moving out, they only have to give a 30-day notice. Since they only have to give a 30-day notice, I don't know that there is a -- if somebody comes in and says, I have to be out in 60 days, I will say well, come back in 30 days because I can't give you anything because nobody has given me a notice. They are not going to give me a notice for another 30 days. So, if I did have a unit available. They say well, I have to be out in 60 days, I say well, I can only hold this unit for a week. You have got to come back in four weeks, five weeks to find a unit that I can put you in. So, to me, the idea of having a 90-day notice is going to be a real problem, plus the fact, like these folks who said, the good people, they only have to give 30 days' notice. If they are living in what they feel is a threatening situation, they will get out before the 90 days is up, for the bad tenant to leave.

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**Potter:** Ok, thanks. Any questions? Thank you very much. Good afternoon.

**Hales:** Good afternoon.

**Keith Scholz:** I am Keith schools, a disabled resident of Gresham. That's where it seems like everyone has been going out, from Portland, when the rents started getting higher. I have lived. I have lived in the Portland area for 41 years. I grew up in rural central Oregon. For the past ten years, I have lived in a complex which has some amenities I enjoyed, like a pool, a sauna, hot tub. Grassy areas and whatever. About a year ago, it was sold to a company from Colorado. They immediately started doing what they have been doing here in Portland. Turning it into a fancy little spa area, you know. We have a dog park. We have a dog-watching place and whatever, you know, it's just -- some of my neighbors were displayed because of all of this -- remodeling some of the apartments and everything. But anyway, our current rents have been going up, substantially. I am on section 8. My share of the rent, in the past four years, it's doubled. My social security hasn't doubled. We are getting a zero increase this year. And just like I was thinking about this, I looked at the Willamette week article, and a friend of mine was quoted as there is a lot more people looking for a Chevrolet and being offered a bmw. The places that I am, seems more like a Rolls-Royce. Where, we are we supposed to go? Hood River? Sandy in Mount Hood? The middle of nowhere? Those of us who are transit dependent, we are screwed.

**Hales:** Thank you very much. Welcome.

**Misty Erwin:** I am misty Erwin. I am a person with a disability that qualifies under the federal housing act, reasonable accommodations. In august I received a notice of a rent increase. My rent was going from 844 to 959, that's 115 increase. I am on subsidized housing program. And with the way the law was, my daughter and I would have had to be out in 30 days if I had not filed a reasonable accommodation or I would have to pay 1,059 a month to go from a lease to month to month. And I am here to petition, at least the federal government can give us some sort of more funding for these -- for the housing programs, you know, because otherwise, a lot of us on disability, we're going to be out in the streets, we have nowhere to go because we don't -- the housing programs don't have enough funding to help out with us, it would cost them more in the long run to move me in one shot in a year than it would to pay the increase for the whole year. I don't understand why they can't help out more on these grounds. I've been -- i've been doing a lot of research with the landlord and tenant law with disability. It's amazing to me how many people don't really know their rights, as far as tenants. As far as people with disabilities. I think that the social security and each landlord should hand out a booklet, about giving you your rights and letting you know what your rights are, that you are protected under the federal fair housing act for a person with disabilities for a reasonable accommodation and modification. And that's all that I have to say.

**Fish:** May I ask you a question?

**Erwin:** Yes.

**Fish:** Are you in a unit privately owned?

**Erwin:** No, I am in an apartment complex.

**Hales:** Is it a housing authority home forward project or is it a private landlord?

**Erwin:** It's a private to landlord.

**Fish:** But, your housing assistance comes from a federal program?

**Erwin:** Yes, it does.

**Fish:** On that point because commissioner novick said it earlier, so, so succinctly, every year we're seeing cuts to the federal programs under sequestration, and thank goodness the veteran's administration is the only federal agencies exempt from sequestration, which is one of the reasons the county and the city request continue to focus on veteran's

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homelessness. It's the one agency of federal government that does not get the cut every year. We had the same clout, I wish that we had the same clout to extend that to housing but I don't want to make a bad situation seem more bleak, but there are major party candidates running for the presidency, who have said that they would abolish the department of housing and urban development. Don't view it as a core function of government. If that happened, we continue to have a tax code that gives 200 billion of foregone revenue relief to the middle income people, who deduct their property taxes and their mortgage interests that we would have no money for people that are no longer served by the market. So, in addition to all of the good work that's happening locally, I hope housing finally breaks through as an issue of concern at the federal level. I don't remember housing coming up in any debate that I have watched so far. I don't remember a single question about housing. We cannot let housing wither on the vine at the federal level because most of the issues we're talking about are federal issues. They are national concerns, so I appreciate your testimony.

**Erwin:** I do have a comment on that. There is a lot of veterans that are homeless, you know. Where would we be today if it wasn't for the veterans fighting for our country? Why is the federal government not helping out?

**Hales:** As commissioner Fish said we need to give the veteran's administration credit. I got a call a year ago from the hud secretary saying, from the veteran's administration saying, would the city of Portland sign up to get the homeless veterans inside. And so, we partnered with Multnomah county and our housing authority, home forward, as well as the city of Gresham and nonprofits, we did make that commitment and started out with 690 homeless veterans. We're down to 230. Our goal is to get them all inside by the end of the year. That would not happen if it weren't for the veteran's administration, stepping up and giving us vouchers. We're housing two a day with vouchers. There is some responsible local landlords who need to be praised. In this superheated market they are reserving units for this program because chair kafoury and I have been calling them along with commissioner Saltzman. Asking them to reserve unions. So, that's a success story, but it's a rare -- an exception because the rest of the federal government, under the control of congress, as it now stands is not supporting housing, but the veteran's administration here in Portland. Nationally, needs to be praised because they are making a really good thing happen. So --

**Erwin:** That's great.

**Fish:** With the assist from sally Erickson. It was a broken system until ending homelessness team sat down with the v.a. Sat down with the nonprofit providers, and fixed the structural problem with the voucher's program, and that opened the door to us becoming eligible for more, so a lot of good people worked on that.

**Erwin:** What about people that are in, recovering in the treatment programs? They qualify for reasonable accommodations, in the federal fair housing act, and people that have a criminal past or don't meet the income requirements.

**Hales:** That's right. That's right.

**Erwin:** If they are not made aware that they qualify for reasonable accommodation, for them to overlook their past, for them to overlook the criminal or their income requirements, they wind up out in the street and they wind up relapsing and it's a vicious circle.

**Hales:** Yes, it is. Thank you. Pull that microphone down a bit.

**Linda Lloyd:** Thank you for hearing me today. I hope I can get my message out.

**Hales:** Give us your name.

**Lloyd:** Linda Lloyd. I am hear representing an area that I have not heard you talk about yet. The mobile home parks. An investor from M&N enterprise bought our mobile home two years ago. I am paying 90% of my income for rent today. I bought a mobile home

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because I like the community, the tri-met was going to be having max through. We thought that we would be going to museums and things, you dream about doing in retirement. My retirement has been fighting no cause eviction, thank god for legal aid. I was shocked. I will give you all of it. It started with phone calls saying your house is for sale, and then you got a creditor calling you. Why? And then you get an eviction. When that don't work, I go chased on my land that I am paying for. I am a kindergarten teacher, trying to walk away. You are not going to communicate. I will give you time to calm down. I believe in communication. [inaudible] management runs our park. There is no management. There are no rules enforced. I put photos online, if anybody cares. The health department would probably close us up. Those of us living there have lived there over ten years. So, it's a wonderful community. We're being priced out. I want to know why the law you passed to protect us, is not working. They are going to buy us out, for not to scare you or threaten or to harass you out. Sure as hell, not to evict you for no reason. I'm sorry, I cussed. I am really at my wit's end. I have tried everything educationally I know but I see our system failing. I see hope through you, and I hope that I can take this back to everybody in our complex. I wrote a letter asking for help, what I see as the ex-cons are getting a place to live in our park. We welcome everybody. I have seen them improve their lives and I have seen them say i'm not paying this kind of rent. They leave. We're in a mobile home, we're stuck. Now, the rent is going to be 610, I believe, a month. I live on Milwaukie, on Mcloughlin, next to the sex predator motel, which is why the property value was down. I don't mind the halfway houses. I don't mind the improvement programs. But, don't increase my rent. When I sacrifice my safety, which is only, which I got to give credit today to the sheriff's department that has been doing drive-through because we are not sleeping. Seniors are not taking medication. They are not doing diabetes testing. They are going without. I am proof that you can eat one meal a week and make it. People are going without. And we're in the United States of America. We send relief overseas. I taught my children to believe. They could be anything. But, I thought that I was a great teacher. I am sitting here before you with a hopeless cause. I went to Salem two weeks ago with the mobile home commission. They are worried about putting these meters in. I understand improvements. New parks. But the mom and pops are being pushed out. Our landlord, god bless him, he would give us a 20 increase with a letter of why? We're increasing it. When he gave us an increase to 422, nobody complained. It's a hardship. But 422, half our income, we're willing to pay because we could see it. But now, we got an investor. First thing that they do, take the table out of the laundry room, so you, the senior that carried it over there, you don't have a place to set it to fold it. You carry it in, you have got to get it out. They put in candy machines that nobody puts money in.

**Hales:** I need you to wrap up.

**Lloyd:** The security systems with no protection to our home. You passed a law to protect us, can you help us, somehow.

**Hales:** Thank you. That's why we're here. We have not passed the law yet.

**Lloyd:** You did pass a law, that's it. Mobile homes, if an investor came in the park, that's -

**Hales:** That's a state law but we helping to it passed but we should not take credit for that. We just supported it. You have a legal aid attorney now?

**Lloyd:** Well, they are busy saving evictions so I am on my own the last year.

**Fish:** The problem is, investors are buying up mobile home parks because of the dirt, not the homes. And less Oregon strengthens existing protections, they are going to continue to be, and we have a number of them in our community, that are vitally important, as

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affordable homes, but they are being bought up for the dirt. With an eye towards long-term development. We don't have adequate protections for people in mobile homes.

**Lloyd:** They are slumlords with drug lord tactics. I grew up out of the projects, thinking my life would be better. I am back here fighting for the same thing that my mother did. But I have faith in all of is you.

**Fritz:** May I suggest that you stop downstairs in the office of neighborhood involvement. They may help you find a state representative.

**Hales:** Downstairs in that corner.

**Fritz:** They are always here or you can call 823-4000 to always get help.

**Hales:** Thank you very much.

**Hales:** Go ahead, please. Welcome?

**Marih Alyn-Clair:** Hi, I am Marih Alyn-Clair. The reason why I wanted to come down today is because I am representing one of the first wave tenants that are priced out. My rent went up, well, going to go up at the end of my lease, 40%. \$400 increase, which is shocking. I used to be a landlord here in the state of Oregon. And the gentleman that left, that was so kind, was the type of landlord that used to exist here, across the board. So, when I started getting wind of this new contagion of rent hikes, I was shocked because I've been here -- I'm a native. I've never seen it like this before. It's just totally shocking. And so, it seems to me that it's so inhumane to push people out, seniors and people with disabilities. Just everybody, putting -- cranking it up for people who have families and that kind of thing. I've been talking to people almost daily. I have heard 700 a month increases. So, we really do need, it sounds like, the law changed. If the law isn't serving us. We seem to be serving it, then there is something wrong here. And I am all about change. I know that we can do better than this. I would like to see the humanity put back into the rental market. Where we're dealing with people's lives. I know Portland is a good city. We do care about people. But, we have to go the extra step and change the law. If that means us going down to the state, then that's what we need to do. And so, but, I want to see temporarily for people I am working with, some ladies who are like right hanging over the cliff about to be homeless in just a few weeks. So, I need to -- I want to see some emergency housing for people. Renters want to be at the discussion table, not be talked about. But we want to do some of the problem solving here with you all, and there is great ideas. We want the section 8 rules to be adjusted so people don't lose their section 8. Put a priority on displayed tenants at the top of the waiting lists because they are like 18 months to five years long. So, where are we going to put people, is the question? So I really want us to think about that. To come up with something innovative and creative, and I know that we can do that.

**Hales:** Thank you. Thank you. Thank you very much. Well said. Thank you. Good afternoon.

**Tyler Morris:** Good afternoon, Mr. Mayor and board of commissioners, I am Tyler Morris, a landlord here in Portland, and I want to give an example of how I used the notice of non-renewal to a tenant. Just, one of the multiple problems that we have come across, pest control. I have had a department that has had confirmed, you know, roaches. Other issues that starts to affect other tenants. In that building we have things in place, pest control companies to treat those apartments, you know. They have a list of instructions that they will leave for the resident. They have built that to follow those things but maybe not. We'll do inspections to, you know, to confirm those ideas, but or confirm whether they are following those, but we have issued a non-renewal in that instance, which helped us in order to you know, to fix a problem occurring that would prevent it from disrupting other tenants, for that matter. I wanted to voice my opinion on that notice for non-renewal, and I

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feel like that is something that can be utilized as a tool to help, you know, the greater renter population.

**Hales:** I understand. Thank you both. Thanks very much. So Karla, how many people do we have remaining on the signup sheet?

**Moore-Love:** 28, 30 maybe.

**Hales:** And a show of hands of folks still planning to testify? Ok. It looks like a little less than 28 so we might make it. Try to be brief as you can and let's call the next three.

**Lightning:** I am lightning, I represent lightning watchdog pdx. Commissioner Saltzman, I agree on any extended time, rent increases, no cost evictions. Again, we have to follow the landlord tenant laws. Some of those may be challenged, but you are setting reasonable time frames so I agree with you on the amendments proposed, one of the issues that I have, is Mr. Stoll was a very interesting speaker. One of the things that I got from his speech was that he stated that there could be a concern of overbuilding the housing inventory. Comparing it to the office from the 1980s. Now, when he made that statement that I would like a little more research on exactly where he thinks that the balance is, to where we don't have 2,000 to 3,000 homeless people out on the streets. And where he thinks that it would be considered being overbuilt because in my opinion, we have a housing shortage, in my opinion, 2% to 3% vacancy rate, we need more housing units built. I don't think that anyone in this room is worrying about overbuilding the housing market and saying, we have 300 to 500 units in this location that are empty, let's see what we can do with those units. So, I am very interested to understand what he means by overbuilding the housing market in the city of Portland. Where he feels that if we currently have, at this time, around 275 housing units out there. We have a population base of 600,000. We use a family of two units per unit, what number do we have to have as far as housing units to balance that out with the current population? So I am curious for him to have a discussion with commissioner Saltzman on that issue. Let's look at some of those numbers. Thank you.

**Hales:** Thank you. Welcome.

**Gail Williams:** Hi, I am Gail Williams. I am from Gresham, who Portland is coming to visit, when we have heard. My rent, I just got a notice on the 30th, that it will be increasing at the end of my 13-month lease effective January. Minimum rent is going up, over 200, well, it will be like 270 a month, which is basically, three extra months of rent this next year, however, I only have two weeks to take that option, and then I am given another option, at a higher price, if I don't sign it's on a month-by-month. Who knows, what it could go up to? So, it's just -- we don't know where to go. We don't have any extra places for one bedrooms. The article in the Willamette week, that listed the -- from last week, listed the percentage, I will be paying more, 17%. That's higher than this article for a two bedroom. I just hate to see people that I have talked to recently, who have been in Gresham, Portland, we all love this place, or we would not be here, but I hate to see people saying we're going to have to move because we don't know where to go, people planning on retiring here. I would love to stay here forever. So please help us.

**Hales:** Thank you.

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

**Hales:** Thank you. Welcome.

**Carolyn Anderson:** I am Carolyn.

**Hales:** There is a button on the bottom. Push the button on the base so it lights up, there you go.

**Anderson:** Hello.

**Hales:** Yes.

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**Anderson:** I am Carolyn. I just wanted to say thank you for the opportunity to have us here to speak to you today. I've been trying to get through to you for several times. I called to try to make appointments. So, I will try to do the best I can. I am a little nervous about speaking in public. I am, obviously, I am black, and I have a disability. I am on low income. I have lived in Portland for almost 15 years. It's about 15 years. The process, or more. I was here when the process of gentrification first started in northeast Portland. You know, when this issue hits a black community, there wasn't too much concern about it until it started hitting the dominant minority community. But, that's not my point. The point is, as a disabled person. Being on low income, it's very -- the situation is very complex because there are laws that prevent people who receive ssdi, from having a certain amount of money to even make to be able to live in an apartment that is section 8 that is considered affordable housing. Then, once you meet -- have a certain amount of income, you pay that towards the housing, and then that forces another problem on the system. A person -- you have to go and try to max out the food stamps. If you are living -- then you have got the food stamps and you have the issue with the housing. There are other ones that say well, you cannot have any money in the bank. A certain amount of money in the bank because if you have that, that's going to affect your health insurance. So, we'll cut your benefits here and add here and take away there. That's where many of us stand. That's why we're not going anywhere, and that's why i'm here today to try to help -- I want an appointment to try to help explain this to you, so that you can understand -- you are making the decisions that affect us. So, you need to hear the voices of us. We have heard you. We have seen -- we have seen the decisions you made, and it's not blind but without our voices. Does that make sense?

**Hales:** It does, and thank you for bringing those thoughts.

**Anderson:** I hope that I can call and get an appointment and I can help you to help us. We can work together.

**Hales:** Thank you very much. We have more folks left.

**Hales:** Welcome.

**Joel Spector:** Thank you. I've been working with a fair number --

**Hales:** Give us your name.

**Spector:** Joel specter.

**Spector:** Yes. I work with a number of nonprofits, the community of clients, right to the city, 350 pdx, jobs with justice, healthcare for all Oregon, 15 now, and I will stop the list there. It goes on. I think that it's obvious to all of us. I think someone, although I forget who, had noted that there are a large number of problems affecting us. That they are all interrelated. That many of them go on, on the national level or state level, as well as the local level. But, Mr. Mayor, as you pointed out in your meeting with the pope, this is the level at which we can get things done. I think we have a need for a more unified approach to approach the overall issue of throwing people under the bus. On tri-met, they do wonderfully. The rental packages, proposed, are really just band aids, but we really need band aids to stop the bleeding. I think Justin spoke, Justin Buri spoke to the specifics of that. I'm not going to get into that. I had the great fortune to be talking with Steven Kuntz of the sustainability office yesterday at a meeting that he was addressing. I want to follow his example. I will prepare a more detailed proposal and send it to you in email. This involves breaking out of the small scale of thinking that we've been doing here. Right now, when you are trying to get feedback, I will not toss that out. We have too much.

**Hales:** Thank you. We are looking for ideas, so we want you to keep them coming.

**Spector:** I don't think you know what you just asked for.

**Hales:** I will take the chance.

**Hales:** Wrap up if you can.

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**Spector:** I will stop.

**Hales:** Keep them coming. I wanted to mention that. You have heard from commissioner Saltzman and others here, specific things that we want to do with the state of emergency and also, the renter protections, but we're also trying to get the community to come forward with ideas that during this state of emergency, we don't have it all figured out but we highlighted the problem.

**Fish:** Let's just acknowledge that a good number of the most significant proposals that are before us, were proposed by the community.

**Hales:** That's right.

**Fish:** Between the declaration of an intent to declare an emergency and to find the response, we moved very far very quickly. I take my hat off to advocates and community members with the unified voice, demanding we act.

**Hales:** Don't stop. Thank you.

**Spector:** I won't.

**Hales:** Ok. Welcome.

**June Johnson:** Hello. I am June Johnson. The reason why i'm here, is because my rent has gone up. 350. So therefore, my rent will be 1145. I am a senior, 60 years of age. I am disabled. I worked over 25 years, in Multnomah County. I found affordable housing. I took my 50 deposit down. It's on north Williams. They have 75 apartments, 15 are affordable housing. The regular rent starts at 2,000. For the two bedrooms, it will be 993. That's for the 60%, but if it was 50%, it would be 827. So, with my income, I am over 1500, 1600, but I am sure that 452, so therefore, I need a cosigner. The department I've been at now, i've been there two years. Before that, I was there for 15 years. I have an excellent housing, and never been evicted. Or anything. And I don't have a criminal record. So now, I need a cosigner. And this cosigner needs to make 4,965 a month. I am having one hell of a time trying to find a cosigner. I don't think that's fair. Like I said, not a criminal, don't have you know, no background. No drugs, no anything. I go to church. I do volunteer work, I go into the prisons and do my word. This and that. I am lost. I am stuck because I found -- they found a loop hole not to accept me because of this cosigner. So ok, what do I do now? Because I don't have a cosigner that makes almost 5,000 a month. But, this is affordable housing that I applied for. Tell me what you can do.

**Hales:** There is people in this room that can help you soon, I hope. You certainly highlighted the problem. Thank you, and again, there is some people here I see in the room that might want to talk with you.

**Johnson:** I talked to a lot of people. I've been in Salem three times the last year and a half. I help them with two one time. 100 million one year. I advocated. Now I have nothing to show for, so that's what i'm saying, these contractors, yes, they are coming over to -- back over to north and northeast. They want the minorities to come back, but they don't want us to live there. They are shutting us out. They are locking us out. So, we really do need help. Please, whatever you can do, commissioners, please work on this. This is the last foot to get in the door what I am trying to say, I am begging you to please help us. Thank you very much.

**Hales:** Thank you. Thank you for coming.

**Cindy Roberts:** Mr. Mayor, commissioners, I am Cindy Roberts, and I represent the rental housing alliance of Oregon. We have about 1900 members. 81% of whom own 10 units or less, so your mom and pop folks. It's really hard to say, after the stories you have heard because they are tragic, it breaks my heart. But, for the most part the crisis you are talking about in this ordinance is trying to address, is not a landlord versus tenant issue. It's a rental market supply versus demand issue.

**Hales:** Let her speak.

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**Roberts:** Changing the rules on landlords does not lead to more housing. The same number of people will be in need of units. While you assume more people will be able to stay put with this, you will see that unhappy neighbors will, actually, be leaving the reason landlords terminate tenants is not because they want more money, but because they want more peace. Small landlords don't want to evict anyone, but sometimes it happens for the good of the community. The current Oregon law is 30 days, which to neighbors of bad actors, seems like an eternity. Those 30 days. Other tenants have the right to a safe community. They should not have to wait 90 days to have one. Bad tenants will force the good ones to move out, leading to the exact displacement the ordinances is trying to fix. In fact, for most landlords, it is not about aimlessly terminating tenants but protecting residents. Please look at the requirements on landlords. Look what it has added to the obligations. What other private business has as much regulation? What do they get in return for it? Property tax breaks? No. Low cost loans, no. Income tax breaks, no. Business license credits, no. They pay taxes, they pay employees, they pay local fees and make business tenants screaming and screening, zoning and housing requirements provide a service for the people of this city. There is good landlords. They are all treated like pariahs. Another fact if you want more of something, you remove barriers. If you want less, you put up barriers. This will not change the vacancy problem but you have the power to do that. You are doing that by bringing down barriers to building more affordable housing, and we applaud you and want to help you with that.

**Hales:** Thank you very much.

**Fish:** Can I just, before we lose you since you represent a trade association, does the rla believe the council has the legal authority to regulate in this area?

**Roberts:** Mr. Commissioner, my association has not taken up that issue. And --

**Fish:** I am hearing from others the lawsuit is imminent, do you believe that we have the -- you don't have a position today as to whether we have the legal right to regulate?

**Roberts:** Sir, my comments are directed at the termination notice, not at the increase in the rent notice. I think that you probably have cause to do that.

**Fish:** And let me say if your industry believes that in taking up common sense renter protections, we're implying landlords are pariahs, I regret if that's the message. I have not heard that in this debate. I think we're struggling to find some balance. And my guess is that the approaches that other cities have taken like San Francisco, would cause more concern to your industry. We're trying to find a balance. We have an emergency. And we have people looking at significant rent increases that they cannot cover. So, I just want you to know, I have not heard anything in this discussion that singles out the landlords as pariahs. We are trying to exercise our duty to regulate in an area where there is an emergency. We're hoping to find the balance. Frankly, up to this point I have found that the relationship with the landlord can be very productive. A lot of the things that we have done the last few years, we would not have done without the full participation and cooperation of the landlord community, including section 8 reform. Including fair housing reform. A lot of other -- and the efforts to, to police substandard housing. The community has been a full partner, so I regret that there is a sense that they are now quote/unquote pariahs because we are talking about renter protection.

**Roberts:** Commissioner Fish I appreciate that. I think that you will find that my organization has been at the table on the section 8, affordable housing issues, been there and talked about it and we want to help. But I think that you probably have seen in this room the actual evidence of what i'm talking about, about pariahs, lots of stories about bad actors. I know they are out there and I wish that I could find them. There is bad actors, yes, but for the most part we're good people. When we talk about the basic needs you have to pay, monthly paycheck, we're talking about housing, food, clothing, and

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transportation. And housing is the one area it seems like it's an us versus them. And we don't want it that way. This is not a landlord versus tenant issue but a supply versus demand issue.

**Hales:** Ok. Thank you very much.

**Hales:** I think you are -- we have Marion Hayes first.

**Marion Hayes:** I represent the Portland business alliance. I am here to speak on the declaration of emergency ordinance before you. To say we appreciate this ordinance coming forward. As you know, for some time, we've been saying that we have a crisis on the streets and the parks with the homeless population, so the increased focus and urgency to act, we think is a very, very good thing. We started a petition asking for some additional focus on increased shelter space. Services for those who want and need them and enforcement for the activities occurring out there. A lot of times the behaviors are preying on those most vulnerable on the streets. We have had 3,300 community members' sign onto that. They are mothers, fathers you know, citizens. Some, actual, homeless people that signed on in support of that. We know this is a complicated issue and there is a lot to come, but we applaud the focus and we're ready to continue the conversation, to be a part of the solution, thanks.

**Hales:** Welcome. Who would like to be next?

**Margo Black:** I am Margo black. I think I e-mailed you a few times, I am 36, a married mother of three. My husband and I have advance degrees in mathematics are professionally employed in careers relating to that. Together we make at or above median income. Just barely above. And we were hoping to buy a house, in Portland when we moved back here after graduate school but essentially, tenant protections has wiped out our savings and our ability to save. As a tenant I receive two no cause evictions. I want to disabuse you of the notion that no cause evictions are only issued for problem tenants. My first one was in 1998. I was a young mom recently orphaned. My landlords believed a co-worker bringing me home after work was my boyfriend. Didn't approve. They gave me a no cause eviction. I only found out when I pressed them for the reason. I won't repeat what they said, but I assure you that I was not in a position to have deserved that. I was a rent paying, good citizen. And I had to move ten miles away from my apartment. Ended up losing my job because I couldn't get to work reliably on-time, and it was a devastating experience. My next no cause eviction was an owner move in, which is hard to, to say that they should not be able to do that. I just want to quickly address, because I have heard so many people bring up this problem, tenant issue. No cause evictions may be used to raise rent but they don't need to issue a no cause eviction. They can just raise rent and if tenants can't pay it, they are faced with economic evictions. With the 3014, if it isn't working, we need to address that issue. Rather than allow no cause evictions to be used for retaliatory purposes. I don't understand why the landlords feel like they have to retain this ability to, to issue those in other situations.

**Hales:** Wrap up soon.

**Black:** Ok. So, as I said, I am a numbers person. And I just -- today I spent some time looking at how much it cost to move. I live in a three bedroom apartment, 43-year-old complex, I don't have a washer and dryer and I have three children. I live three miles from work. Half mile from my kids' school. I searched craigslist for apartments that were less than or equal to my current rent which is 9% above hud's fmr. And 12% above the average rent listed in Portland housing bureau's state of housing from my neighborhood, and I found 15 listings in Multnomah county, three in Portland, and two in Portland public school district at or below my current rent. My commute is 11 minutes, it would go up to 45 each way, same for my husband. I pay 60 less in rent but 460 more in transportation and childcare associated costs with that additional transport time. And there is a moving

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expense, the deposit and application fees would be 2050. Assuming my 90-day notice coincides with my lease ending --

**Hales:** I will need you to stop. If I could give that --

**Black:** I have e-mailed it to you and I would like it to be on the record. Ok. Assuming I find replacement housing quickly, I need to pay 3,625 in double rent or 2,265 lease break fee and 725 in double rent which comes to 2,990. And then there is a moving expenses. The truck, the boxes, the time pack and unpack. My husband is an hourly employee who bills for his hours. All of that comes to 1915, all-to go, 7, 000, which is 600 a month. If we assume I have to do this every year that -- because we can issue these no cause evictions at the end of every tenancy that becomes unaccountable. It means that families, like mine, will have to leave Portland in order to survive. If a family like mine, I am white, make median income, stably employed and don't have any barriers, if I have to leave Portland because I can't afford to rent, what about everybody else?

**Hales:** Thank you very much. [applause]

**Hales:** Good afternoon.

**Nathan starr:** Good afternoon. This is the first time I have done any public speaking.

**Hales:** Give us your name.

**Starr:** Nathan Starr. Thank you very much. Am I coming in loud and clear?

**Hales:** Either mic works.

**Star:** All right. I will wrap this up. I am a gentleman who is 40. On my 25th birthday I got run over by a for you lift by my co-worker, I have had 19 surgeries and spent 70 days at ohsu. I have a 15-year-old, child that I have had primary custody for since he was born. Recently my son and I were given a no cause eviction for retaliatory means or tactics, but nonetheless, I am paying 1075 for my three bedroom apartment. The people below me are paying 500 more. They just moved in a few months ago. I had this ready -- I wanted to read this for you, if you don't mind. Keep it on point. So I recently have been given a no cause eviction notice despite the fact that there are no complaints. We have lived here for five years. I was not given the option to release. I submitted an application for low income housing through the housing authority but my son and I need emergency housing while we wait for this housing. My son and I are to be moved out no later than November 8, 2015. As a result. Because I have no savings, for myself and my 15-year-old son, of whom I have custody, I am asking for financial help in order to pay movers to move my son and me. I believe that the property management company is utilizing retaliatory tactics to evict my son and I because I informed them of safety concerns. Code violations and incidents of illegal entry. Losing one's home, regardless of the problems is unsettling for a youth of whom a home and neighborhood have been so central to the security. And his disability requires the situation, as soon as possible. I continue to be impacted by multiple hardships. Issues for my injuries and congenital disabilities. My son and I would appreciate the assistance of all of you to make the best candid and honest, conscientious decision for us Oregonians who are getting displayed for no reason. The fact that my son and myself lives have been uprooted for months, we just got -- finished with the court. A court victory, but nonetheless, nobody should have to be forced with these no cause evictions. If one person owed one dollar to a company they are not allowed to take retaliatory actions? \$1. And to be given no cause evictions without having to be told why is also unconscionable and inhumane and I am understanding why the one-year moratorium, Mr. Saltzman, would be something to debate when one year is the unconscionable humane thing to do. Not only in Multnomah county, but on all of Oregon.

**Hales:** Thank you very much. Well said.

**Hales:** Questions for these folks. Thank you very much. Thank you. Who do we have still signed up?

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**Hales:** Come on up, please. Let's take these two folks and call some more. Go ahead.

**Barry Joe Stull:** I am Barry Joe Stull, as we sit here, your partner and your partner and your partner and your partner. Commissioner Fish, your partner, my former landlord, Pcri, has been keeping the entire five apartment complex at 4066 Northeast Grand Avenue, vacant. For four years, an affordable housing landlord provider. When I spoke with us, the last time I had a conversation with Commissioner Fish, it was last Halloween, and he said that's crazy, they are keeping it vacant. Yes. When Chief O'Day was sitting here and I said, go and get them tiger, which is everybody knows its organized crime. I will tell you who you are dealing with, my sister researched and found out, she's eligible for the daughters of the American Revolution. I am eligible for the American sons of the revolution, turns out my parents, after we kicked England out, are building a house, had to take a break. Like the war of 1812. Went back and finished the house. 200 years later, that house was still standing. Now Pcri thought a 30 day no cause eviction against an express prohibition wasn't legal for them to take that 30-day no cause because my rent was paid. You cannot file the 30-day cause, ors 105.420, my supreme court case define says the act of filing a case. How much work could I possibly do? Go to the Supreme Court? Find out what the landlord is not allowed to do, what's the landlord doing? Last week, I applied for a claim for 4,775, which was what Pcri cut me a check for in 2010. What about the quarter million under the landlord and tenant act that I had coming. You folks have done nothing but caused this problem. Maybe you should go to the auto parts' store where they say, poor planning on your part, is not making an emergency on our part. Now, none of you has the backbone to go out here and get on the number six bus and go up to Mason Street on MLK and go one block. See that five-plex that's been vacant for 100,000 of affordable housing rent. You cannot find landlords to take your section 8 vouchers, how about the landlord you are partnering with, right now? The landlord you are fund understanding. Right now. With your Portland development commission. The one that has an executive director reserved parking space. Cares more about that than, as you do, than getting people into the affordable housing stock that we currently have. You have no back bone

**Hales:** Thank you. Thank you. Thank you. Welcome. Good afternoon. [applause]

**Edith Zdunich:** I am Edith Zdunich. In the last half year or so, me and my partner, have faced no cause evictions. Neither of us have been evicted before, I just find that interesting we both went through that around the same time. For him it was because the apartment was being sold to someone else. The property. And for me, it was because the real estate was selling it, for the house that I was in. We were both just renting rooms. That's all that we can afford. I have a master's degree and I work as a freelance editor. And I tried to supplement that with the various temp jobs I can find, which are often menial. Beneath what I could do. To fulfill myself, and it's not enough to make ends meet. This is a hardship to move. Add to that, when you are living with a roommate in a place, there is extra burdens, so when I moved in I was told that I was signing a one-year lease. And then I signed it. My roommate got a form and didn't tell me about it and signed us on as month to month around that time. And I was really shocked when we got the no cause eviction. And then this housemate no longer decided that she would move out earlier and we got this thing, a few days late so I really had three weeks to try to find a different place to live. I was forced into kind of a dangerous area in northeast Portland where I feel unsafe getting in and out. So that was my time. I wanted to give an idea of what some others are going through here in town, people who rent rooms.

**Hales:** Thank you.

**Fish:** Can I make one comment, under the first -- not you, ma'am. Under the first amendment, we welcome people to come before us. To have their say. And it is our tradition to respectfully engage and listen to people. And if they say something that we

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disagree with, we still give them the privilege of speaking, but we do have an individual that comes before us on a regular basis, making outrageous claims about a nonprofit partner of the city, which just so lapse to be a nonprofit partner that serves a historically african-american community in inner northeast, and that has been on the front whines of dealing with gentrification and displacement and other issues. I hope that no one, who is watching this, or in the audience, takes our tradition of allowing someone to exercise a first amendment right as being somehow a tacit support or acknowledgment of the underlying claims. At least one person, who regrettably, in his comments, makes outrageous claims, which in any setting would be called defamatory but in this forum he's given the privilege of speaking. I want people to understand that when we receive that information, this council is not ratifying or supporting his view, just giving him the privilege of stating his opinion.

**Hales:** Thank you. Next, please.

**Hales:** Welcome, good afternoon. Go ahead, if you would like.

**Autumn Arms:** Hi, I am autumn Arms I just want to briefly state, some people have kind of said what I was going to say, but I am on social security disability. I have aneurism in my heart and a team of cardiologists and surgeons at my beck and call at Emanuel. I had to move into an apartment, from my home, that was sold. The rent has gone from 895 to 1295. I am safe because I have a lease, section 8 voucher and a lease. But [inaudible]

**Hales:** It just does that.

**Arms:** What's going to happen because I need to stay in Portland for my medical issues. There is no place. Section 8 allows, in my zip code, 1050, for a two bedroom, and they are going up to 1295, so they are going above the allowance, and that will make me in a very unsafe position. The waiting list for affordable housing is too long with my income. Like the one woman stated, my income will not get me into the affordable housing, so all these amendments are out there, they are great, the 90 days, I agree with that, and we really need to start looking at some kind of rent control. They keep, they are raising it 40%, that's too much. That's too much for anybody here to handle even the people who are coming in who are educated with good jobs. That's all I have to say.

**Fish:** Just so we are clear, under state law, we are not even allowed to have the discussion about rent control. Whether it's a good or bad idea, the right solution or not, just understand that under state law, city of Portland cannot entertain that.

**Arms:** Ok.

**Fish:** So just so you know.

**Hales:** Thank you very much. Good afternoon.

**Katrina Holland:** Good afternoon. Thank you for the opportunity. I just --

**Hales:** Put your name in the record.

**Holland:** Katrina Holland, deputy director at the community alliance of tenants. I am here to speak specifically for the enormous tenants who did not feel comfortable sharing their stories because of the vulnerability that imposes when potentially, with the consequence of losing their home. Or impeding on their ability to look for housing, so I just wanted to show for everybody in here, within the last two months, these are the number of hotline calls that we have received of people who received rent hikes that they cannot afford and no cause evictions. It is an emergency and something needs to happen. I agree with the 120 days but, hopefully you will make that amendment. I am going to read. Tenant number one, 15 to 20 minutes after repair of water not working for a month, I received a no cause eviction. Number two, my rent has gone up three times in 18 months. 5% each time. Tenant no. 3, I moved in on the 6th of July, on the 31st of July I received an envelope, a no cost termination to the rental disagreement. Number four, I was paying 810 a month and told today that my rent as of October 10 will be increased to 1,650, I am displayed. And number five, I cannot afford medications, food. Necessities. Number six, my working

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teams are nevertheless concerned that the household rent cannot afford them the time off to work, or the time off work to attend school. Number seven, I have not left because I can only afford to pay my rent. I can't save up for deposits or moving costs. Number eight, my rent is now so high that I am having to make cuts to my food budget. Number nine, I received a letter from the property manager, stating that we had 90 days to vacate the apartment. Everyone in the 18 unit complex got a similar notice. Number ten, we paid our rent on-time and never caused trouble because they evicted us our children have to move schools. No. 12, my rent has gone up 15%, this year. If I had a car, I would be living in it despite the fact I work two jobs, often six days a week, number 13, let's not forget the financial stress of displacement. I was billed 2,200 for cleaning repairs, we received a 60-day no cause eviction because the property was being sold.

**Hales:** I need you to wrap up.

**Holland:** Last one, i've been there for eight years and my landlord says loyalty means nothing. This is stressing me out and I am a no cause eviction waiting to happen. They don't care if they have a new tenant as long as they get higher rent. Please pass this ordinance, at 120 days.

**Hales:** Thank you very much. Welcome.

**Thomas Mullen:** I am Thomas Mullen. I came here several times over the last 20 years. To address the homelessness in the north and northeast. At that time, I came here to the city council, back in 1986. I believe. And they gave me some property along beach street that we would have turned into a homeless shelter, for the homeless and the black has raised 44% this year alone because now, they are fighting amongst themselves, they are starting to come out and let the city know that there has been homelessness. Now, they want the city to address it. They say the city has really taken the land from their mothers and uncles and everything. They cannot hide from searching because everybody is loses their couches anyhow so therefore, we need to address this problem. We need to take it to our superiors, and that's right now is Mr. Barack Obama, our president. Also, [inaudible] he want to address this problem. It is quoted within the statute. Of the states, if you turn your flag upside down, someone taking your land. You believe that you are in bodily harm, the president must send in the federal government. I am doing this right now and I want everyone to join me in this cause until we do get Mr. President barrack Obama here to address this problem because the problem is, the United States, he's already put it on the national level. Crisis. So therefore, we must address it. Bring it to him. Where he can do where you stopped. He can take over so make sure that Mr. President Barack Obama and pope Francis get these papers. We can take the discussion on further at the proper time.

**Hales:** Thank you very much.

**Mullen:** I will be leaving these papers.

**Hales:** Just leave that with Karla. Thank you very much.

**Hales:** Because we may be losing a quorum we ought to proceed to take a vote on the declaration of emergency. Issue, hang on, on the declaration of emergency. Hang on. I will give you a chance on the declaration of emergency. We may have to carry some testimony on the renter protection issues over to next week because we cannot vote that until next week, so if there are folks here who want to speak on the declaration of emergency itself, come on up. And let's take that testimony. Give the council a chance to act on the declaration and we'll go back to the renter protection issues, for the remaining time that we have a quorum today, you and next week, as well. Good afternoon.

**Robert Jackson:** Good afternoon. I am Robert Jackson. I am Quinault Indian and chaired the housing authorities. Since 1970 when we first got the Indian housing. Housing started in 1938, Indian housing didn't start until the 1970s. So I have a little experience.

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The first thing is that you are dealing with, in California, 20 years ago, they adopted an unlawful detainer for mentally ill people. That means that if you are in a transitional housing, a shelter, any type of facility, you all are under the jurisdiction of a judge. When I was in Yakima visiting a year ago, the junior league sponsored a conference to talk about criminal justice. She said the first time in my career I spent 20 years as a prosecutor and 20 years as a judge, I have to, actually, advocate for a client. I was taught to be an advocate in law school but I have never been an advocate as a judge or a prosecutor. And now, I have to change my mind set that I am an advocate for the client. I have to order agencies of government to do the proper things. So, a couple of other court cases that have come down, a judge Marcia patchman I used to drive her to the airport, and she would call me. We had nice conversations. I reported that my nephew, who was in a group home went on a field trip to Packwood and they left him. So he broke into a group, a grocery store, stole one sandwich and a coke because he was hungry. He spent six months in western state for his psyche evaluation. A year ago, a disability, Washington filed a lawsuit, the judge, in the state of Washington said no, we don't have enough time, we want to drag out this case. The judge's reply is, they are the largest law firm in the state of Washington. I will not change my calendar. He had a trial in March, three days later, she issued an order, every court in Washington State shall do a psyche evaluation in seven days or drop the charges so there are some precedents of law.

**Hales:** Thank you very much.

**Jackson:** One final thing, the banks and wall street journal two weeks ago, published that they have 100,000 units, that are being held by banks. Not delivered to the community. If you go to the major banks in Oregon and say, how many units do you have in inventory that you can actually put on the market, so we can sell those houses and free up rental property, we might be able to change, the rental market, in a very short period of time, change from 2% to possibly 5%.

**Hales:** Very good point. Thank you very much.

**Hales:** Good afternoon.

**Jessie Sponberg:** I am Jessie Sponberg, thank you for, thanks for giving me the opportunity to speak. A couple of ideas. The landlords keep coming up here. The people that rent, the people that represent the housing, industrial complex, keep coming up and giving you examples of the cause eviction reasons, you know what i'm saying.

**Hales:** We are on the declaration.

**Sponberg:** I know. I got that.

**Fish:** We're not taking up the renter protection.

**Sponberg:** I just wanted to get that out of the way. I will cut to the goddamn chase. No one is fooled, that in an election year you decide you are going to care. Maybe get sued, we found up people, literally, in the streets, every day, this is nice, you come out. You have 16, 18 years, been on the city council, how many times have these problems been developing? These problems were developed while you are here and you were here and you were here and now you talk to each other. I would like the -- I would like to thank the mayor and the commissioner. You are throwing water on the fire that you helped to start. I saw the newspaper, and I know how many campaign donations you are getting from these same people, you will let that older gentleman sit here and talk for 20 minutes. He's got to be on the inside, commissioner, Fish said, it's nice the families have known each other but I bet I don't get two minutes, I am telling you this city is on fire. If you use your police officers to be the strong arm of the banks. If you have people like mark Crilder showing up to evict families, I promise, this city will go nuts. If you want to pat yourselves on the back this is great but this is a very serious warning, we're going to start putting bodies in front of the problem, sir, so you can throw money at it. You can throw 30 million,

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but you cannot find anywhere else to keep working with the poverty pimp and the same, the same red tape of bureaucracy that's created this problem. Meanwhile there are people whose only crime is trying not to die on the streets of your city. You just need to get re-elected. I hope not a single person, all day has bought into that b.s. Thank you for your time.

**Hales:** Thank you. Good afternoon. [inaudible]

**Brett Rosenthal:** Brett Rosenthal, who I represent, I wanted to add an issue that hasn't really been talked about at all. That's the people that are felons, that are druggies and criminals that are less than perfect. Are not up here saying that I have perfect credit. All of these things. Threw shit in my place. I created this, so I have gotten to the point that I am still is a father. I still have a 12-year-old kid and raising someone else's kid currently pay my bills, pay my rent, wash my ass, brush my teeth, call my mom at night and my girlfriend and tell my friends I love and care for them, where do I do that from? When all these property manage, the property management. I had to go to a private lender. I don't have a washer or dryer, I live in a piece of shit farmhouse converted to apartments from 1920. I sit in my apartment, which is on the front. Look at six houses that are perfect little pea pod houses, probably put together in the 1930s or 1940s maybe, around war time or something, just everyone gets a house. A fridge and stove and four walls and a roof but they have been there for five years, across from my apartment is empty. I see lights on. This one has power in it for the last nine months i've been there. The house next to me has bushes growing over the house because it has been empty for longer. There is plenty of opportunity and plenty of land and four walls and a roof. I understand that -- whatever my choices were in society and I paid for those sitting in a box. I paid for whatever crimes I committed against the rules of society, but there has to be a point that I have to be a contributing part of this? I still have a child to raise and -- so there is statistics that says my 12-year-old will be a criminal and a gang member and shoot guns off and fall out of school and be a piece of shit because his dad was. But if i'm not, based on just the decisions in my past. I am making it for the future, how do you go about taking those pieces that you say, the kids, of incarcerated parents are going to be shit because their parents are. If you don't give the person a chance to get out and get a job to get all the stuff together, where do I shower and clean? Where do I put my ties and my shirts that I get from the cleaners? Where do I put all of this? In a car? Under a lean-to? Stay in an park because parks are where people can stay? It's not right, not fair. There is human beings here. The last thing that I apologize to go over but the last thing I want to say is you made a mention about money earlier, where is the money. You all got this big building and who is making money. [bleep] money, there is people and flesh and blood and life and they need more value than nip currency. I don't care what color or number, or what denomination, it has to be more than that. There is people here and I am a person. That's it.

**Hales:** Ok. [applause]

**Charles Johnson:** I would like to thank all who testified, I am Charles Johnson, we were just talking about the emergency. So, I think it would be very good if you would considerate least in the public remarks, including the language, where you say that the situation is such a grave crisis, that is parallel to the situation found in Oregon statutes 91.225, paragraph 5, where it talks about disasters that impact the rental market. The capacity to house people. And then we can let miss Rosenblum decide if she wants to challenge you. The landlords and pimps can challenge you in court if they wish and they could say if they don't have standing. So act strongly. The situation is analogous to a situation under 91225-5. Act strongly, if the wealthy people don't want to see the poor people get helped, let them go into courts and say so.

**Hales:** Thank you. Pastor Mark, you go the last word before we vote.

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\*\*\*\*: Not quite.

**Hales:** On this one.

**Hales:** We're going to lose a quorum. We'll hear from you in a bit.

**Rev. Mark Knutson:** I am reverend mark Knutson. I came to speak on both but I will just speak to one. We are home to the community alliance tenants, as well as five other nonprofits. And we estimate close to 30,000 visits to the church a year. Outside of worship around issues of justice and social accountability in the city. And our state. This is a major crisis. I did not come and spend three hours here today, when there is lots of other things I could be doing because this is such a crisis and as clergy and rabbi and imams, we do it every day. We are members of the congregations. Members of the community. And we know that we have watched gentrification happen, in the city. This is another major piece that affects the wellbeing of the citizens. I want to speak to one person, 80. Now she's living beyond 82nd. Her biggest fear if she leaves she may get moved again. If she spends 80% of her income, on her housing. At the expense and the farther off that she has to move the farther that she is from any services, from the community, from the people that she knows. And that's one example. You all are people of conscience. I know that. And we have a major, major crisis in our midst. We know that our cities. Our nation. Our state, were measured by how the most vulnerable are doing. And that's our challenge. And I strongly support what you are going to do but that's the tip of what needs to be done. So, redouble your efforts, but this is the top of the list. Thank you.

**Hales:** Thank you. Thank you very much. [applause]

**Hales:** We're going to take a vote on the declaration, and then we'll take further public testimony while we have a quorum. We're going to lose a couple people so we have to vote while we have them.

**Ben Walters, City Attorney:** You are going to vote on 1029 first, code amendment and 1030, the declaration?

**Hales:** Yes, in that order.

**Hales:** Thank you.

**Hales:** 1029 first, please.

**Novick:** Aye.

**Fritz:** We don't do this lightly. This is, obviously, an emergency and a challenge to the community. What this does is amend title 15 to authorize the council to declare an emergency, which we'll do in the next session. It doesn't specify specifically how we're going to do this. It does not specify what we're going to do, in particular, other than wave the zoning code for two storage units. So that's only the start of what we need to do, the other challenge is we don't yet know how, we have only just started the discussions of how to find the 20 million dollars that has been pledged by my colleagues. So it seems unlikely that we're going to have 20 million dollars of additional money in the next budget so we will be looking at services such as police, fire, parks and others to figure out how we can provide all the services that people want. There are fewer people living outside in the entire Great Britain which is the same size as Oregon. There are fewer people living outside there than in the city of Portland. And that's because the community of the United Kingdom pays a lot more in taxes to provide the services so that everybody can be inside. So it's very much a matter of not only what are we willing to do, but how are we going to pay for it. I appreciate the commissioners bringing this forward and taking some active steps to address this as the crucial issue that it is. Aye.

**Fish:** Mayor, thank you for scheduling this vote. I have a water user's consortium meeting tonight, I'd be happy to defer and have you go instead, but I am obligated to be there. First of all, I want to say to the mayor, thank you for bringing this forward. And to our critics,

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let's acknowledge that this vote in and of itself solves nothing. We said it. And it doesn't solve anything right now. But it gives us the flexibility to do some things we couldn't do before. And therefore is the necessary precondition to doing some things. It is my sense, everywhere I go in our city, it's the housing crisis. In my seven years I could not have said that before. As all the housing advocates here know, we fought to get into the arena on housing, but it was never considered a first-tier issue. Today it is the number one issue facing our city. We have to do some different things. The mayor has declared his intent to have an emergency, which gives us flexibility. I support him wholeheartedly in that. Commissioner Saltzman has said we need to make some changes in the law to open it up for private development. A number of us believe we need more resources. There's a whole package of things we have to do to tackle this problem. No single action will make a dent. I believe all of them are necessary to show that we are up to this emergency. I will support this resolutions -- on, excuse me ordinance. I will support this ordinance because I think symbolically it's important and it gives us more flexibility. But we will be held accountable in the months ahead for taking other actions, new resources, new homes, new tools and new protection. That's how we will be judged. I hope the council is prepared to be as bold as today in declaring the emergency. Aye.

**Saltzman:** I appreciate the mayor bringing this before us, declaring an emergency and using his powers to do that. This really is as commissioner Fish just said, a lot of people don't know what it is we mean when we're talking about this emergency ordinance. But everybody resonates with the idea that this is an emergency, housing in Portland. It's a lot of different things to different people. It's up to us, the city council and the county commission to put the flesh on the bones. We've made good starts on that, both in terms of resources and in terms of policy provisions, but there's definitely more work to be done. I'm confident this body is up for it, as I am confident that the county commission will also take bold steps. I'm very pleased to support this. Aye.

**Hales:** I want to thank my colleagues and thank the Portlanders that we've heard from on this issue, for focusing on this crisis. Because it is a crisis. I was thinking back hearing some of these stories today, to my story and the story of some of my neighbors. I moved to Portland in an old car with not enough money go back to Virginia. My wife and I found an apartment and rented there for a while, and then we were able to buy our first home. We've raised kids here who love to call Portland home, or at least call home to Portland from where they are now. That's an ordinary story. My neighbor across the street is an old man who is a member of the Greek Orthodox Church who had an affordable unit that somebody thought to take care of him with. That's what we're doing here, thinking about our neighbors and trying to take care of each other. That's something I love about Portland. We try to do that through law and policy. But we do it even more through partnership. So we need our pastors, we need our nonprofit organizations like pcri and reach and all the rest of them to work with us. We need our housing authority, home forward, who's such a great partner. And we need our county government who's joined with us in this work, this institution we've created, a home for everyone. It's actually government doing what it should do, working together as one, and reaching out to partners who will help in solving a problem. I was really inspired over the course of this year by what we've accomplished with veterans' homelessness. It is proof that we can make change. And that we can focus on a problem, bring people together, and make a difference. Get people into housing who deserve it. They are not the only ones who deserve it but they were a good place to start in this focused effort of these multiple organizations working as partners. So I want to keep thinking about our neighbors as we keep bringing ideas forward. Barry's got one, I know he wants to talk about it. I've literally had pastors run up to me the morning the pope spoke, because a bunch of people

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gathered at Saint Andrews and listened to the speech. We'll put some people in our church, just get the bureaucracy out of our way. I love that spirit. We need more of that, a lot of people working together to address this. This is a great moment for Portland. We have focused on a crisis and we have declared it one. And as my colleagues have said, nothing changes instantaneously because of this vote. But what it does is open some doors so that we can invite those partners in to work with us and make a difference. We can go to Salem and say, we need that money, governor brown, and legislature, for the construction and support of housing for the people who will be served by the unity center. And let's please not turn them out on the street like we did with McClendon so he goes back into the criminal justice system. Give them support and housing so they are back in the community like the mental health system is supposed to do. Let's then call on our partners in other agencies to work with us that way. And then there will be those who oppose us. So the second thing a declaration of emergency does is give us a legal leg to stand on in pushing forward. We will need to call on our city attorneys because no good deed goes unpunished. I'm certain there willing people who oppose elements of what we will do under this declaration of emergency. And then finally we can I think, with the support of a lot of people in this community, stop demonizing homelessness and understand its causes, while still preserving safe streets. There are a lot of people suffering from compassion fatigue in our city who call on me every day to clean out that mess. I understand that homelessness causes terrible side effects. We and my staff and our office and others in this building work every day to try to keep Portland safe and attractive for everybody. But these are our neighbors and we need to take care of them. At bottom, that's what this declaration is about, a recognition that these people are our neighbors and we must do better. I want to thank and commend josh Alpert first of all, my amazing chief of staff who works so hard and all who have labored hard in this work and who will now work hard to do more. Aye.

**Hales:** We are losing a quorum.

**Fritz:** We have to vote on 1030.

**Hales:** Before commissioner Fish leaves.

**Fritz:** Actually doing the --

**Hales:** We have now authorized ourselves to make the declaration, now we'll actually do it. [talking at once]

**Hales:** Roll call, please.

**Novick:** The nice thing about having two things to vote on, it gives me a chance to say what I meant to say before but neglected to. We have limited options in terms of funds. To have more money for housing we might have to cut police, fire or park. We don't have the option the federal government has to cut military spending, we spend almost as much on our military as the rest of the world combined. That's why i'm grumpy about the federal government's lack of initiative on this issue. In a normal property tax structure, the fact that the value of housing in Portland is going up, which would mean that we'd have a lot more property tax revenue to spend on things like affordable housing. Because of measure 50 passed in 1996, the value of a property can only go up by tax purposes by 3% a year, no matter how much it's going up in actuality. People in recently gentrified areas are paying really low property taxes on expensive houses. So we and the city are dealing with the problems caused by rising housing prices, without getting the kind of tax revenue benefit to help deal with those problems that we'd have under our normal tax system. That's my grumpy rant for the afternoon, i'm pleased to vote aye.

**Fritz:** This ordinance weighs the zoning codes for the storage units. I greatly pressure my staff and the city attorneys for working with me on this to craft the amendments to make sure that we are all going to be involved and informed about how we move forward after

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this. We can make decisions with just three of us. We work a lot better on this council when all five of us weigh in and strive together to make something good even better. I believe that's what's happened here. I'm grateful for the willingness to do it quickly and also to get it done and done right. Aye.

**Fish:** Aye. **Saltzman:** Aye.

**Hales:** Aye. [gavel pounded] thank you very much. I think we are going to have to continue the hearing on the remaining items because of course it's not scheduled for a vote today. Do we have some folks that were still signed up? We'll put you first on the list next time. We have just two? Is that what we have? Oh, let's take you now, sorry. We won't make you wait, thank you.

**Barry Sutton:** I'm actually --

**Hales:** Give us your name, Barry. [inaudible]

**Hales:** Karla, turn the microphone on, please.

**Moore-Love:** Okay.

**Sutton:** Barry Sutton, I've been interested a long time in what I have brought up to you, the area behind Washington high school. In 1998, cater-corner to the church, they lived on about a quarter or a third of one of the three blocks there. There were 55 people that would do that. It's easy to put that together. And it would take up all the homeless people in Portland, I feel. I'm glad you're considering it as you can, please, and thank you very much. You'll have a much fuller life, all of you, for taking care of all of this. The film -- the commissioner isn't here. Where did he go? You could tell him I brought his name up. The film "American winters," those people lived in a very nice home and all but they had to get onto food stamps. They were crushed. That's how people get into crime, they have so much pressure. It's cruel of people to charge so much rent. I don't know how to say it any more -- it's very cruel. So rent control is also important, too. This is what I wanted to get across. I wish you all the best, please.

**Hales:** Thank you, thank you very much.

**Sutton:** You're welcome.

**Hales:** Good evening, you get the last word.

**Sarah Long:** Hi, my name is Sarah long and council, I thought I would never sit before you again and testify about anything because I am actually one of the priced out renters. I have had to leave Portland and buy housing very far away where it's very, very cheap. So there's many things that are to be dealt with and testified on. One thing I want to convey is it was an absolute revelation when mayor hales recently had his constituent coffee. I was like wow, I wish all of our commissioners could do this literally five days a week. Because I get the sense that as I told him at the time, there's a very wide gap between the policy that you each deal with in your own individual offices, and what the concerns of the people are, and the possible solutions they see out here on the outside. And it's like, I haven't one person ever take up my offer to please come with me to your office to speak about potential solutions, how to connect with what the city really needs. I'm hoping to do more of that in the future. I would like to say regarding solutions that haven't been suggested yet, I would like to see the possibility of being able to -- as long as there's legal egress, legal departure from a room, being able to add another room by placing a wall right down the middle of a room. Each backyard with a minimum of 400 feet in the backyard to allow families with children to camp, the emergency is getting worse. I believe we could solve the 2,000 unsheltered people almost overnight. Thank you.

**Fritz:** I just wanted to respond to Ms. Long. I don't believe there's anything that prohibits people from having campers in their backyard.

**Long:** I'm pretty sure the zoning code does.

**Hales:** We'll check, that's a good point.

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**Hales:** Did Charles already speak?

**Johnson:** I abbreviated my remarks earlier.

**Hales:** Abbreviate them to 30 seconds, please.

**Johnson:** I think you see some concern and skepticism. [inaudible] what we also need from you is a [inaudible] and periodic weekly or monthly meetings. We are actually going engage and have [inaudible] give us real statistics on exactly how many evictions are being processed. I know your office is open to [inaudible]. Thank you very much for your [inaudible]

**Hales:** Thank you. And this is continued until next week, is that right, Dan?

**Saltzman:** Yes.

**Hales:** Thank you all very much. We're adjourned until next week. [gavel pounded]

At 5:32 p.m. Council Adjourned