

Public Involvement Advisory Council (PIAC)

Comments on City Real Property Disposition Policy Language

May 5, 2015

(notes prepared by Paul Leistner, ONI)

Suggestions for the draft policy:

- Put live links in the policy document that community members can click to go to sites referenced--e.g. Excess Property Website”
- Include “revision date” in footer on future draft policy documents so people know which version they’re looking at.
- Encourage City of Portland to encourage other jurisdictions to adopt similar policies for identifying, notifying, and disposing of their surplus real property.
 - Add school districts to list of other jurisdictions to notify and to connect with.
 - (School districts within Portland’s city boundaries include: PPS, Parkrose SD, David Douglas SD, Centennial SD, etc.)
 - Add Port of Portland
- Notification to other community organizations:
 - Consider formally notifying other types of community organizations
 - ONI will reach out to ONI’s Diversity and Civic Leadership organization partners (Urban League, Latino Network, NAYA, IRCO, CIO)—they have been interested in learning about surplus city property in the past
 - Consider sending notice to Chambers of Commerce as well. (Many communities of color are more likely to be involved through a chamber of commerce (e.g. Hispanic Chamber of Commerce, etc.)—ONI can help identify these organizations.
 - Consider simply requiring bureaus to send formal notice to “organizations formally recognized by ONI” (that’s the language that appears in the language for a number of land use and development processes in City Code.
 - Notify adjacent property owners and residents (both are important)—this is required in many land use and development City Code language.
- Increase minimum public comment period to at least 45 days.
 - Neighborhood leaders have expressed their frustration with the City about 30-day notification periods **for 40 years!** The issue hasn’t changed—neighborhood association usually only meet once a month—30 days is not enough time for them to respond.
- State clearly in the policy that the time periods are minimums and that bureaus can allow longer periods for public comments
 - Use language like: “....at least xxx days”
- Consider lowering the \$50,000 value threshold—e.g. to \$20,000.

- Make it clear in the language that this threshold does not apply internally and that bureaus will let other bureaus know about all their surplus property—not just properties valued over \$50,000.
- Make it clear that bureaus can choose to notify the community of properties valued under \$50,000 if they choose.

Other Suggestions:

- Explore opportunity for community members to subscribe online to get surplus property notices (similar to the existing PortlandOnline notification system that allows community members to subscribe to get message sent out from different city bureaus).
- Reach out to the community and publicize the rule changes and new opportunities to receive notice and access information about City real property so community members will know about them.
- Consider creating a “Real Estate Website” like in Seattle (suggested by Bryant—PIAC members liked the idea of having one place community members could go to find out information about all real property owned by the City as well as properties bureaus have identified as surplus and are considering disposing of.)
- Add all this information to PortlandMaps so community members could identify City-owned and potentially surplus properties near a location or in a particular neighborhood (work with BTS—Matt Freid who is working on the PortlandMaps upgrade)

Questions:

- What happens to the proceeds of the real property sales?
 - Bryant said this varies so much that it isn't appropriate to address it in the policy language. When a bureau takes a proposed property disposition to City Council requirements for what happens to the proceeds would be set out in the ordinance language.