

Central City 2035

Housing & Community Development Symposium Series

Draft Summary Report



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Central City 2035 is a planning effort lead by the Bureau of Planning & Sustainability (BPS). BPS maintains a webpage for CC2035 at the following address: www.portlandonline.com/bps/cc2035. This site can be used to view background reports, project updates, and other information. From this site you can also contact the CC2035 team and request to be placed on our mailing list.

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Symposium Series Overview

On October 22nd and November 12th of this year, the Bureau of Planning & Sustainability conducted symposiums regarding Housing & Community Development issues in the Central City. A group of panelists were invited to attend these public meeting to discuss a number of key issues of importance and to help identify other critical issues that they believe should be addressed in the Central City 2035 Concept Plan and policy framework. The symposiums were well attended by invited panelist and interested stakeholders alike who contributed to an open and frank discussion of various issues, opportunities, and existing challenges that exist around the topic of housing & community development.

In advance of the first symposium a background report was provided to panelist that presented a range of issues to be initially discussed, an overview of existing policies guiding development and investment in the Central City as well as the tools that have been used over the last two decades to implement these policies, and information summarizing existing conditions. Each symposium lasted approximately 3 hours and the public was given an opportunity to provide staff and panelists with additional feedback and input at least twice during each session.

During these sessions staff introduced each initial policy area to be explored and then generally listened as the group of panelist launched into a lively discussion of the issues. This discussion was summarized in minutes (see Appendix B) and is further presented in the following sections of this document. These discussions provided a considered amount of information upon which to begin developing new policies and objectives to guide housing and community development in the Central City. A number of additional questions were also raised, and some of these will need to be further investigated as the CC2035 policy framework develops and is then finalized later next year.

Purpose of this Report

This report presents a summary of the Housing & Community Development symposiums and the raw materials that will be used to construct a new policy framework addressing these issues for the CC2035 Concept Plan. The intent is to provide CC2035 Advisory Group members with the information staff will use to develop this evolving framework and to highlight needs related to housing and community development issues that may be connected and thus need to be addressed as other policy areas (such as economic vitality, mobility, and urban design) are being developed for the concept plan.

This report identifies an initial set of issues around which staff believes new policies might need to be developed and a number of potential associated objectives to these policy areas are presented. The CC2035 Advisory Group will be asked to review, amend as necessary, and endorse this set of issues and objectives as a conceptual Housing & Community Development policy framework. However, note that neither the policy statements nor set of objectives are to be finalized at this point in time. Rather, a final policy statements and a complete list of objectives will be developed later in 2011 once conceptual frameworks for the other CC2035 policy areas have been developed and staff and the Advisory Group have an opportunity to review and analyze these to ensure it all holds together as a larger policy framework that supports the multiple goals being developed for the Central City.

Policy Issues Areas Discussed

To initiate the conversation with symposium panelist the following draft set of issues were developed. This list of issues was initially vetted with the Advisory Group in the CC2035 Introduction report released in the summer of 2010, and the list was further reviewed and added to by staff from the Portland Housing Bureau (PHB), Portland Development Commission (PDC) and BPS. Panelists were asked to review the list and then during the symposiums suggest additions that cover the spectrum of housing and community development issues they recommend be addressed by the concept plan.

Draft Set of Issues of Concern

I. Housing Diversification. *The majority of housing in the Central City consists of one bedroom and studio dwelling units. This lack of diversity also extends to housing compatible with the needs of families with children, seniors, people with disabilities, and students. Issues of concern include:*

- Preservation of existing publicly subsidized housing
- Acquisition and upgrade of “market” low-cost/poor condition rentals (at risk of condo/high rent conversion)
- Family Compatible Housing
- Accommodation Needs Housing (special needs)
- Senior Housing
- Student Housing
- Affordable Homeownership

II. Housing Affordability. *The most notable trend affecting the Portland housing market in the last decade has been the decline in affordability. Housing affordability is a function of both housing costs and incomes, and since 2000, both housing prices and rents in Portland have increased more than incomes. The result is that more households are “cost burdened,” meaning that they pay a greater portion of their household income for housing costs than the 30 percent that is considered acceptable. Issues of concern include:*

- 0-30% Housing (Addressing needs of homeless)
- Lower Income Housing
- Worker-Middle Income Housing
- The supply of “affordable” housing units (both for rental and homeownership) has declined partly as a function of increasing housing costs and partly due stagnant/declining household incomes
- Housing prices and rents are most affordable in areas to the north and east, furthest from the city’s center, which is the region’s largest job center. The transportation costs and commuting times for households seeking affordable housing are likely to increase if they choose to live in these locations.
- Increasing fuel costs has prompted discussion on thinking about true housing costs as a combination of both housing and transportation costs. Consequently, even in the most location-efficient areas, the lowest income households are still cost burdened.
- The City as a whole and Central City in particular is projected to see a significant increase in cost-burdened households

III. Essential Public Services (current and future needs). *The demographics of the Central City are changing and increasingly residents are starting families while older residents entering their senior years desire to age within their neighborhoods. To support the needs of this diversifying population a greater range of public services and facilities are needed to maintain sustainable communities in the Central City. Services and facilities necessary to sustain community development include, but are not limited to:*

- Public Schools
- Parks, Playgrounds & Community Centers

- Libraries & Other Services

IV. Neighborhood Supportive Commercial Services. *In addition to public services and facilities, a host of public sector uses and services are necessary to support more complete neighborhoods and residents at different income and age level. Services and facilities necessary to sustain community development include, but are not limited to:*

- Grocery Stores
- Daycare
- Medical Care
- Neighborhood Supportive Retail Sales & Services

V. Implementation Tools & Barriers. *The ways and means necessary to support a more comprehensive approach to housing and community development are challenged by funding constraints and policy decisions and priorities. New strategies, programs, and partnerships will need to be considered to address these constraints and to open up new opportunities. Issues of concern include:*

- Financing housing projects
- Impact of municipal fees (System Development Charges) on housing projects
- Regulatory tools & incentives
- 30 percent set aside for affordable housing
- Tax incentives and other subsidies
- Need for anti-displacement strategies
- Anticipating where housing demand is likely
- Removing barriers to development in desirable locations such as brown field remediation

VI. Homelessness. *Despite the progress made through the 10-Year Plan to increase the number of permanent supportive housing units available for the chronically homeless, current economic conditions have increased both the number of chronically homeless and “new” homeless. Issues of concern include:*

- The homeless population now includes families with children
- An increase in population “at-risk” of homelessness due to bad economy and a lack luster job market
- Criminalization of the homeless population
- Clustering of homeless population close to services in the downtown area
- Coordination of homeless services between government agencies, non-profits and private institutions
- Economic opportunities for the homeless (individuals/families who have become homeless due to job losses)

VII. Housing Equity: *Communities of color, seniors and persons with disabilities face additional barriers in the housing market. They do not get equitable access to available units both for rental and homeownership purposes. Discriminatory real estate market, predatory lending practices, language barriers and fear compound the situation. Issues of concern include:*

- Persistent gaps in homeownership rates between white and minority-population
- Gentrification in desirable inner-city neighborhoods has caused the displacement of low-income households.
- Inadequate supply of housing units suitable for families that include member with disabilities.
- Need for accessibly units for the aging population (Universal Design Issues)
- Safety concerns of elderly population with varying sexual orientation
- Fair Housing Issues

In addition to these issues, in advance of each symposium panelist were presented the questions to consider and to provide input on during the symposiums:

- **Housing Diversity:** *Given the expected housing needs of workers, families with children, and seniors? How can the development of a more diverse housing stock for all Central City residents be encouraged?*
- **Housing Affordability:** *What aspects of housing affordability needs should be the focus in the Central City and can strategies be developed to address these needs?*
- **Schools and Public Amenities:** *What public amenities and services are needed in the Central City (public schools, community centers, libraries, parks, etc.) to adequately support the needs of residents and workers? What are the public policy priorities among these?*
- **Private Sector Amenities and Services:** *Do residents and employees in the Central City have adequate access to affordable daycare and neighborhood retail uses and services that support their daily needs?*
- **Transportation Access and Connections:** *Where do improvements need to be made to make better transit, bike, pedestrian, and vehicular connections between home, work, and to neighborhood public and private amenities?*
- **Diversity, Equity and Prosperity:** *What is the range of challenges and needs that face a larger and more diverse population in Portland and the Central City over the next 25 years? What can be done now to address these challenges and make the Central City an equitable and prosperous environment where any Portlander could live and/ or work?*

In addition to the questions above, panelist were asked to consider the following:

- What actions can be taken to address the full spectrum of housing issues facing the Central City?
- Are there actions that can be taken that address multiple policy themes and objectives, rather than “standalone” issues?
- What public/private partnerships can be established or enhanced to better pursue our community development goals and objectives in the Central City?
- What barriers and constraints exist to achieving a more diverse supply of housing and housing at all affordability levels in the Central City?
- What incentives, funding mechanisms, and public/private partnerships can be used or created to expand the level of public services and neighborhood amenities in the Central City?
- Are there different housing typologies for affordable workforce housing and family housing that should be explored for both 5-over-1 and high rise construction and what are the obstacles?
- When establishing a new policy framework to guide decision making and investment regarding housing and community development in the Central City, what is the range of issues that should be addressed to ensure clear direction is provided?

General Themes & Potential Policy Areas

Over the course of the two symposiums panelists provide input on a range of issues beyond those originally posed to the group. There was extensive conversation regarding the long-term versus near-term future of housing in the Central City and what form that housing might take. A need to create a more diverse housing stock and housing compatible with the needs of and affordable to workers, families with children, students, and seniors was actively discussed. Affordability and the need to address worker/middle income housing needs were also mentioned by most panelists.

There was a lively discussion about the impact recent increases to the City's system development charges (SDCs) may have on future housing and many expressed desire to see amendments to how this system is applied. Several panelists expressed a strong desire to see renewed use of the 10-year tax abatement program for mixed-income, mixed-use housing in and around the Central City which will need to be reauthorized by the Legislature to extend the January 2012 sunset.

Panelist also discussed the need for housing and community supporting services to be more strategically co-located and for new investments that will support the next phase of housing and community development in the Central City. Lastly, during the second symposium panelist talked a length about the need to provide additional housing for very low income residents, to support expanded services for the homeless, and to align inter-governmental strategies and increased services to support the homeless and at risk populations. Much of this conversation noted that although City and County strategies are better aligned than they use to be, funding for services does not sufficient to address the needs of the homeless and those at the highest risk.

A BPS and PHB staff review of the panelist's comments found that four major issue areas seemed to arise: housing production & preservation; essential residential/community services; housing equity; and implementation/ways & means. Staff proposes that the CC2035 Advisory Committee consider that a framework of new policies and objectives begin to be created around these issue areas. The following section identifies the range of topics associated with each of the issues areas:

Housing Production & Preservation

- **Diversity of Types:** Need to increase diversity of housing within the traditional market-rate and affordable housing projects (number of bedrooms) and to increase supply of housing compatible with the needs of special needs residents, families, workforce, students, and seniors within ownership & rental housing projects.
- **Affordability:** Need to focus on strategic public investments/incentives that address the most critical unmet needs, as well as those that leverage/achieve multiple outcomes. Also need to increase participation by the private sector in the provision of affordable housing.
- **Quality of Housing:** Ensure all housing and housing projects are developed to be healthy & safe for residents and green and energy efficient (latter includes preservation of existing housing and structures suitable for housing)
- **Location:** Develop strategies and plans to develop housing and public services and amenities in "appropriate" and "efficient" locations where community development is facilitated and can be supported in the long-term (especially true of affordable housing).

Essential Residential/Community Services

- **Public Services:** Increase access to and support funding and maintenance of transportation systems, parks & recreation, schools, daycare, and other services essential to residential development and long-term neighborhood sustainability.
- **Commercial Services:** Develop incentives for commercial amenities that serve residents and facilitate increased density of housing proximate/accessible to existing commercial services and retail.
- **Social Services:** Increase resources for and further align services appropriate to current & future housing uses in the Central City, especially services for homeless and extremely low income persons including elderly and disabled (10 Year Plan to End Homelessness & Bridges to Housing provide examples of where significant gains have been achieved due to focus on alignment).

Housing Equity

- **Support for Diversification of Central City Population:** More diversity (especially communities of color) needs to be represented in housing and community development planning in Central City. All residents, regardless of income, ethnicity, race or ability, will benefit from increased opportunities that a dense, efficient, asset rich (transportation, jobs, schools/training, services) Central City could afford.

Need to increase participation in planning, development, construction, business & home ownership & residency in Central City.

- **Anti-Displacement:** Need to protect existing communities, including low-income residents, from being displaced from the Central City and close-in neighborhoods. Need to better involved and engage these residents in planning for change that affects them and their communities and neighborhoods.

Implementation / Ways & Means

- **Prioritize Public Investments:** Prioritize public investments and strategies that leverage highest return in terms of meeting greatest needs and achieving multiple outcomes.
- **Improve & Align Financial Investments:** Improve and align financial investments (SDC's and tax exemptions, government participation in direct financing) to highest priority housing and community development needs.
- **Create New Financial Investment Tools:** Create new financial investment tools (land banking funds; long term rental assistance; social services funding; etc.).
- **Remove Regulatory Barriers:** Identify existing regulatory barriers (building code, zoning code, fees) and amend or remove as appropriate.
- **Create Non-Financial Tools:** Create and amend existing non-financial tools and incentives, such as density bonuses and transfer provisions and other zoning code and comprehensive plan provisions (such no net loss policy) to better facilitate existing housing and community development needs.

Emerging Policy Objectives

As noted, the potential policy issue areas identified above were based on a comments provided by symposium panelists. The numerous comments provided were distilled into general statements (presented below) in a form similar to how a policy objective might be written. The following section presents these general comments/potential objectives grouped under the policy issue area which they seem to be most closely related. It should be noted that several of these objectives are similar in nature and that these will be further refined and where appropriate merged later in this process. Additionally, some of these objectives address issues they may need to be addressed during the CC2035 planning effort, while most read as potential objectives and may be appropriate to adopt into a final policy framework for the Central City to ensure long-term guidance and policy intent.

Housing Production & Preservation

1. Support continued vitality of the Central City by developing housing strategies that focus on community development within the Central City and within close-in neighborhoods.
2. Identify and prioritize the development of housing and community services and amenities in areas that best support emerging neighborhoods and areas best suited for future neighborhoods in the Central City.
3. Identify areas for housing and new neighborhoods on the eastside of the Central City.
4. Encourage the development of housing that maximizes density in terms of the number of new housing units created.
5. Continue to support the development of housing and community development investments within existing and emerging neighborhoods in the Central City.
6. Consider the impact of new development on existing housing.
7. Support and create incentives to development multigenerational housing and housing compatible with the needs of people at all age levels and abilities.
8. Develop a strategy to increase student housing in and around the Central City that involves participation of the City, universities and colleges, and private sector as well as not for profit housing developers.
9. Preserve existing housing stock.
10. Ensure that sustainable / green building practices are used to develop, preserve and rehabilitate housing at all affordability levels.
11. Establish workforce housing strategy and implement programs that support workforce housing in and around the Central City.
12. Prioritize the development and expanded access to housing affordable to Central City employees with Central Portland including low-wage workers in retail, hospitality & other services (Central City and close-in neighborhoods).
13. Support the development of housing affordable to low and middle income residents in areas with good access to transit and safe connections to multimodal transportation.
14. Develop new affordable housing strategy to locate housing where land values allow a greater return on public investment in housing and where services and amenities that support lower income residents ensures a higher level of livability.
15. Develop strategies to create housing that supports economic development and vitality in and around retail and commercial subdistricts of the Central City.

16. Where streetcar and light rail service is being expanded or is planned to expand within and near the Central City, identify areas that may be suited to new or expanded housing and community development.
17. Expand multimodal transportation system to better support existing and emerging residential neighborhoods to reduce transportation costs for residents at all income levels.

Essential Residential/Community Services

1. Increase resources for and further Improve the coordination of services between public, non-profit, and private entities involved with supplying services, shelters, and housing for the homeless.
2. Adopt parks and open space strategy for all residential neighborhoods in the Central City that support the needs of residents at all income levels and abilities.
3. Develop housing and community supporting services and amenities that are compatible with and address the needs of residents at all ages and abilities.
4. Expand the supply of housing to better serve the homeless and ensure that services that assist and support at-risk homeless populations are expanded and accessible to those housed and sheltered.
5. Expand the multimodal transportation system (transit, bike, and pedestrian connections) and prioritize system improvements to residential neighborhoods with low and middle income housing to enhance access to transportation options and reduce the burden that transportation costs have on households in and around the Central City.
6. Pursue the development of new facilities that provide multiple community services (such as schools, community centers, daycare, etc).
7. Establish strategy for the enhancement of existing public schools and services and the development of new public school facilities in and around the Central City to support continued residential and economic development in Central Portland.

Housing Equity

1. Establish a no-net affordable housing loss policy and supportive implementation and funding strategies.
2. Provide services and housing options that allow people to transition between income levels and household sizes and remain within residential neighborhoods of the Central City.
3. Support the expansion of senior housing and services available to seniors at all income levels and abilities.
4. Identify factors that can lead to gentrification and measures that can be taken to mitigate and/or address the associated negative impacts.
5. Identify factors that make living in and near the Central City difficult for communities of color and identify methods to address these factors and increase accessibility to housing and services enjoyed by others.
6. Develop/support programs for affordable home ownership, especially those that effectively close the minority homeownership gap.

Implementation / Ways & Means

1. Continue and enhance coordination and alignment of objectives, funding, and the provision of services provided by City of Portland and Multnomah County to address needs of homeless, low-income, and at-risk populations.
2. Prioritize public and private investments and strategies that leverage the highest public returns and support the development of sustainable communities and community development policies and objectives in the Central City.
3. Consider/develop land banking strategy to preserve land for uses and facilities that support long-term sustainable neighborhood development in the Central City.
4. Housing and community development strategies should be tailored to be complementary and responsive with the conditions, needs, and goals of individual sub-districts of the Central City as well as the Central City as a whole.
5. Develop community/neighborhood supporting services and amenities in pace with new residential development and consider early implementation of services and amenities that facilitate new residential development that serves households of different sizes and income levels.
6. Ensure that new housing and community development strategies are linked to sustainable economic development in the Central City.
7. Ensure that investment in housing and sustainable communities in the Central City furthers other Central City goals related to economic development, climate change, multi-modal transportation, livability, and equity.
8. Consider amendments to the way system development charges are applied to residential development to allow continued investment in services that support community development while reducing the financial impact of developing worker and middle income housing in the Central City.
9. Recalibrate how system development charges are calculated / applied to be more equitable and to match the type of housing being developed.
10. Strategically use tax abatement programs and SDC waivers or reductions to support the development of worker housing and other community supportive development that typically require gap financing.
11. Create incentives and programs that remove barriers for developers and not-for-profit housing providers to include public service facilities and community supporting amenities as part of residential and commercial mixed projects in the Central City.
12. Remove regulatory barriers that provide disincentives to developing a more diverse housing stock and workforce housing.
13. Amend the development bonus and transfer provisions applicable to housing to align with new City goals and needs associated with housing and community development.
14. To the extent feasible, develop new ways and means to review, implement, and develop housing and community supportive services and amenities to reduce the time, cost, and risk associated with development and increase certainty for developers and investors.
15. Ensure that the provision of services designed to assist homeless population is improved and expanded to keep pace with the demand for shelters and housing.
16. Support stable funding for public transportation services to ensure lower and middle income households and workers have a reliable and predictable source of mobility.

Additional Questions to Address

Although the symposiums allowed for an open and detailed discussion on housing and community development in the Central City, many of the comments provided raised additional questions that need to be addressed before a final policy framework is developed. Furthermore, after reviewing the comments, staff for BPS, PDC, and PHB identified some additional questions that may also be necessary to explore as the policy framework is being developed. These questions include:

1. Due to the cost of high-rise construction, should subsidized affordable units be primarily targeted in mid-rise construction or are there other models (such as mixed income projects) that should be created?
2. What programs and strategies can be developed to ensure that low and middle income projects are supported even in Central City districts and subareas that have the highest land and construction costs? Do programs such as the 30% set-aside for affordable housing and others need to better consider these costs and how that impacts the return on public investment?
3. What is the range of potential techniques that can be employed to develop and maintain mixed-income housing in the mid and high-rise construction, and what barriers exist to making mixed-income projects viable?
4. Is there a need for further investigation or to develop proto-types for mid and high rise construction that takes into account the block patterns, development entitlements, and bonuses typical in and around the Central City to identify barriers and opportunities to develop more units with two or more bedrooms?
5. Should the City consider the development of “pocket parks” and other public open space amenities (community gardens, play courts, play grounds, etc) on smaller tracks of land than has been typical? Should public/private partnerships be pursued to develop these types of facilities on land not controlled by the City?
6. Should the City consider development rights and bonus provisions that require greater public return and benefit, such as open space, community centers?
7. How do we develop deeply affordable housing that improves financial stability long term so that we there isn't a continued need for reinvestment every 10-20 years?
8. Has the 10-year- plan approach of housing first and continued movement away from shelters and transitional housing proved to be the right model going forward. Is there a need to review the short term housing and mass shelters code (Title 33.285 and 33.910)?
9. How can the city promote housing affordability in a way that takes into account transportation cost savings due to proximity to Central City?
10. Should goals to reduce concentrations of housing types, whether it's too many small units or concentrations of low income housing be addressed?
11. Will the City need to initiate collaboration with its regional, state and federal partners to change the regulatory and resource environment in order to expand the range of tools and resources available to Portland to build the right mix of housing options?

Next Steps

The information in this report will be presented to the CC2035 Advisory Group at their December 7, 2010 meeting. During this meeting the elements of the emerging framework will be presented and AG members and guest panelists from the symposium series will be asked for additional input. Although the AG will be asked to endorse a conceptual framework of policy areas and associated objectives regarding housing and community development issues, this framework will not be finalized until other symposiums for the other CC2035 policy areas have been conducted and an overall new draft policy framework for the Central City begins to emerge.

It is anticipated that some additional research and outreach will be necessary before a final framework addressing housing and community development issues can be finalized and that work will take place over the next few months. Further, it is likely that the other symposiums are being conducted on CC2035 policy areas that additional ideas and issues related to housing and community development will be identified that may be appropriate to add to the existing conceptual framework. Thus, as new information or suggested additions to the framework emerge, staff will coordinate with the AG to get their input on these changes and continue to piece together this evolving framework.

Lastly, additional public open house events and briefings with the Planning & Sustainability Commission and other key stakeholder groups will provide opportunities for additional input and refinement of this framework in the months ahead. It is anticipated that the complete draft policy framework will be ready for the review, refinement, and endorsement of the CC2035 AG in spring or 2010.

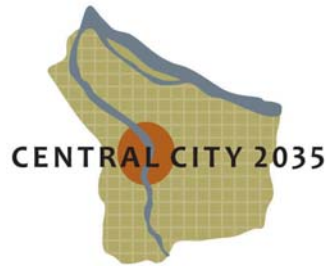
Appendix A: Symposium Agendas



Housing & Community Development Symposium 1
October 22, 2010: 1900 SW 4th Avenue, Portland, Room 2500A

Agenda:

1. Welcome & Participant Introductions	9:00 AM
2. Agenda Review & Overview of Central City 2035	9:10 AM
3. Introduction of Housing & Community Development Theme	9:25 AM
4. Discussion – Housing Diversity	9:30 AM
5. Discussion – Housing Affordability	10:00 AM
6. Public Comment	10:30 AM
7. Break	10:35 AM
8. Discussion – Essential Public Services	10:45 AM
9. Discussion – Neighborhood Supportive Commercial Services	11:05 AM
10. Discussion – Implementation Tools & Barriers	11:20 AM
11. Public Comment	11:50 AM
12. Next Steps	11:55 AM
13. Adjourn	12:00 PM



Housing & Community Development Symposium 2
November 12, 2010: 1900 SW 4th Avenue, Portland, Room 2500A

Agenda:

14. Welcome & Agenda Review	9:00 AM
15. Participant Introductions	9:05 AM
16. Overview of prior symposium	9:10 AM
17. Discussion – Homelessness	9:15 AM
18. Discussion – Housing Affordability	9:40 AM
19. Discussion – Housing Equity	10:05 AM
20. Public Comment	10:30 AM
21. Break	10:35 AM
22. Discussion – Housing Districts (Review of Maps)	10:45 AM
a) Review of existing housing patterns in Central City	
b) Identification of where housing and incentives should be targeted	
c) Identification of where community & neighborhood services and amenities should be targeted	
23. Next Steps	11:45 AM
24. Public Comment	11:55 AM
25. Adjourn	12:00 PM

Appendix B: Symposium Minutes



Central City 2035

Housing and Community Development Symposium 1

October 22, 2010

Facilitator: Doug Zenn

Panelists in attendance: Kate Allen, Katherine Schultz, Kim McCarty, John Carroll, Brett Horner, Tom Dichiara, Gary Warren, Doug Shapiro, Ed McNamara, Carl Talton, C.J. Sylvester, Nancy Davis, Amy Lewin, Michelle Haynes, Ed Blackburn, Brian Owendoff, Paul Cathcart

Panelists not in attendance: Jo Ann Rauch, Karen Beninati, Tom Moisan, Jill Sherman, John Warner, Craig Sweitzer

Staff in attendance: Troy Doss, Elisa Hamblin, Steve Iwata, Joe Zehnder, Peter Englander, Karl Lisle, John Cole, Uma Krishnan, Amy Ruiz

Public in attendance: Ben Bortolazzo, Sam Rodriguez, David Mullens, Sinan Gumusoglu, Don Macgillvray, Dan Friedman, Elizabeth Clapp, Linda Nettekoven, Alan DelaTorre, Jenny Weinstein, Gwenn Baldwin, Marcus Simmetel, Shawn Hubert

1. Welcome and Participant Introductions

- Doug Zenn welcomed the group and asked each participant and audience member to introduce themselves.

2. Agenda Review and Overview of Central City 2035

- Doug Zenn overviewed the agenda, outlined the material that will be covered and the method for covering all topic areas

3. Introduction of Housing and Community Development Theme

- Troy Doss introduced the theme of Housing and Community Development and discussed key issues and the task of the group of helping shape the policy discussion.
- The panelists had a general discussion.
 - Kate Allen: Linking and leveraging these kind of things is important in order to remain competitive and comprehensive in our approach.
 - Brett Horner: We should consider housing affordability and housing diversity.
 - C.J. Sylvester: Affordability needs are not being met in ownership units, this topic needs focus.
 - Nancy Davis: Multigenerational living and the size of units are important issues.
 - Carl Talton: Housing for seniors is an important discussion to have. Who is being left behind at retirement age and what are the demographics of senior population as compared to elsewhere?

- Ed Blackburn: Diversity and affordability are really linked with other equity issues. While considering the projections for growth we might also want to think about change in that due to refocusing our vision around diversity and affordability.
 - Brian Owendoff: Adequate and diverse development tools are needed to make construction feasible.
 - John Carroll: Portland's history on proving alternative transportation modes should be built off of. Senior housing and senior issues are often not talked about due to awkwardness. We need to define better the various groups to understand the issues.
 - Gary Warren: We need to remember that seniors tend to move where their children are and that is an important factor.
 - Doug Shapiro: Supportive services are important; residents need ancillary functions.
 - Nancy Davis: Services are necessary in every market segment. Doug Shapiro agreed.
 - Gary Warren: Seniors are trying to stay in place longer which creates newer issues, including parking. Nancy Davis agreed and suggested more affordable housing should be available for staff of senior facilities.
- Troy Doss spoke more about the subject area and reviewed the guiding questions that are found on page 5 of the background paper.

4. Discussion – Housing Diversity and Housing Affordability

- Troy Doss introduced Housing Diversity as the first topic, key issues include: housing compatible with all groups, family compatible and senior compatible housing.
- Nancy Davis: There is a need to discuss multi-generational living rather than only family compatible housing.
- Ed Blackburn: There is a need to think about all areas within the Central City and not just the west side.
- Carl Talton: There is a need to consider existing communities and neighborhoods when new development is proposed.
- Kate Allen: The preservation of existing housing stock is important along with production.
- Tom Dichiara: There is a linkage between affordability of unit and supply elsewhere. The package of policy needs to be thoroughly thought through.
- Ed McNamara: The reality that most workers in Central City earn less the MFI is important in driving our decision about housing supply and meeting the demand for workers. Infrastructure is a component in development and the public sector plays a role. There is more income diversity in projects than we realize. Clear policy and funding decisions need to align, especially with PDC and PHB.
- Kate Allen: There is a gap in the spectrum of housing affordability and we need to pay attention to the strategy.
- Ed McNamara: Is it viable to keep people in affordable housing and make it mixed income?
- John Carroll: The public process is often very expensive and doesn't align with the actual product you are getting as a result. There needs to be clarity about financing and building.

- Tom Dichiara: We should all be cautious about the next 10 years and development; it will be very different than the last 10 years. The challenges in developing market rate housing will be much more.
- John Carroll: Corporate America is resource for financing.
- Doug Shapiro: Architecture type can be a tool for diversity. Architectural flexibility can be used to expand space.
- Troy Doss asked a clarifying question about unit size and square footage being necessarily directly tied.
- Tom Dichiara: The trend has been towards smaller units which makes the development costs lower.
- Nancy Davis: Resources are often outsourced for those living in urban areas due to size of homes and density. This can be a real social equity issue.
- Brian Owendoff: We need to recognize high rise construction is not an effective method for housing affordability.
- John Carroll: What is urban dwelling? We need to redefine the typology and how people live and use public spaces.
- Katherine Schultz: There is an efficiency for architecture with the 200 x 200 block size. This makes some interesting typologies and efficiencies.
- Pag Malloy: We should consider park space vs. a backyard where children can play.
- Ed McNamara: The conversation has tended to focus on Downtown, we need to keep in mind diversity of actual area in Central City.
- Troy Doss reminded the group to keep in mind all the areas within Central City. He mentioned and described all areas and study areas.
- John Carroll: The Central City has had some positive and negative things, and has had many challenges. There are areas in the Central City that have the possibility to create an identity, if people are sure of investment or potential.
- Katherine Schultz: We are already seeing in office the demand for high rise to change to mid rise construction. We should also consider this with the ecodistricts concept.
- Tom Dichiara: The new normal building type will be low and mid rise.
- Nancy Davis: There hasn't been any discussion on student housing for all the institutions in the Central City.
- Troy Doss overviewed the issue of student housing, with data found in the background report, Katherine Schultz asked clarifying questions.
- Kate Allen: Student housing is not financed the same way as other housing types. It is not eligible for lower income programs. There are some national developers that have some interest in Portland. We need to tease out housing type issues.
- Brian Owendoff: Student housing is a key issue. Many students are renting out of traditional dorms; there are different amenity needs.
- Kim McCarty: Many students rent in large buildings in the Central City.

- John Carroll: There is a need to keep sites as part of a vision for down the road. Identify sites very far in advance. Creativity in design should be part of process.
- Michelle Haynes: Land banking to buy property now and develop later should be used. There is a gap in the system there and the affordable rent restricted market. Property tax abatements should be used to help keep the affordability as well as SDC waivers.
- Kate Allen: We rely very heavily on non-profit developers, we need tolls on table for the for-profit development community.
- Pag Malloy: There needs to be a financing role for first-time homebuyers and builders.
- Doug Shapiro: The sustainability component should not be missed at all, it costs to be green. Future projects need to have those components built into the project.
- Tom Dichiara: Abatement programs need to come back to help with affordability.
- Amy Lewin: We need to think about changes in demand and building developments that are flexible, in the eastside especially. They need to connect with needs of the neighborhood.
- Nancy Davis: The Pearl is a cautionary tale the services didn't accompany housing.
- Michelle Haynes: Enable people to be able to get by without a car or that they don't use very often to keep affordability feasible.
- John Carroll: The City has very strong policies about infrastructure and that is a very important piece of the story. Make an argument about why the density is where it is.
- Ed McNamara: There should be a policy decision about location of affordable housing. It has been built on some of the most expensive land. We should be thinking about where, why, for the future of affordable housing. There are no policies for workforce housing which means it is missing an entire segment. Home ownership is an important discussion to have, there aren't starter homes.
- Kim McCarty: In some cities people are comfortable with growing houses and flexibility that we may not be used to. What can we do to make banks more comfortable with that?
- Brian Owendoff: Employment is the driver of housing. Anything that's decided needs to be hand in glove with the economy and economic development. Tax abatement with tier for development proximity, possibly full abatement during construction and stabilization period might be feasible.
- Ed Blackburn: We should support affordability, but how do we support the jobs and have them be mutually supportive?
- Kate Allen: There is a policy review board, there are significant things to say about abatements and exemptions as they remove tax revenue. The connection between revenue deferrals pay off in long term for what we're buying.
- Troy Doss wrapped up this portion of the conversation and spoke about the map handouts and zoning associated with housing.

5. Public Comment

- Doug Zenn asked for public comment.

- Mike Houck: He was pleased to see Jamison Square Park on cover. Parks are essential and are not just an amenity. The Pearl District has a good diversity of park space. We should emulate that diversity in all districts with active and passive park space.
- Paul Cathcart: Community development should be focused around housing. What are the thresholds and the mix and linkage we need to provide those services?
- Alan DelaTorre: Seniors are a key issue and share of population is more, 19% by 2035. There is a need to also consider accessibility and usability in the future, the aging population and disability standards are key.
- Shawn Hubert: We should think about providing affordable education opportunities for people in affordable housing for cross-leveraging opportunities.
- Mauricio Leclerc: There needs to be an acknowledgement of change with growing family, adjustment to needs such as bicycles.
- Peter Englander: How do we think about the kinds of neighborhoods that we want? Diversity and density are important but there is a feasibility gap between what is feasible and creating the density that is needed to stay within the urban growth boundary.

6. Break

7. Discussion – Essential Public Services and Neighborhood Supportive Commercial Services

- Doug Zenn welcomed the group back from the break and there were final wrap-up comments from the previous topic.
 - Katherine Shultz commented on flexibility in planning tools. More housing might fit the workforce housing price point, Tom Dichiara agreed.
 - Ed McNamara: SDC charges haven't be calculated very well, they need to match the type of development? Water efficiency and other tools should be considered. Hidden costs can penalize the workforce housing.
- Brett Horner: Maybe there are tradeoffs with SDC charges, need greater set of tools and incentives, possibly included within buildings.
- Michelle Haynes: It is questionable to incorporate these, especially in affordable housing.
- Brett Horner: There is a need to provide services and we need the tools.
- Kate Allen: Does 5 over 1 construction get us where we need to go? Density is important but development needs to be feasible.
- Troy Doss: Development may be different in the future. It is important to think about short term however we need to talk about the long term. One building typology from here forward is not the case.
- Nancy Davis: Public spaces within buildings can be an interesting issue. It is an important need for residents, but they can also be exclusive and not foster a sense of belonging with the larger community.
- Ed McNamara: Five over 1 can be a dense form of development. High rise floor plates get smaller as you go up and don't have as much flexibility.

- John Carroll: High rise housing is not affordable. We need to consider pro-formas of a project, there are extreme costs for developers.
- Troy Doss brought the conversation to the topic of essential public services. There is a lacking school infrastructure, as well as other community services.
- Nancy Davis: Many of the childcare facilities are really for workers and not necessarily residents of the Central City. Much of it is organized with preference to large employers, so employees of smaller businesses in the Central City experience an even greater shortage. There is competition for space with retail due to restrictions and requirements for location.
- Ed McNamara: Amenities follow housing. Retail follows density; the private sector is more understandable. However, the public sector is harder to determine. We need to plan for future before space is gone and remove competition for space.
- John Carroll: It is very important to prioritize infrastructure so that development decisions can be made.
- C.J. Sylvester: Projections and determination of location is difficult for long-term capital planning. School planning needs to be reevaluated.
- Gary Warren: The Lloyd District is projected to grow but has almost no services, we should learn from the Pearl District.
- Kate Allen: Sometimes we are planning for things using old models. Leveraging flexibility can be successful. Ed McNamara agreed with Kate but highlighted the fact the examples she used were out-of-the-box examples that were not the norm.
- Troy Doss: It is difficult planning for services. What comes first and how can it happen appropriately?
- Nancy Davis: North Pearl zoning change might be appropriate. Troy Doss clarified the zoning there.
- Nancy Davis: The services need to have connection. The sum or the parts is greater. Clustering them is important. There are advantages of having them together.
- John Carroll: The reduction of land costs per square foot. Condominiums are not negative things; it is a way to add programs and product.
- Ed McNamara: Treat schools as public infrastructure more like a bridge or streetcar etc. This would help solve some of the problems.
- Carl Talton: Institutional zoning may be a tool.

8. Discussion – Implementation Tools and Barriers

- Tom Diciara: New tools need to be streamlined to create clean efficient programs.
- Gary Warren: Senior housing has different needs such as different space usage and fire and safety issues.
- Katherine Schultz: Families and seniors both have vulnerability. We need to make a safe environment. We should talk about homeless housing and services.
- Ed McNamara: Incentives and other tools are used by a variety of developments. There are a lot of goals which don't have incentives. There should be stronger alignment between planning goals and funding. We need to focus on goals and ensure that the

bureaus that implement them have good feedback loops. Developers need certainty. There is a need to think creatively about the public role, land assemblage etc.

- Brett Horner: What are the goals and how much housing do we want downtown? How much is it worth for us, regional and city growth. What is the larger goal?
- John Carroll: Environmental and sustainability agendas should be considered. For instance 1.8 million less miles are traveled in city center rather than suburban development. Portland is the model and there are incentives, get density 12 or 15 to 1. There are collateral benefits to environmental goals and sustainability.
- Troy Doss clarified the projections for growth in the region and city as well as goals for the City with regards to climate action.
- Tom Dichiara: We need to consider expanding Central City and potential for development that exists to the east of the boundary.

9. Public Comment

- Don McGillvray: We need to have affordable housing in Portland without subsidy. The demand for housing seems to be projected too high and the key piece to the conversation is the economics. We need to think about whole situation. Wages need to increase and rents need to decrease. Negotiate with employers, reduce units in size, align amenities with affordability, make housing a human right, subsidies are not the answer; consider manufactured housing and other options.
- Beth Cade from the Portland Housing Bureau: Key discussions about equity and the inhabitants of new world. The group should discuss implementation strategies and tools for allowing access for all.
- [Unknown commenter]: A successful vibrant retail district and core are necessary – set goals for what that is.
- [Unknown commenter]: What are the existing housing conditions and what will exist in 25 years?

10. Next Steps

- Troy Doss overviewed the steps staff will be taking and the format and direction that will take place at the next symposium.
- Doug Zenn asked for additional thoughts from the group and directed them to send comments to staff.
- John Carroll thought there was a good collection of people and the environment created. He challenged staff to focus on the fact that we are achievement oriented, immediate decisions and removal of risks are necessary.
- Brett Horner clarified his earlier comment about range of housing and specific number of units.

11. Adjourn

- The meeting was adjourned by Doug Zenn at 12:00 p.m.



Central City 2035

Housing and Community Development
Symposium 2

November 12, 2010

Facilitator: Doug Zenn

Panelists in attendance: Gary Warren, Peter Englander, Kate Allen, Karen Beninati, Paul Cathcart, Ed McNamara, Nancy Davis, Amy Lewin, Kim McCarty, Dee Walsh, Ed Blackburn, Phil Beyl, Carl Talton

Panelists not in attendance: John Carroll, Brett Horner, Peg Malloy, Jo Ann Rauch, Doug Shapiro, C.J. Sylvester

Staff in attendance: Troy Doss, Elisa Hamblin, Steve Iwata, Joe Zehnder, John Cole, Leslie Lum, Mauricio Leclerc

Public in attendance: Betsy Clapp, Jennifer Nye, Linda Nettekoven, Alvin Rackner, Shirley Rackner, Gwenn Baldwin, Deborah Imse, Tad Savinar, Sean Hubert, Stephen Bedford, Chet Orleff, Jerry Powell, Don MacGillivray, Mike McCollouch, Carly Riter, Tom Shimota

12. Welcome and Participant Introductions

- Doug Zenn welcomed the group and asked each participant and audience member to introduce themselves.

13. Agenda Review

- Doug Zenn reviewed the agenda and asked for any additional items or concerns.

14. Overview of prior symposium

- Troy Doss asked for any additions or changes to the minutes from the last symposium. He also reviewed the structure for the development of policies and the new topics to be covered in the symposium.

15. Discussion – Homelessness

- Kate Allen gave an overview of how the Portland Housing Bureau has discussed some issues. She spoke about creating communities of opportunity.
- Kim McCarty: The outline of implementation tools is good. We would like to hear about how some of these tools are working and suggestions for change and improvement.
- Ed McNamara: We talked last time about the getting the money in alignment with policies, but for homeless issues its not only about bricks and mortar vs. services. Homeless policies would be more effective with a linkage between both.
- Ed Blackburn: Chronic homelessness is a more complex of an issue, and is often related to mental illness. Services are critical, but there are different priorities for governmental bodies. The Central City policies should bring these things together.
- Ed McNamara: We should bring the County to the table.

- Ed Blackburn: There are different objectives and they all need to be out on the table.
- Dee Walsh: There has been a huge disconnect between the services and housing dollars. There is a huge challenge for incorporating service dollars with the housing. Priorities of organizations may change which is challenging for consistency and maintenance of services.
- Kate Allen: PHB has seen challenges with mobilizing service dollars. Original intentions didn't necessarily align with where the service dollars were being sent. Maybe the service dollars could be used in more strategic ways. The City has had a unique level of support for ending homelessness; however those dollars are nearly gone. The City Council has been supportive, but the City's General Fund is not in a good state. It is one of the hardest things to make happen, but in reality it may eminently get worse before it gets better.
- Tad Savinar (from the audience) asked for clarification about types of homelessness and whether all types of services are needed everywhere.
- Kate Allen: There are uniquely appropriate options for different types of homelessness all over the City, with both housing and service programs in place. There are some hidden types of homelessness as well.
- Ed Blackburn: The very low income housing has a very long wait list with up to a year. The sheer lack of housing availability at the very low affordability rate is problematic. How can we get more and fund it? Much of the development has been through URA funding. Developers look for lower debt ratio. If we want a holistic city-wide approach we need to have tools in place applicable everywhere. We also need better planning for equitable housing distribution and location.
- Carl Talton: We should question why we are an attractor for homelessness or are we?
- Ed Blackburn: Every city believes they are an attractor for the homeless. Every city has this discussion. We haven't done more compared to other cities.
- Dee Walsh: It is complicated. There are three types of housing types: low income, low income with issues, and significant issues. The City has done well with the first two types, but not the last type. The real challenge is not only where you get the housing, but how you get the support services there as well.
- Gary Warren: Are we trying to build a building that works for all three types?
- Dee Walsh: That has been a strategy.
- Gary Warren: That is not a good approach.
- Kate Allen: The City's policy has been to provide very low income housing. There is a social benefit to have people integrated in communities. But that has not always worked out as planned. Many communities or housing are all the same type.
- Nancy Davis: This is a huge issue, but how do we tie this to a 25-year plan for the Central City?
- Troy Doss spoke about the existing policy directive. However, it doesn't come close to cover the spectrum of issues that have been discussed by the group. He also said he heard the need for bricks and mortar, supporting services, and housing needs.
- Ed Blackburn: There was great progress being made but the current economic climate has made it difficult.

- Troy Doss: The most concentration of services and housing is within the Central City.
- Nancy Davis: How are we going to take a broad topic and drill it down to specifics for neighborhoods? It would be interesting to know what the actual distribution of families facing homelessness is.
- Kate Allen: They are here and we can't have a housing conversation without discussing this. An understanding of the projections and scenarios are important to know with development of the plan.
- Ed McNamara: There are a lot of nuances and more. What we should acknowledge: types of the population needs service dollars, the city might prioritize one type of housing and the county another which needs coordination, the certainty of funding is important.
- Carl Talton: You can only do what you have money to do; we can only do so much. We are trying to build a community which is economically livable, what it needs to be supported. Let's look at the broader context of the rest of the community.
- Peter Englander: Within the framework of the 10-year plan to end homelessness, what works and what doesn't and what do we need to carry forward? Whatever we come up with how do they relate to the neighborhoods as well? For instance the connections between the schools and graduating out of homelessness.
- Ed Blackburn: We have had some affordable and very low income housing built, but there is a gap. The ideal of having people living on their own is not always achievable or an option for the people. Most of the buildings downtown have been re-habilitated and this has improved the neighborhoods. But there has been a net loss in the Downtown. There are some misperceptions around that as well.
- Mike McCollough (from the audience) asked about location and being propositional as part of the conversation.
- Dee Walsh: You can't make the assumption of low income people are high needs. People can be within multiple categories and needs for services.

16. Discussion – Housing Affordability

- Kate Allen: Some things to discuss include homelessness and lack of affordable housing, but we should also discuss the combined housing and transportation cost burden. We need to have housing available where there are transportation options. Higher incomes will allow for more choices, but there is still a need to consider transportation.
- Paul Cathcart: Is there any way of looking at non-public organizations as service providers? For example schools can help with needs of people.
- Nancy Davis: Housing and transportation costs are a real issue for families.
- Ed Blackburn: The location of low income housing is always going to be problematic. The retail and service operations will diversify with a diverse population.
- Karen Beninati: Services should be set-up to service those that have the needs.
- (audience) As a resident of Downtown, it's a great neighborhood, but there is a concentration of subsidized housing. There is a need for more housing equity and housing diversity to make complete and vibrant neighborhoods.

- Joe Zehnder (from the audience): It would be really useful to have ideas for policy directions to put to the Advisory Group. The full spectrum of housing is a good example.
- Chet Orloff (from the audience): Would like to see some really aspirational suggestions. Put out some bold policy proposals.
- Nancy Davis: One thing that is missing from the housing affordable conversation is the continuum needs of housing. People should be able to find housing at all levels and not have to move out when they are in a certain category.
- Jill Sherman: Housing tends to be subsidized and very high income in many cities. The challenge is in meeting the greatest need and not necessarily the middle group. There is not a policy or tools supporting this. There is a question of prioritization.
- Ed McNamara: All housing is subsidized in a certain way, let's acknowledge this. The gap is with lacking workforce housing. The Downtown Plan helped change the feeling downtown. The tax abatement program that has been suspended would be effective if it hadn't been lost.
- Nancy Davis: When you move into the Sitka and other buildings you have to income qualify and at a certain point you qualify out.
- Kate Allen: The moratorium has expired. The next step is to go to the state legislature to ask for reauthorization as a tool that is uniquely appropriate.

17. Discussion- Housing Equity

- Dee Walsh: The other population that isn't having their needs met are seniors in need of affordable assisted living.
- Gary Warren: Assisted living does have a connection with medicade funding that is available, but this is not always feasible.
- Kate Allen: The exemption creates a very shallow subsidy. Is there enough benefit using that subsidy strategically and judiciously? We need more diverse tools.
- Ed Blackburn: There should be a commitment to low income housing, with some kind of data-driven support of other housing types.
- Carl Talton: For communities of color there are some other issues. Gentrification is a major concern.
- Kate Allen: There is not the same level of achievement with communities of color and PHB is developing policies for those populations. Issues of who benefits from development should be addressed.
- Nancy Davis: It would be great to see any kinds of concentration of communities of color.
- Amy Lewin: There is not a great array of options in the neighborhoods and there needs to be better coordination.
- Phil Beyl: To actually build buildings the policies need to take into account the market conditions, which can lead to actual failure. There should be a better connection.
- Carl Talton: We shouldn't step over the conversation about communities of color. It is not only an economic issue. We should look at the communities and how we can support them and keep them in place. Providing services, outlets, and opportunities. Consideration of those things is going to be important.

- Ed McNamara: Home ownership rates are not always explained by income or economics. It is an important question, but tough to solve. There are a lot of factors.
- Kim McCarty: What we have said is that we want economic and community diversity. It seems like there is discussion about existing tools, and other linkages. What are the other tools and places of influence?

18. Public Comment

- Sean Hubert: We should could keep in mind we are making a lot of Economic Development investments in the Central City and there should be a connection with the development of housing.
- Linda Nettekoven: The connection between housing and transportation is important and we should consider the need for stable transportation funding. We should consider where people are moving and pushing out in other parts of the city. New housing being built doesn't necessarily meet the affordability needs of the residents.
- Stephen Bedford: An obvious tool would be conditions integrated into the zoning code to achieve the end product desired.
- Deborah Clapp: It's critical that the policies for the next 25 years maintain stable housing and consider maintenance and the needs of landlords in that.

19. Break

20. Discussion – Housing Districts (Review of Maps)

- Doug Zenn asked if there were any final issues from the group that were discussed during the first half of the meeting.
 - Amy Lewin: When we talk about the Central City and homelessness, any policy that affects the Central City also has an impact on adjacent neighborhoods.
- Troy Doss explained the process for how the information will be synthesized and the development of policy areas.
- Troy Doss explained the maps displayed to the group, including zoning, redevelopment capacity, residential clusters, services, school locations, and housing types.
- Jill Sherman: There are challenges in the Central Eastside with building housing on busy roads, such as MLK and Grand.
- Amy Lewin: There will be new opportunities in the east side with the development of the light rail line and bridge.
- Kim McCarty: Wherever there is major investment in transportation we should echo that with housing and public services.
- Troy Doss: Schools are nearing capacity near the Central City and we need to be mindful of the needs in the future.
- Paul Cathcart: There are different needs and overcrowding taking place. The potential for population increase in the Central City is the most prevalent concern.
- Amy Lewin: As a parent of a school age child there is crowding. How do we match the numbers for growth with planning and policies?
- Paul Cathcart: An overall declining enrollment means some schools are getting crowded in order to maintain teachers and the educational and equipment needs. This is the first

year we've seen an increase in enrollment. There is a conflict between overcrowding to maintain educational needs and the need to keep schools elsewhere open.

- Kate Allen: The new way of thinking about school projection planning should be within context of large planning documents. Locations of schools and other things can meet a multitude of goals across agencies.
- Peter Englander: The integration of services and amenities together would be key and there should be incentives to achieve that. There are structures and amenities can be built together and integrated in a holistic way.
- Karen Beninanti: As a daycare provider that is open late, there might not be as huge as a need as we might think. After school programs and other services are not being used.
- Amy Lewin: There is a need for facilities in the Central Eastside. The idea of incentives for social infrastructure is impressive. For developers, where are the challenges with that?
- Jill Sherman: The City code generally wants to have retail uses on the main floor; however there is a question about the cost to build it and the rent required. There could also be an issue of compatibility and affordability.
- Troy Doss: The existing day care bonus has only been used twice and needs to be retooled. The North Pearl also has a tool for community space not being counted. The idea of mixing is good, but logistics are not always feasible.
- Ed McNamara: The timelines for processes may not always align. There are not only simple issues.
- Chet Orloff (from the audience) asked for clarification about the bond measure and asked that there be more direct coordination between PPS and the city.
- Paul Cathcart: There is a strong interest in maintaining housing affordability to maintain stable enrollment. PPS has a vested interest in that. Lincoln High School is part of the proposed bond measure. There is a potential for impacting other close in facilities.
- Dee Walsh: The Washington-Monroe site has some issues including seismic upgrades and lacking funding.
- Ed McNamara: The low income tax credit is a tool that could be useful. Things are going to change in 25 years. We can try and direct things we can't always, so the strategies need to be flexible and adaptable. Larger principles should be built off of so we can be flexible.
- Doug Zenn asked for final wrap-up comments.
 - Phil Beyl: There are some tools (master plan) in place for certainty which are not available everywhere. Troy Doss agreed and discussed the master plan tool more.
 - Ed Blackburn: Seismic issues are a big concern and we don't have an answer.
 - Jill Sherman: We need a tool for retrofitting existing commercial buildings.
 - Ed McNamara: There is a smarter way to make changes; the guiding principle is what we should be paying attention to.

21. Public Comment

- Jerry Powell: As a representative of a neighborhood, a place based discussion is needed. Tools in Goose Hollow have been less than perfect. We need to revise the way we look at amenity packages and look at them in a place-based way. Public amenities are something not addressed by these packages. The reality of the conditions is sometimes counter-productive to the intent.
- Linda Nettekoven: The seismic issues are important. We need to consider what is safe with liquefaction.
- Stephen Bedford: Would like to see Washington-Monroe site reused.

22. Next Steps

- Troy Doss: We will work with staff and work through the issue that we have talked about. We will send to the group and possibly have an evening session for discussion. We will also have a meeting with the Advisory Group to talk about the topic and policies.

23. Adjourn

- The meeting was adjourned at 12:00 p.m. by Doug Zenn.

Appendix C: Maps

Map 1: Housing & Community Assets in Central City

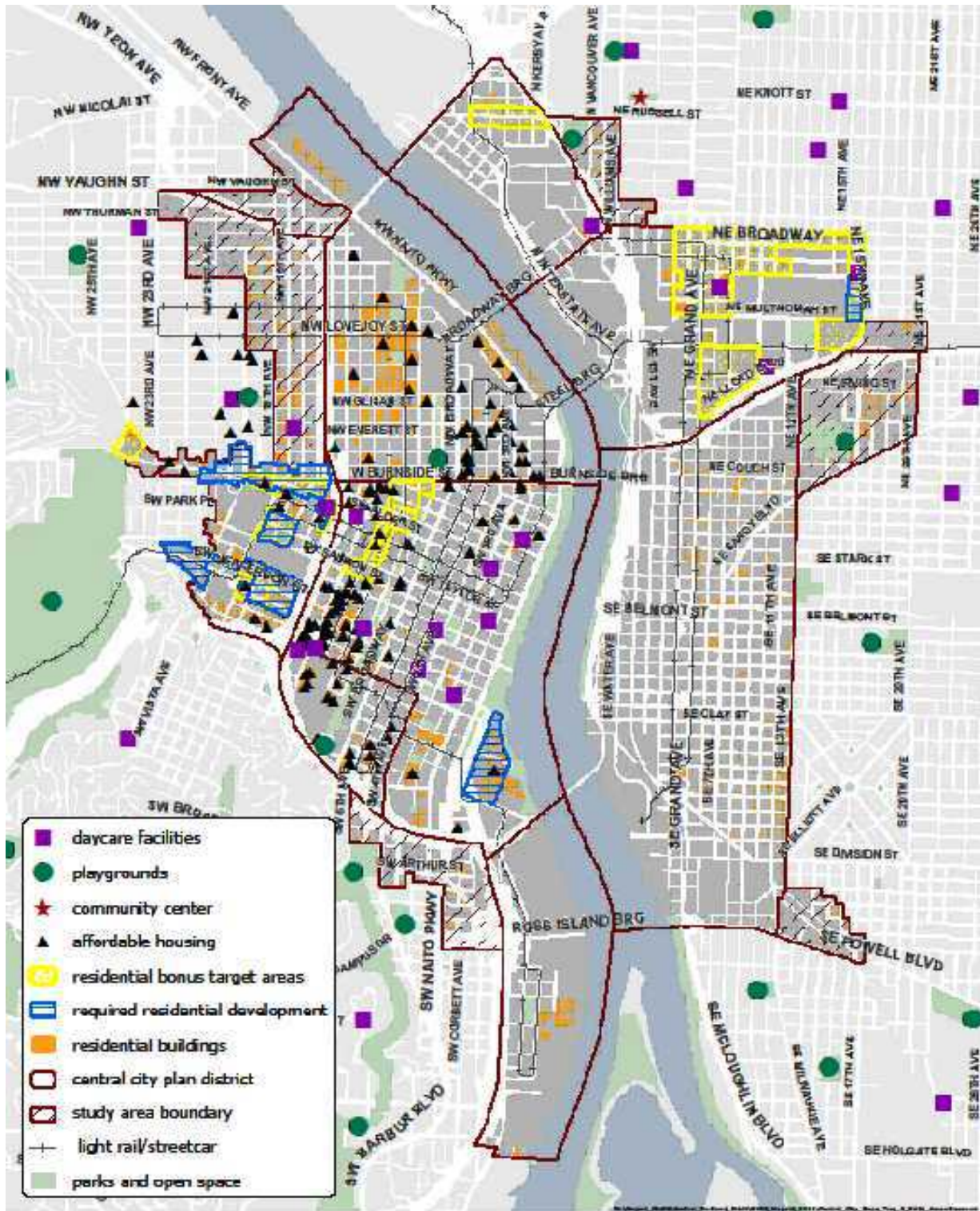
Map 2: Central City Zoning Patterns

Map 3: Location of Affordable Housing on Westside of Central City

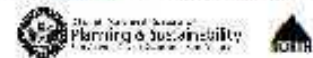
Map 4: Location of Ownership Housing, Rental Housing, and Shelters

Map 5: Proximity of Public School Facilities to Central City

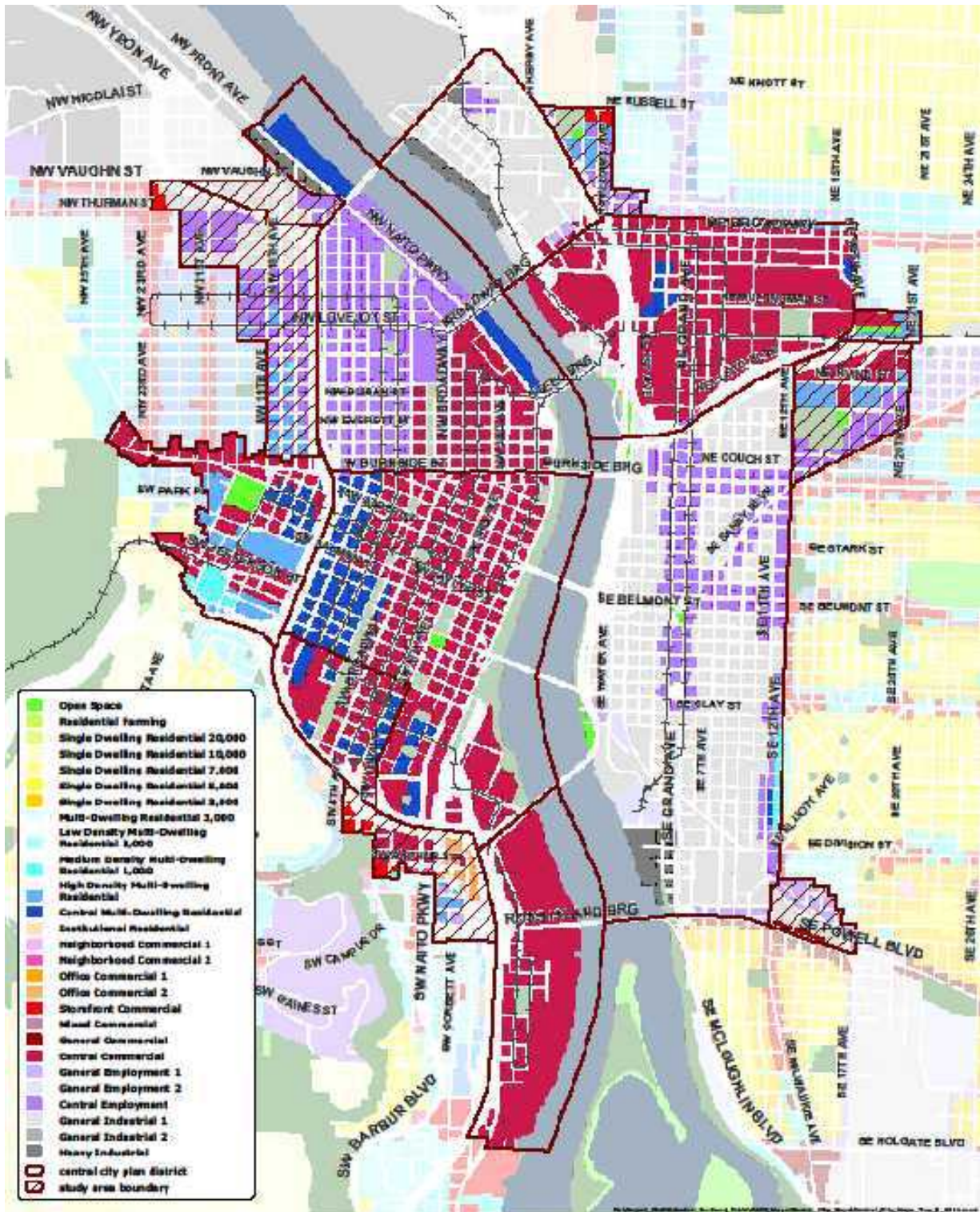
Map 1



Central Portland Plan | residential development & amenities



Map 2



Central Portland Plan | zoning



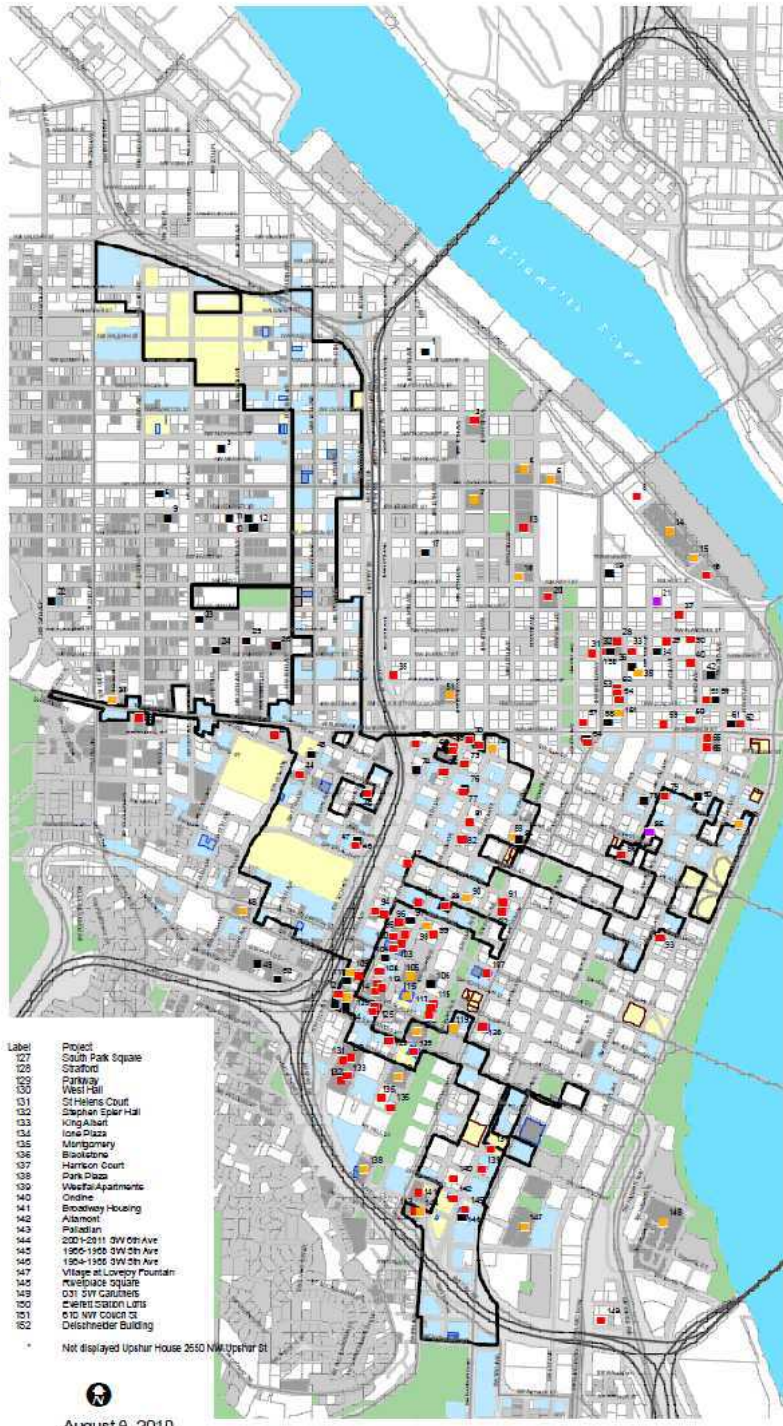
Map 3

Investing in Portland's Future



Affordable Housing

- | Label | Project |
|-------|--------------------------------|
| 1 | Pearl Family Housing |
| 2 | Sila Apartments |
| 3 | Marshall Union Manor |
| 4 | Lovely Station Station Place |
| 5 | Concur Apartments - Vacant |
| 6 | Keamney Plaza |
| 7 | Yards at Union Station |
| 8 | Galagher Plaza |
| 9 | 2010 NW Keamney |
| 10 | Keamney House |
| 11 | Madison Apartments |
| 12 | Pearl Court Apartments |
| 13 | Yards at Union Station Phase B |
| 14 | Yards at Union Station |
| 15 | Yards at Union Station Phase C |
| 16 | The Crane Building |
| 17 | HOV 3/388 Apartments |
| 18 | NAP - Vacant |
| 19 | Hokeymill Hardware Lots |
| 20 | Madison Hotel |
| 21 | Gilman Street House |
| 22 | Robley Apartments |
| 23 | Williams Plaza |
| 24 | 336 NW 20th Ave |
| 25 | Northwest Tower |
| 26 | Stanford Hotel |
| 27 | Westland Apartments |
| 28 | Pacific Tower Apartments |
| 29 | Royal Palm Hotel |
| 30 | Golden West Apartments |
| 31 | Everett Hotel |
| 32 | Billman Hotel |
| 33 | Fifth Avenue Place Apartments |
| 34 | 253-210 NW 15th Ave |
| 35 | Sally McCracken |
| 36 | Victorian Inn |
| 37 | Fifth Avenue Court Apartments |
| 38 | Upland Tower |
| 39 | New Palace Hotel |
| 40 | The Olive |
| 41 | Maier Manor |
| 42 | 1769 SW Morrison St |
| 43 | Stadium Apartments |
| 44 | Brooklyn |
| 45 | 1410 SW Taylor |
| 46 | Markell Hall |
| 47 | Conc's Cross |
| 48 | 1004 SW Clay St |
| 49 | 1001 SW Market St |
| 50 | The Louisa |
| 51 | Butte Hotel |
| 52 | West Hotel |
| 53 | MacDonald Center |
| 54 | Estate Hotel |
| 55 | 205 NW Couch St |
| 56 | Diamond |
| 57 | Heleen Ann Swindale Building |
| 58 | Grove Hotel |
| 59 | Union Chapel Mission |
| 60 | Shirley Apartments |
| 61 | Chausser Court |
| 62 | Portland Rescue Mission |
| 63 | Mara O. Hoffman Building |
| 64 | Stewart Hotel |
| 65 | 223-224 W Burnside St |
| 66 | Holms House |
| 67 | Tuff Residential Care |
| 68 | Whitney Gray |
| 69 | Maureen O'Car |
| 70 | Keel Hotel |
| 71 | Fairfield Hotel |
| 72 | Joyce Hotel |
| 73 | Washington Plaza |
| 74 | Alder House |
| 75 | Roweum Plaza |
| 76 | Everett House |
| 77 | Beverly Aler Apartments |
| 78 | Henry |
| 79 | Oak Apartments |
| 80 | Westshore Apartments |
| 81 | Lincoln Hotel |
| 82 | Arthur |
| 83 | Salkin Apartments |
| 84 | Morrison Park |
| 85 | St James |
| 86 | Hotel Aibel |
| 87 | Gentry Apartments |
| 88 | Pine Cone Apartments |
| 89 | Chausser Court |
| 90 | Fourth Place Apartments |
| 91 | Adriatic Apartments |
| 92 | Park Tower |
| 93 | Thomas Aiken Building |
| 94 | Outside in Youth Facilities |
| 95 | Leamington |
| 96 | Dorchester |
| 97 | Martha Washington |
| 98 | St Francis |
| 99 | WYCK off Greater Portland |
| 100 | 1200 Building |
| 101 | Jeffrey Apartments |
| 102 | Simple Apartments |
| 103 | Jefferson West |
| 104 | 1134 SW Jefferson St |
| 105 | Museum Place South |
| 106 | St James Apartments |
| 107 | Sovereign |
| 108 | Camden Apartments |
| 109 | Kalbury Commons |
| 110 | New Avenues for Youth Shelter |
| 111 | St. Stephen's Church |
| 112 | Victoria Apartments |
| 113 | Hidell |
| 114 | City Towers |
| 115 | Orford Apartments |
| 116 | Cumbeand Apartments |
| 117 | West Park Place Apartments |
| 118 | Jeanne Manor |
| 119 | Galexy Park Apartments |
| 120 | Rapidity Apartments |
| 121 | University Place Apartments |
| 122 | Hamilton West |
| 123 | Solar Cuckoo |
| 124 | Tenth Avenue Terrace |
| 125 | Clay Street Apartments |
| 126 | Tiffany |
| 127 | South Park Square |
| 128 | Stanford |
| 129 | Parkway |
| 130 | West Hill |
| 131 | 211 Helms Court |
| 132 | Stephen Spier Hall |
| 133 | King Albert |
| 134 | Iron Plaza |
| 135 | Montgomery |
| 136 | Brookstone |
| 137 | Harrison Court |
| 138 | Dank Plaza |
| 139 | Griffin |
| 140 | Westfal Apartments |
| 141 | Broadway Housing |
| 142 | Altamont |
| 143 | Paradise |
| 144 | 200 V-2011 SW 0th Ave |
| 145 | 1900-1908 SW 0th Ave |
| 146 | 1900-1908 SW 0th Ave |
| 147 | Village at Lovely Fountain |
| 148 | roseplace square |
| 149 | 631 SW Cassette |
| 150 | Everett Station Lots |
| 151 | 610 NW Couch St |
| 152 | Delshieder Building |



- | Label | Project |
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| 153 | Not displayed Upshur House 2650 NW Upshur St |
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August 9, 2010

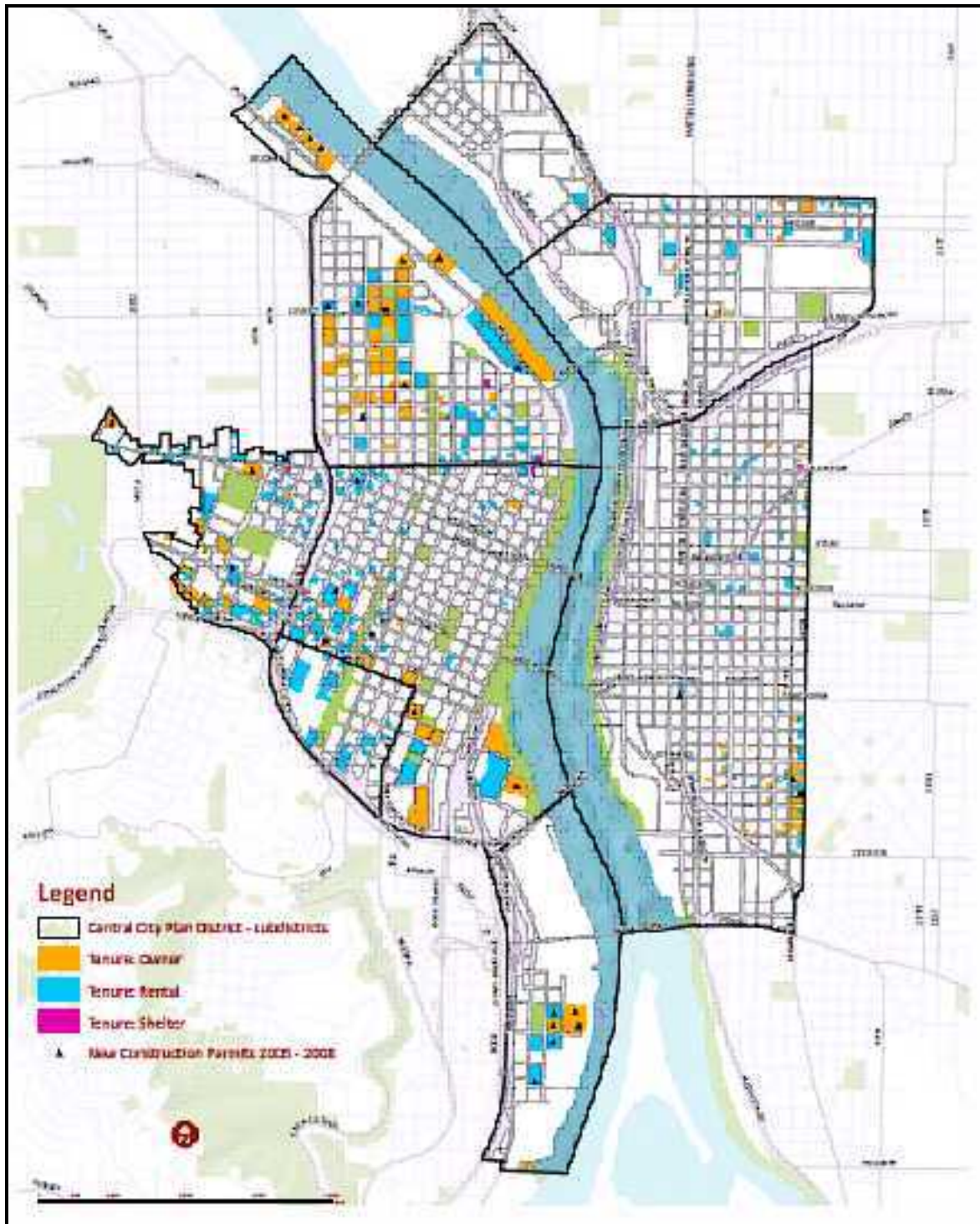
Scale: 0 50 100 150 200 250

Information Sources: Portland Development Commission; Geographic Information System; Portland Housing Bureau; Oregon Department of Transportation; Multnomah County; National Council for Home Building Industry; and City of Portland Department of Planning.

Legend:

- MFI Units:
 - Not Available
 - 0-50
 - 61-90
 - Mixed
- Proposed Central City District
- Owner
- Renters
- Potentially Redevelopable
- Redevelopable
- Redevelopable Under Construction
- Intervale Redevelopment Property

Map 4



Map 5

