

The Oregonian

Portland envisions \$63 million community center for Pearl-area

By Brad Schmidt

May 25, 2016

A \$63 million community center/aquatics facility serving the Pearl District?

Some \$54 million for a new community center and pool in park-starved Cully?

How about \$29 million worth of improvements for downtown's Tom McCall Waterfront Park?

Those big-money projects highlight a new 20-year spending plan for Portland Parks & Recreation to be approved by the Portland City Council on Wednesday.

The detailed list is the result of a lawsuit filed last year by business and real estate groups. They opposed Portland's plan to pay for parks by doubling or nearly quadrupling development fees on residential and commercial construction projects. They called the city's strategy a "money-grab" and sued on several technical merits.

A year later, just one claim stuck.

Last week, a Multnomah County judge said city officials provided scant details about how they planned to spend higher development fees, projected to raise \$552 million over 20 years.

Rather than offering a detailed project list with individual cost estimates, city officials instead lumped costs for as many as 100 potential projects into broad categories.

Judge Cheryl Albrecht said the city's methodology amounted to an "unwieldy aggregation" that "seems woefully short" on necessary details for each project.

"The sheer number of projects aggregated and the loose descriptions do not provide sufficient evidence to demonstrate to the detail contemplated by the statutes," Albrecht wrote in her May 17 decision requiring the city to make changes.

The ruling marked a measured victory for the plaintiffs, which include, among others: the Portland Metropolitan Association of Realtors, the Portland Business Alliance, the Oregon Association of Realtors, the Building Owners and Managers Association of Oregon and the Home Builders Association of Metropolitan Portland.

Messages left with the plaintiffs' attorney and the realtors' group were not returned Tuesday.

Albrecht's ruling now kicks the development-fee plan back to the city, which had been working to head off problems.

Last week, parks officials presented their new list to the City Council. During the public hearing, no city official mentioned the lawsuit or the judge's ruling.

The new list includes hundreds of projects totaling about \$1.2 billion, with projected timelines for each. But the associated costs are extremely rough, as officials listed the same \$63 million for a Northwest community center/aquatics facility as they did for a similar project in east Portland -- right down to the penny.

The list is also subject to revision at any time, leaving little certainty about whether a given project will actually be funded or built.

City officials also downplayed the significance of their list. State law requires Portland to include the projects it "intends to fund" with associated timelines.

But when asked about the community center/aquatics facility anticipated for Northwest Portland in the next six to 10 years, parks spokesman Mark Ross called it a placeholder among many others on the list.

"It should NOT be considered as a list of priorities," he wrote in an email. "We have a list of growth needs citywide and we have summarized and detailed them."

The City Council first considered the higher fees – called system development charges, or SDCs – in April 2015. The Oregonian/OregonLive inquired about the city's proposed project list at the time, and it took park officials more than a week to produce a document -- providing it just one day before a City Council meeting.

In May 2015, a divided council voted 3-2 in support but postponed the effective date until July 1 of this year, a delay intended to benefit Oregon Health & Science University.

It's not clear what the judge's ruling might mean for that July 1 timeline.

Ross said the city and plaintiffs disagree about how the city's new list will impact the dispute. They may need to return to court to sort it out, he said.

"The City is confident that the new SDC fees will be valid and in effect on July 1," he wrote in an email.

Portland reservoir project increases (again) to \$190 million

By Brad Schmidt

May 25, 2016

Projected costs to rebuild Portland's Washington Park reservoirs now stand at \$190 million, a \$20 million increase from eight months ago.

The Portland City Council is set to greenlight the project Wednesday.

Officials for the Portland Water Bureau aren't deterred by the increase. In September, they warned that costs could continue to swell as consultants finalized design plans.

The reservoir project would mark the city's second-most expensive public works effort behind the \$1.4 billion Big Pipe. Officials need to cover the open-air reservoirs at Washington Park by 2020 to comply with federal regulations.

The rebuild was originally projected to cost just \$62.3 million back in 2009. The estimate climbed to \$76.3 million in 2013, only to grow to \$170 million in September.

Officials last year explained that building on a hillside location would prove more difficult than expected. They worried about unstable soil and the potential for a landslide during a big earthquake.

Costs continued rising to account for higher labor and material costs tied to inflation, Teresa Elliott, the Water Bureau's chief engineer, said Tuesday.

Although the reservoir project will substantially change how Portland stores its water, it won't look much different to visitors when work wraps up in 2024.

Officials plan to replace the open-air Reservoir 3 with a closed underground reservoir that features a reflective pond on top, similar in appearance to what's there now. Reservoir 4 will be disconnected from the water system but Portland will build a bioswale and reflective pool.

Construction on the new reservoir will finish by December 2019 and it'll go officially online in 2020. Officials plan to wait two years for the soils to stabilize before moving forward with remaining efforts.

The City Council on Wednesday will be asked to approve a \$152.2 million construction contract with Hoffman Construction.

Next week, the City Council is scheduled to increase Portland water rates by 7 percent, taking the monthly bill to \$33.83 for the typical customer.

Portland mayor places Police Chief Larry O'Dea on paid leave

By Maxine Bernstein

May 24, 2016

Portland Mayor Charlie Hales on Tuesday placed Police Chief Larry O'Dea on paid administrative leave a day after new details emerged that the chief misled an investigator about his involvement in an eastern Oregon hunting accident.

Harney County Sheriff Dave Ward told The Oregonian/OregonLive that O'Dea initially indicated that his friend accidentally shot himself April 21 during the off-duty trip.

"We need our Police Bureau operating at its best, and our officers can't do that when there's turmoil and confusion surrounding their leader," Hales said in a prepared statement.

O'Dea only recently publicly acknowledged that he shot his friend in the lower left side of his back while camping and hunting near Fields.

Ward said O'Dea and other witnesses to the shooting steered the deputy who responded into thinking the wound was a self-inflicted accident.

O'Dea never identified himself as a police officer and didn't tell anyone from the Harney County Sheriff's Office that he had accidentally fired the shot from his .22-caliber rifle, the sheriff said.

O'Dea admitted to the mayor on April 25, four days after the shooting, that he had shot his friend by accident, according to the mayor's spokeswoman Sara Hottman.

O'Dea said last Friday that he negligently discharged his rifle -- with no further explanation. Neither he nor the mayor divulged the shooting until reporters started asking questions. Authorities haven't identified the friend, saying only that he was a 54-year-old man. He was treated and released at a Boise hospital.

Police and sheriff's officials also have declined to say how exactly the chief's rifle fired and under what circumstances.

At the time, O'Dea was with a handful of others, including retired Portland police Sgt. Steve Buchtel, a former Portland police firearms supervisor who served on the bureau's tactical squad with O'Dea, and retired Sgt. Mike Lieb, who also served on the bureau's Special Emergency Reaction Team with O'Dea.

Oregon State Police and the Oregon Department of Justice are conducting a criminal investigation into the shooting.

Portland's Independent Police Review Division on Monday initiated an internal investigation.

Constantin Severe, the division director, said he learned about the shooting through news reports. His division, which conducts all police internal affairs investigations involving command staff of captain rank and higher, was never alerted of the shooting by the Mayor's Office or the Police Bureau.

"I don't know why IPR was not notified," Severe said "We should have been."

Asked why the mayor didn't make that notification, his spokeswoman said, "Typically the chief or otherwise PPB Professional Standards, would alert IPR."

Last week, Hales said he supported O'Dea, 53, a 29-year bureau veteran who joined Portland police on Sept. 4, 1986, and rose through the ranks before he was appointed by the mayor to serve as chief, starting in January 2015.

The mayor has now appointed Assistant Chief Donna Henderson, who has led the bureau's investigations branch, to serve as acting chief. Henderson joined Portland police in July 1988.

Henderson sent an email to bureau members, pledging "to communicate with you as we move forward."

"Headlines aside," she said, "we have a lot on our plate as an agency, including critical staffing issues, the ongoing (Department of Justice) DOJ-related items, budgetary issues and of course, we are headed into Rose Festival and a busy summer. I know you will continue to work hard and serve this city to the best of your ability. You have my support and commitment to do my best as your Acting Chief."

O'Dea's annual salary was \$192,504 when appointed as police chief. Under a contract with the city, he would receive a severance payment of one-year's pay if terminated without cause. His salary and benefits would end if he were fired with cause. Typically, such firings involve serious misconduct, a violation of city rules regarding ethics or a conviction for any crime that could bring discredit to the city of Portland.

In his weekly chief's update to members last Friday, O'Dea set to address a rumor that he was planning to retire in October, writing: "Rumor of the Week – Chief O'Dea is retiring in October. Fact – False. I still have no plans of retirement as yet. I am hearing this one quite a bit recently. I think it has come up again based on that I will have 30 years on, my son ends probation in October, and it's another 27 pay period retirement month. With the election of a new mayor, I suspect versions of this will continue to be speculated. Of course, the people in my position tend to know it last so keep letting me know what you hear so I have a heads up!"

The president of the Portland Police Association quickly called for O'Dea to "step aside during the investigation."

Officer Daryl Turner, the union president, hadn't commented publicly on the controversy until the mayor acted.

"Based on the severity of the allegations regarding an incident in Harney County involving Chief Larry O'Dea, we strongly believe that Chief O'Dea should step aside during the investigation," Turner said in a statement.

Turner also said the bureau's standards for "transparency and trust" shouldn't be exclusive to the rank-and-file, but to command staff and the chief as well.

Here's the mayor's full statement:

Mayor Charlie Hales has placed Portland Police Chief Larry O'Dea on administrative leave, pending the outcome of several open internal and external investigations.

"We need our Police Bureau operating at its best, and our officers can't do that when there's turmoil and confusion surrounding their leader," Mayor Hales said. "Chief O'Dea has been providing excellent service as our police chief, and now needs to focus on these investigations. He and I agree that going on administrative leave during these open investigations is in the best interest of the Bureau and the city.

"I am awaiting the outcome of internal and external investigations before commenting about the incident, and urge all Portlanders to do the same."

In late April, Chief O'Dea was on vacation in Harney County, when he had a negligent discharge from his .22 caliber rifle that injured one of his close friends. The injured man was treated and released from the hospital and the Harney County Sheriff's Office was notified of the incident.

Oregon State Police, Oregon Department of Justice, Portland Police Bureau Professional Standards, and Portland Independent Police Review have open investigations into the incident.

Chief O'Dea has been given a Communication Restriction Order by the Portland Independent Police Review, which is a written order that restricts the Chief from discussing the facts of the case.

Assistant Chief Donna Henderson will be acting chief while Chief O'Dea is on leave.

Mayor Hales is currently at a conference in Washington, D.C., and returns Wednesday.

Here's Turner's full statement:

The rank and file of the Portland Police Bureau live and work by a standard and code of conduct set forth by the Chief of Police, his managers, and most of all, by the needs and the expectations of the evolving and diverse communities we serve. When the standard is breached, there is an extensive investigation process in place that assures full disclosure and transparency to the public as well as every member of the Bureau.

However, the expectation of this standard of transparency and trust does not and should not be exclusive to the rank and file; it must also include our Command staff, supervisors, managers, and the Chief himself.

Based on the severity of the allegations regarding an incident in Harney County involving

Chief Larry O'Dea, we strongly believe that Chief O'Dea should step aside during the investigation.

This incident has compromised the integrity of the Police Bureau, and should not be a reflection on our sworn and non-sworn members who work tirelessly and diligently to build trust and respect within our community.

The Portland Police Commanding Officers' Association also put out a statement, calling for a full, impartial investigation of the chief's actions. Here it is:

Integrity and accountability are two of the core principles of the Police Bureau. All members of the organization, up to and including the Chief, must be held to the same high standards. A full, impartial investigation must be conducted to determine if the Chief complied with the law and PPB policies regarding the incident last month in Harney County. Further, the investigation must be transparent to ensure both public faith and internal credibility.

Dan Saltzman eyes tax for affordable housing, but forecasts differ dramatically

*By Brad Schmidt
May 24, 2016*

Portland Commissioner Dan Saltzman on Tuesday unveiled details of a new tax to pay for affordable housing -- with city officials offering dramatically different views on how much money the proposal would raise.

Saltzman, who oversees the Portland Housing Bureau, wants to implement a new 1 percent construction excise tax on residential and commercial projects.

"The lack of affordable housing is the greatest crisis facing our City right now," Saltzman said in a statement. "This proposed tax on new development will provide us with a dedicated funding source for the preservation and construction of much needed affordable housing."

Under state law, money generated from the residential tax must be used to spur affordable housing. But only half of the money from the commercial tax must go toward affordable housing, with the Portland City Council left to decide where the money would go.

Saltzman wants all the commercial tax money to go toward housing. But there's a huge gap in the financial projections.

In a recent memo, city budget officials estimated that the residential tax would raise about \$3 million annually. But Saltzman's news release Tuesday suggested it would be closer to \$5.4 million.

The gap is much bigger on the commercial tax. Budget officials estimated the tax would raise \$11.5 million annually. But Saltzman's office pegged revenues at just \$2.7 million.

The forecasts matter. The City Council is generally reluctant to earmark discretionary money without understanding the ramifications.

It's one thing to cede half of \$2.7 million -- or \$1.35 million -- to Saltzman's bureau. It's another to steer half of \$11.5 million -- or \$5.25 million -- without at least considering where else that money could go.

Mayor Charlie Hales, for instance, has indicated his interest to helping pay for higher police salaries.

Saltzman's chief of staff, Brendan Finn, said his office provided estimates based on the past five years, which included the recession. The budget office's forecast looked at the current year, then factored in projected growth based on city forecasts that capture the building boom.

Saltzman's office also lumped multifamily construction into the residential equation while the city budget office put those taxes under the commercial category.

Finn said Saltzman stands by his forecast but notes that the City Council can choose to "look at what the range has been historically."

With affordable housing and homelessness morphing into the city's top political priorities, it's not clear if members of the City Council will resist Saltzman's plan.

It'll head to the City Council for review June 16.

O'Dea, Hales fail the public: Editorial Agenda 2016

By The Oregonian Editorial Board

May 24, 2016

There are few details to explain what happened on April 21, when Portland Police Chief Larry O'Dea shot his friend in the back during a hunting trip in Harney County. Even the name of the 54-year-old victim has not been divulged, much less the circumstances that led to his injury. Oregon State Police and justice department officials may well conclude that the non-fatal shooting was simply an unfortunate accident.

But what's not accidental is O'Dea's and Mayor Charlie Hales' intentional and cowardly response: They have kept the matter quiet for nearly a month until reporters forced them to confirm that a shooting occurred. Rather than being honest with the community, the two men withheld any information about the incident and the ongoing criminal and internal investigations of the chief. Their actions reflect their disrespect for the public and a lack of understanding of what accountability means.

O'Dea's dishonesty may run even deeper. Harney County Sheriff Dave Ward told The Oregonian/OregonLive's Maxine Bernstein that O'Dea misled the deputy who responded to the shooting by suggesting that the injured man may have accidentally shot himself. O'Dea also failed to identify himself to authorities as a police officer, Ward said. While not required, it is standard for officers who get involved in matters while off-duty to identify themselves as law enforcement.

If additional information shows O'Dea lied or sought to cover up his role in the shooting, he should step down immediately or be removed from office. A law enforcement officer who lies about his role in a shooting has no business serving in a position of public trust, much less leading a police bureau enacting reforms under a settlement with the federal government for excessive force.

But Hales owes Portlanders a show of good faith as well. He made a start on Tuesday when he finally placed O'Dea on administrative leave pending the investigations. It's a step that any police commissioner with even a passing interest in accountability would have taken weeks ago.

The mayor also needs to come forward and explain in detail the account that O'Dea shared with him, including why the two decided to keep the incident under wraps and what he knows of O'Dea's account to investigators.

Finally, Hales should step away from the ongoing negotiations with the police union. He has already shown his penchant for choosing cronyism over accountability, staying mum instead of demonstrating a commitment to Portlanders that the city would police its police. There is no reason to believe he understands what is in Portlanders' best interests, and we cannot afford to have him cement in place concessions negotiated under his compromised compass.

O'Dea's handling of the incident is insidious — not just with regard to how he allegedly sought to cover up his culpability. If true, it only confirms what so many Portlanders already suspect. There are special rules that protect police officers from taking responsibility for mistakes, no matter the harm to the public. When even the police chief seeks to evade scrutiny in a non-fatal incident involving a friend, how can the rank and file not be expected to do the same in shootings of much greater consequence?

Hales' spokeswoman, Sara Hottman, contends the mayor "followed standard procedure" by keeping quiet. "Generally, with off-duty issues of all kinds, media are not immediately notified unless a sworn member is arrested (or charged later) for a crime," she said in an email. "There are both internal and criminal investigations that occur without contacting media at the start. This is standard in handling incidents such as the Chief's." She added that "it's not the Mayor's Office role to announce investigations."

This ignores, of course, that a shooting incident involving the chief is anything but standard. It ignores, too, that Portland Police has notified the public in the past of off-duty incidents involving police officers. It also ignores that Hales, as police commissioner, does have a role in supervising his direct reports. He failed to do so here, and his excuses only compound the fact that he is trying to dodge responsibility for cutting his friend a break.

Leave it to Sheriff Ward, whose integrity was on full display during militants' occupation of the Malheur National Wildlife Refuge in January, to once again show what leadership is. He called in the Oregon State Police to assist in the investigation when he learned that the Portland Police chief was involved in the shooting. And as others sought to obscure the record, he stepped forward to correct it.

Hales and O'Dea would be well-served to compare their actions with his and tally up all the ways that they have fallen short.

The Portland Tribune

Police chief placed on leave during hunting accident investigation

By Nick Budnick

May 24, 2016

Portland Mayor Charlie Hales has placed Police Chief Larry O'Dea on administrative leave during an investigation of whether he lied about accidentally shooting his friend on a hunting trip.

Willamette Week broke the news of the shooting on Friday and reported on Sunday that O'Dea told Hales on April 25 he'd accidentally shot a friend. Harney County Sheriff Dave Ward issued a statement on Monday, revealing that O'Dea had apparently had misled investigators — telling them the shooting was self-inflicted. The Oregonian got the first interview with Ward and first reported details from the Harney County dispatch log, including that the victim was flown by Life Flight helicopter to Boise.

Hours after placing O'Dea on leave, Hales appointed Assistant Chief Donna Henderson to replace him as acting chief. Henderson oversees the bureau's investigations branch.

Henderson has been with the bureau since July 1988. In 1993, she was promoted to detective. Five years later, she was promoted to lieutenant and become the Hostage Negotiation Team commander. She became a captain in 2001 and was assigned to the bureau's Personnel Division. Four years later, she took command of the Transit Police Division. In 2012, Henderson became a commander in the Detective Division.

Turmoil and confusion

According to an announcement from Mayor Charlie Hales, O'Dea is out pending the outcome of internal and external investigations.

"We need our Police Bureau operating at its best, and our officers can't do that when there's turmoil and confusion surrounding their leader," Hales said in the statement. "Chief O'Dea has been providing excellent service as our police chief, and now needs to focus on these investigations. He and I agree that going on administrative leave during these open investigations is in the best interest of the Bureau and the city.

"I am awaiting the outcome of internal and external investigations before commenting about the incident, and urge all Portlanders to do the same."

If O'Dea is found to have been untruthful, he faces being stripped of his police certification. He is not commenting and it's unclear what he will tell investigators; there had been initial speculation that he might resign Tuesday.

O'Dea, who took over the job in January 2015, has led the bureau at a time when it faces a shortage of officers despite a steady increase in calls requiring response. He and Hales have pushed the City Council for more funding and pay raises to try to stem the flow of officers leaving the department to retire, join other departments, or both.

To combat the shortage of officers, O'Dea moved their work schedule from three shifts per day to five overlapping shifts, in an effort to be more efficient. But the move has been unpopular and fueled perceptions of a top-down management style, contributing to poor morale among officers who say the new policy is not family friendly. A union grievance has reportedly been filed over the failure to negotiate the change with the Portland Police Association.

Last month, O'Dea briefly boycotted public meetings of the Independent Police Review Division over complaints of unruly audience behavior. Later on, IPR Director Constantin Severe gave O'Dea credit for resolving the impasse, citing a down-to earth style that helped negotiate changes to meeting protocol with members of the division's citizens review committee.

Multiple investigations

According to Hales, the Oregon Department of Justice and Portland Police Bureau are also investigating O'Dea's handling of the incident.

O'Dea has been prohibited by IPR from discussing the facts of the case.

Assistant Chief Donna Henderson will serve as acting chief while Chief O'Dea is investigated.

The city's announcement that O'Dea would be placed on paid leave came shortly after the Portland Police Association called for O'Dea to "step aside" during the investigation.

Here is the union's news release:

The rank and file of the Portland Police Bureau live and work by a standard and code of conduct set forth by the chief of police, his managers, and most of all, by the needs and the expectations of the evolving and diverse communities we serve. When the standard is breached, there is an extensive investigation process in place that assures full disclosure and transparency to the public as well as every member of the Bureau. However, the expectation of this standard of transparency and trust does not and should not be exclusive to the rank and file; it must also include our command staff, supervisors, managers, and the chief himself.

Based on the severity of the allegations regarding an incident in Harney County involving Chief Larry O'Dea, we strongly believe that Chief O'Dea should step aside during the investigation.

This incident has compromised the integrity of the Police Bureau, and should not be a reflection on our sworn and non-sworn members who work tirelessly and diligently to build trust and respect within our community.

Saltzman pushes for construction tax to boost affordable housing

*By Jim Redden
May 24, 2016*

Commissioner Dan Saltzman will ask the City Council to enact a 1 percent tax on new residential and commercial construction to help fund more affordable housing.

The council is expected to consider the construction excise tax in June. It is allowed under the package of affordable housing bills approved by the 2016 Legislature.

“The lack of affordable housing is the greatest crisis facing our city right now. This proposed tax on new development will provide us with a dedicated funding source for the preservation and construction of much needed affordable housing,” Saltzman said when he announced the proposal Tuesday, May 24.

PUBLIC COMMENT

Commissioner Saltzman is inviting public comment on his proposal.

Email: dan@portlandoregon.gov

Phone: 503-823-4151

The new law allows cities to enact such taxes up to a maximum of 1 percent of the total permit valuation of residential and commercial development. Although home builders normally oppose any fees that increase construction costs, they supported the package as a compromise to increase the supply of affordable housing.

"We supported the legislation that came out of Salem and understand this is a next step in the process for Portland. We applaud Commissioner Saltzman's efforts to ensure that funds are earmarked for housing development. We look forward to working with the city on this issue and the opportunity to use this discussion to address other important policy-related matters that impact the cost of housing and housing affordability," says Paul Grove, associate director of government relations for the Home Builders Association of Metropolitan Portland.

Saltzman estimates the residential development tax will raise approximately \$5.4 million per year, while the commercial development tax will raise about \$2.6 million per year.

“Portland’s rising rents coupled with extremely low vacancy rates, have made affordable housing options scarce for low- and middle-income Portlanders. This proposed tax on new development will provide more affordable housing and prevent more families from being priced out of Portland,” said Saltzman, who is in charge of the Portland Housing Bureau.

A chart prepared by the housing bureau estimates the tax would add \$3,636 to the cost of a typical 3,844-square-foot single-family home. That is more than the system development charge assessed by the Water Bureau but less than the \$8,523 Bureau of Environmental Services SDC or the \$8,523 Portland Parks & Recreation SDC.

The chart also estimates the tax would add \$114,032 to the cost of a typical 122,619 square foot multifamily housing project. That's considerably more than the \$21,557 Portland Bureau of Transportation SDC but less than the \$453,479 BES SCD or \$649.682 PP&R SDC.

Under the new law, 15 percent of the money raised by the residential development tax will go to the state for affordable housing, and 35 percent will go to local affordable housing construction or preservation projects. The remaining 50 percent is intended to help fund incentives for residential developers to include affordable units in their projects. The 2016

affordable housing bills lifted the local ban on so-called inclusionary zoning," but requires local governments to help offset the lower revenues they generate.

On the commercial side, the law dedicates 50 percent of the tax revenues to affordable housing projects. It allows the remaining 50 percent to be spent for other purposes, but Saltzman's proposal calls for it to be dedicated to affordable housing, too.

Saltzman's proposal is just the most recent step the council will consider to increase the supply of affordable housing since declaring a housing state of emergency last October. Since then, the council has increased the amount of urban renewal funds dedicated to affordable housing from 30 percent to 45 percent. It has also included an \$20 million for affordable housing and homeless service in the budget it approved for the next fiscal year last week. That money will be matched by \$10 million from Multnomah County, and the entire \$30 million will be spent by the A Home for Everyone consortium that also includes Gresham and Home Forward, formerly known as the Portland Housing Authority.

"As housing commissioner my primary goal has been to increase the supply of affordable housing. The key to achieving this has been to increase and diversify our funding mechanisms for affordable housing. This tax on new development would provide us with a new, much needed revenue stream," said Saltzman.

Win, lose or draw: How results of the primary election stack up

*By Portland Tribune Staff
May 24, 2016*

The vote counts in the May 17 primary election show which side won and lost each race. But there were a lot more winners and losers behind the scenes, and a few draws, too.

Winners

- Kate Brown: Oregon's Democratic governor not only won the primary, she also took a big step toward clinching the general election when Republicans nominated Salem doctor Bud Pierce as their nominee. Pierce brings a fresh face and outsider cachet, but his campaign has been largely self-funded, thus far. He'll need more money to compete in the general, including corporate cash. His vanquished opponent, businessman Allen Alley, was far better connected in that world.

- DHM Research: The Portland polling firm conducted the most extensive survey released before the election for Oregon Public Broadcasting and FOX 12. Yes, the folks at DHM are scratching their heads over their one big miss: Their latest pre-election poll had Hillary Clinton far ahead of Bernie Sanders. But their team correctly called the Portland mayor's race, Steve Novick's Portland commissioner race, the GOP governor's race, the Democrats' secretary of state race, the city gas tax and Donald Trump's victory.

- Sarah Iannarone and Ann Sanderson: Although both women lost their Portland City Council races, they created good impressions and showed they might have political futures if they run again.
- The Portland Business Alliance: The city's Chamber of Commerce finally backed a mayoral candidate who won, Ted Wheeler.
- Metro and TriMet: Looking ahead, the elected regional government and transit agency are potential winners in the general election after two of their most vocal critics, Clackamas County Chair John Ludlow and Commissioner Tootie Smith, were forced into runoff elections — with Ludlow in second place trailing Commissioner Jim Bernard.
- AvakianForGovernor.com and AvakianForSenate.com: Whoever has those domain names is a winner.

Losers

- Charlie Hales: With Wheeler winning the mayor's race outright, Hales won't be able to comment on the weather without the media running to him for another opinion. Expect the second-guessing to continue until Wheeler takes office on Jan. 1.
- Yours truly: In a "Dewey Defeats Truman" moment, the Portland Tribune headlined that architect Stuart Emmons will face Commissioner Steve Novick in the general election. That was the case when the Thursday issue went to press, but businesswoman Chloe Eudaly pulled ahead of Emmons before the paper hit the stands.
- Oregon Fuels Association: For years the petroleum industry has prevented the Portland City Council from passing a street fee or gas tax by threatening to refer it to the ballot. Such a threat from their lobbyist Paul Romain once prompted then-Commissioner Sam Adams to have the council reconsider and defeat a street fee it already had passed. But Novick called their bluff, putting his proposed gas tax on the primary ballot and passing it with the support of a business-labor-safety-equity coalition he assembled (and backed with a \$25,000 contribution from his re-election account).
- Doug Robertson: The longtime Douglas County commissioner wasn't on the ballot. He's not even in office any more. But Roy Rogers' victory in Washington County puts Robertson's modern-day record of 33 years of county service in jeopardy. Rogers, 68, will start his ninth four-year term in January.
- A Home for Everyone: The Portland-Gresham-Multnomah County affordable housing consortium will lose Jules Bailey as an executive committee member at the end of the year. Bailey had to give up his Multnomah County commission seat when he ran for Portland mayor, and his loss to state Treasurer Wheeler means he can't fill that slot, either. Maybe he can serve as a citizen representative while looking for work.
- Mark Wiener: The political consultant for years has benefited from the perception that it's hard to get elected to Portland City Hall without him. Mayors Charlie Hales and Sam Adams, for instance, relied on his political instincts to earn the city's top job. This year, however, Wiener didn't have a hand in the mayoral campaign, despite not being philosophically aligned with Wheeler. The consultant says he chose not to get involved, so he can't be considered a loser. But it's hard to think heightened scrutiny of Wiener's new city lobbying practice hasn't played a

role. Whatever the reason, Portland's new mayor-elect owes lobbyist/consultant Wiener absolutely nothing.

Draw

- Stacey Dycus: With Wiener on the sidelines, Dycus and her firm ProspectPDX was poised to fill his shoes by working on Bailey's campaign for mayor and Novick's re-election campaign. It was bad enough that Bailey lost, but, because Novick was forced into a runoff election, Dycus will have to register with the city under the new lobby reform rules pushed by Commissioner Nick Fish. And she'll be the only one, too, because only those working officeholders have to register. On the other hand, Dycus also worked on the successful city gas tax campaign and helped pass the Milwaukie library levy.

Hales keeps promise to close Multnomah homeless shelter

By Kelsey O'Halloran

May 24, 2016

When the Sears Armory building in Multnomah Village opened as a temporary homeless shelter last November, many neighbors wondered if the city would keep its promise to close the shelter in six months.

After an emergency meeting with neighbors last week, Mayor Charlie Hales decided to keep that promise, and plans are underway to find a new place to house the shelter's 165 residents, who are now slated to move out of the building by the end of the month.

Hales' goal had been to transition the 65 women and 100 men and women in couples who currently sleep at the shelter into other shelters or housing through A Home for Everyone — a collaborative started last year between Portland, Gresham, Multnomah County and Home Forward with the goal of cutting homelessness in half. But the group recently discovered that none of the shelters are ready to open yet.

In a May 19 meeting with Multnomah neighbors, Hales, along with Multnomah County Chair Deborah Kafoury, A Home for Everyone initiative director Marc Jolin and Transition Projects director of housing services Stacy Borke, sought feedback on the possibility of keeping the shelter open for three more months, until enough shelter beds are available to house the Sears residents.

Many neighbors, like Multnomah resident Jordan Rice, expressed disappointment with what they saw as a lack of communication from the city.

"We're not pissed about homeless people being in our neighborhood," Rice said. "We're upset about how we're being treated."

Hales communications director Sara Hottman confirmed his decision to close the shelter.

"After hearing from the neighborhood last week, Mayor Hales decided on Friday to fulfill his commitment to the community and close the Sears shelter as scheduled, May 31," she said via email. "Plans are in the works for the women and couples who are currently staying there."

Roma Peyser, director of development for Transition Projects — the agency operating the shelter — said she and her team would be working to find another shelter space by the end of this week.

"We will have a site," she said. "No one will go back on the street."

Neighbors reaction mixed

The city acquired the decommissioned SFC Jerome F. Sears Armory in 2012 to use as an emergency response center for the west side of Portland in the event of an earthquake or other disaster. When Hales declared a housing state of emergency last fall, he had planned to open the building as a shelter for 180 days — the maximum allowed under the building's deed restrictions with the federal government.

The shelter is open nightly from 7 p.m. to 7 a.m. Sears shelter guests arrive at the building nightly on staffed shuttles driven from the downtown area. If a resident wants to return the following evening, he or she is guaranteed a bed.

Sears Shelter Manager Celeste Duvall of Transition Projects told Pamplin Media Group last winter that once people have a safe place to sleep at the shelter, they can more easily transition out of "survival mode" and into a more stable job or housing situation.

"When they can come here for a night and have some of those survival issues handled, then they can move on to 'how can I find a job,' 'how can I find a house,' 'what's my next step,'" she said.

The idea of a shelter initially drew a mix of fear and support from Multnomah neighbors; some worried that the temporary residents might disrupt the typically quiet and safe area.

But when the space opened to residents on Thanksgiving, many neighbors soon came on board with the idea. A Facebook page titled "Multnomah Supports the Shelter" has drawn more than 500 "likes" and provided a space for neighbors to organize volunteer efforts such as sack lunches, hot meals, clothing and supply drives, and music "jams" at the shelter.

The Facebook page's administrator, Multnomah resident Beth Omansky, spoke up at the meeting to say she supported keeping the shelter open.

"I think that it's important for us to put up with some inconveniences in order to help the larger community of people," she said.

But for a small group of neighbors — those who live in the three homes closest to the shelter — the past six months have brought more than a few inconveniences.

Lisa Carney-Fenton said she and her family awake almost nightly to screaming and arguments outside the shelter, emergency vehicles responding to calls at the building and shuttle buses idling and beeping in the parking lot early in the morning.

"We're sleep deprived, frustrated, angry and ready for it to be over," Carney-Fenton said.

An informal poll at the end of the meeting showed that the room was evenly divided on the issue.

Hales assured neighbors that their feedback would direct his decision about whether to extend the shelter.

“I made a commitment that this shelter was a temporary solution,” he said. “The commitment is still there to close this shelter at the end of this month, and I do not want to break faith with you.”

Had Hales decided to keep the shelter open for three more months, he said his first move would have been to contact the federal government to see about extending the allowed shelter period.

More shelters planned

Through A Home for Everyone, city and county partners have been working to establish several shelters throughout the county.

The first site, located in a recently acquired county-owned building on Southeast McLoughlin Boulevard and 17th Avenue, could hold at least 100 single women and people in couples. The building is slated to open in September, after site improvements are made.

The second shelter could be available in July, and could hold up to 125 single women and people in couples, for six to 12 months. It would be located in inner Northeast Portland, close to bus and streetcar access.

A third, downtown site could house up to 50 single women. The building is scheduled to open in August, and representatives from A Home for Everyone are in discussion with the property owner over building terms and needed improvements.

In Gresham, another shelter would serve single women with a focus on victims of domestic violence. Slated to open in July, the shelter could hold up to 90 women and would be located on the light rail line and near services.

A Home for Everyone is also working toward establishing a “Navigation Center,” inspired by a San Francisco shelter of the same name. The center would provide a space for up to 100 adults to camp. The group is in negotiations with the site’s property owner and hasn’t set an estimated opening date.

More homeless beds for women and couples to open Friday

By Jim Redden

May 24, 2016

Mayor Charlie Hales announced late Tuesday that 180 beds will be added to an existing downtown homeless shelter to accommodate the women and couples that will be displaced when the Multnomah Village shelter closes at the end of the month.

Hale had considered extending the 165-bed shelter in Southwest Portland an additional three months, but decided to stick with the scheduled May 31 closure after nearby residents complained about him breaking his promise.

The additional beds will be added to the existing Peace Shelter at 444 S.W. Washington St. They will be available beginning Friday night for women and couples. Transition Projects, Inc. is contracted to operate the Peace Shelter, which is open overnight from 6:30 p.m. to 8 a.m.

The Peace Shelter is a temporary location provided by Menashe Properties. Before the expansion, it provided 80 beds for homeless men. It will now provide 260 overnight spaces for homeless men and women, and is scheduled to close in July.

The Menashe family originally offered the space in an empty downtown building they own after the City Council declared a housing state of emergency in October, answering the call for a community-wide response to a housing crisis that has priced people out of their homes.

“The Menashe family is the embodiment of the spirit that makes Portland special,” says Hales. “I thank them for their commitment to the community, and to helping those in need. Their generosity is incredible.”

The mayor’s office is continuing to identify properties for shelters and city-sanctioned campsites. In the first six months of the state of emergency, 575 new beds were opened, and two new camping areas were formed. Safe Sleep Guidelines allow for people to sleep on unused city property during the night, and the Day Storage Pilot Program provides space for people to store their belongings during the day. Portable toilets, dumpsters, needle disposal containers, and campsite cleanups are also being provided.

Hales’ goal is to have 800 more shelter beds open by the end of the year.

For an earlier story on the closure of the Multnomah shelter, visit www.pamplinmedia.com/pt/9-news/308312-186436-hales-keeps-promise-to-close-multnomah-homeless-shelter.

Willamette Week

Portland Police Chief’s Shifting Account of a Shooting Could Cost Him Dearly

*By Nigel Jaquiss
May 25, 2016*

On April 21, Portland Police Chief Larry O’Dea shot a rifle, as he had many times in decades of hunting.

But the .22-caliber bullet he fired, at about 4:37 that afternoon, tore into the back of a friend who had joined him to shoot squirrels in Eastern Oregon’s Harney County. The man had to be air-lifted to a Boise hospital after the incident.

But it’s what happened next that may kill O’Dea’s career.

Harney County Sheriff Dave Ward says when O’Dea first informed his agency of the incident April 22, he said it was “a self-inflicted accidental shooting.”

Ward says he only learned May 16 that O’Dea, 53, had fired the bullet. That same day, the shooting was referred to the Oregon State Police for criminal investigation.

But Portland Mayor Charlie Hales knew O'Dea had shot his friend far earlier. A spokeswoman for Hales told WW that O'Dea had informed the mayor of the incident three weeks earlier, in an April 25 phone call.

Yet the shooting only became public when WW broke the story May 20. Hales said there was no reason to disclose the incident publicly and defended his chief.

"Larry O'Dea is a great chief who is heartsick over hurting a friend," Hales said May 20.

But the questions—about what O'Dea did, how he handled the aftermath, and whether he misled investigators—now imperil the chief's career, two years after Hales named him chief of the Portland Police Bureau in April 2014.

O'Dea declined requests for interviews, citing an internal bureau investigation as well as the state investigation.

There's a lot at stake for the chief, the mayor and the Police Bureau. The repercussions could hit O'Dea in three ways.

First, there's the question of whether he committed a crime in the incident.

The scope of the Oregon State Police investigation is unclear, but it's a misdemeanor under Oregon law to "negligently wound another" with a gun. Conviction can cost a hunter his license for 10 years.

It's unusual for one Oregon hunter to shoot another. There was only one reported incident in 2015, and O'Dea's was the first reported this year. (The shooting didn't dull O'Dea's appetite for hunting. Records show that on May 16, the day the Oregon State Police began its criminal investigation, O'Dea applied for new hunting licenses for antelope, deer and elk.)

Second, the choice not to tell the public—or the Police Bureau's rank and file—could undermine O'Dea's authority. "This incident has compromised the integrity of the Police Bureau," Portland Police Association Daryl Turner said in a statement.

The revelation comes in the midst of Hales' efforts to negotiate a new contract with the police union—including a possible end to the rule allowing officers to wait 48 hours after a shooting before speaking to investigators. It's one of Hales' last chances to burnish his legacy before leaving office Jan. 1.

Finally, if O'Dea lied to Harney County sheriff's officials or allowed his friends to do so, he's in violation of a key Police Bureau rule.

"The integrity of police service is based on honesty and truthfulness," the police rulebook says. "Members will not make any false statements to justify a criminal or traffic charge, or seek to unlawfully influence the outcome of any investigation."

Past punishments for officers caught lying have ranged from suspension to termination.

On May 24, Hales bowed to pressure and placed O'Dea on paid administrative leave pending the outcome of the various investigations.

"There are ongoing internal and external investigations related to this incident," says mayor's spokeswoman Sara Hottman. "The mayor is awaiting their outcomes before reaching any conclusions about apparent contradictions."

The Portland Mercury

Dan Saltzman Is Proposing A New Construction

By Dirk VanderHart

May 24, 2016

Right now, Portland developers building new projects pay into a fund that helps parks meet demand of new residents or employees. And they pay similar "system development charges" (SDCs) for street improvements to account for new people, and for upgrades or additions to the stormwater and sewer system.

Now Commissioner Dan Saltzman says its time they pony up for affordable housing.

As promised, Saltzman this morning unveiled a proposal for a one percent "construction excise tax" on residential and commercial construction in the city. According to numbers supplied by the Portland Housing Bureau, that tax could raise an average of more than \$8 million a year, with most of that money going to fund affordable housing (defined here as affordable for 60 percent of the median family income or lower), or other housing-related initiatives.

"There are lots of SDCs," Saltzman said this morning. "This is the equivalent of a housing SDC."

Portland's never had a construction excise tax because it's never been allowed (both schools and Metro already have them). Legislators earlier this year passed a law giving cities the ability to levy the tax, mostly for affordable housing. Along with fresh permissions to enact policies that mandate affordable housing in new projects—known as inclusionary zoning—Portland is on the verge of having potent new tools.

Those tools allow officials to be more nimble than they have been in years past. Much of the city's money for affordable units has traditionally come from development funds targeted toward "urban renewal areas" with highly defined boundaries. The millions Saltzman envisions reaping from a construction tax would have no-such limitations.

"This gives us funds we can use citywide," he says.

But this is potential new revenue, so of course there are what Saltzman diplomatically refers to as "robust discussions" in the offing. Fresh off the defeat of a proposed tax hike on businesses, Mayor Charlie Hales has suggested he'd like to pluck money from a construction tax for purposes other than housing.

Under state law, that's allowed. Though construction tax revenues from new residential buildings are all earmarked for housing purposes, cities can use half of funds from commercial construction for any old purpose.

Hales, who's been beating the drum for higher police pay, has signaled he's interested using that unrestricted cash. Saltzman made clear today he'll oppose any effort to do so.

"I believe we should dedicate all the revenue toward construction of affordable housing," he says.

He's got at least one ally. Commissioner Nick Fish tells the Mercury he agrees with Saltzman, so long as money's used to fund projects affordable to people making 0-60 percent of the median

family income. Saltzman thinks Commissioner Steve Novick—facing housing advocate Chloe Eudaly in a November runoff election—might also be on board.

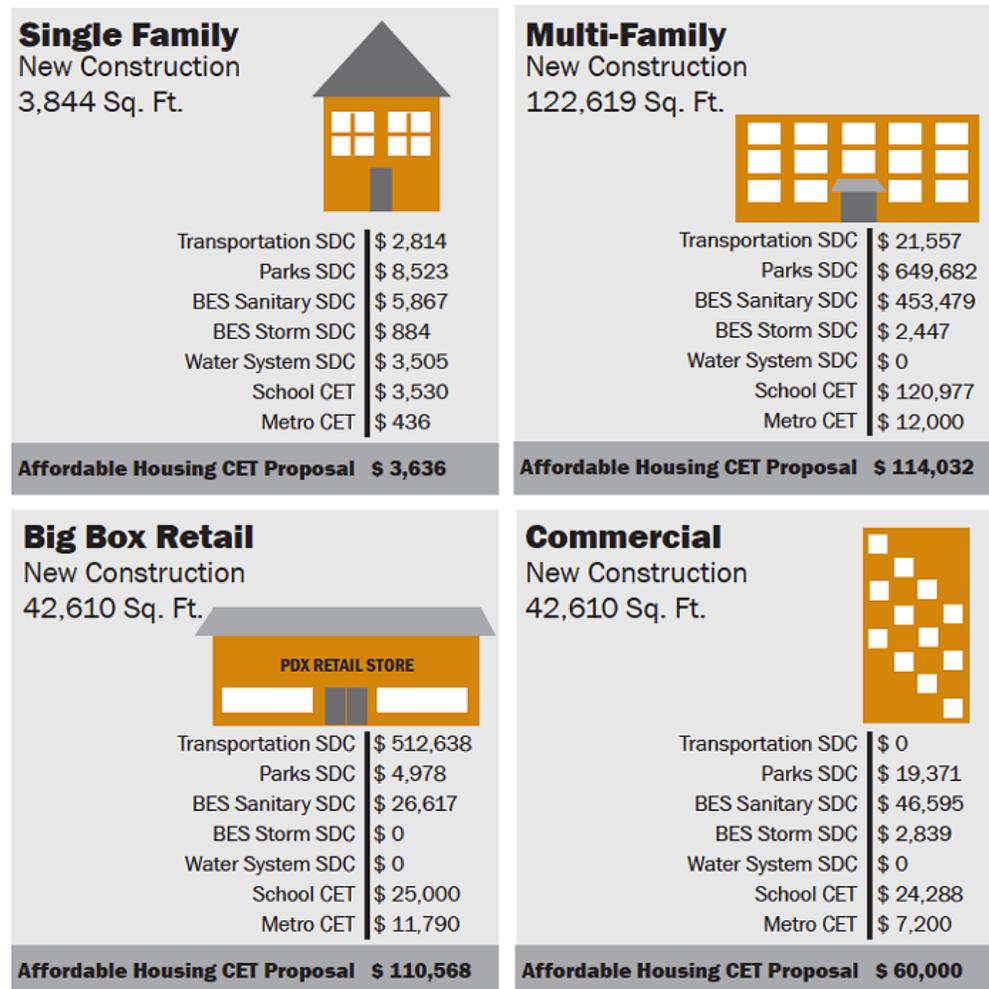
Interestingly, Hales and Saltzman are battling around different numbers when it comes to a potential construction tax. Hales' office has cited a "simple" analysis from the City Budget Office, which suggests a one-percent tax could bring in upwards of \$14 million a year (a little more than \$3 million from residential projects, and more than \$11 million from commercial).

Saltzman's numbers, based on historical data, are more modest. They say the tax would bring in \$2.68 million, on average, from commercial projects and about \$5.4 million from residential.

Saltzman thinks part of the difference comes from where analysts put multifamily construction. He believes the CBO put it, erroneously, under commercial projects.

"We believe it appropriately falls on the side of residential," Saltzman says. "We think the state law is clear."

The excise tax proposal will come before council in mid-June (the city can't enact a policy until June 8). Expect push back from developers, who are loath to see another charge added to the cost of doing business. How much might that charge be? Saltzman's office offered up examples.



Just Like That, Police Chief Larry O'Dea is on Paid Leave

By Dirk VanderHart

May 24, 2016

Things are moving awfully quick for Police Chief Larry O'Dea these days. Five days after it became public that O'Dea mistakenly shot a friend on April 21, he's on paid administrative leave.

Here's a statement from Mayor Charlie Hales, who just made that call despite knowing about the incident for nearly a month:

"We need our Police Bureau operating at its best, and our officers can't do that when there's turmoil and confusion surrounding their leader. Chief O'Dea has been providing excellent service as our police chief, and now needs to focus on these investigations. He and I agree that going on administrative leave during these open investigations is in the best interest of the Bureau and the city."

It's a weird reversal for Hales. Days ago, his office was arguing it was entirely proper not to tell the public that its police chief shot a man, since O'Dea was off duty and hadn't been arrested or charged. Now, the incident's being investigated by no fewer than four entities—the Oregon Department of Justice, the Oregon State Police, the city's Independent Police Review (IPR), and the PPB's own Professional Standards Division—and Hales says those investigations are reason enough for the chief to be on leave.

But by keeping the incident under wraps, Hales essentially prevented at least one of those investigations—IPR's. It's not totally clear when the PPB's standards division began looking into it. A bureau spokesperson told Willamette Week on Friday that he'd not heard about the incident. Update, 1:18 pm: That spokesperson, Sgt. Pete Simpson, says the internal investigation began on April 25.

The case was referred to the Oregon DOJ on May 16, after Sheriff Dave Ward learned about O'Dea's involvement. He'd first been told the chief's friend shot himself in the back.

The silence has rankled citizens and cops alike. The city's rank-and-file police union, the Portland Police Association, released a statement cheering O'Dea being placed on leave.

"Based on the severity of the allegations regarding an incident in Harney County involving Chief Larry O'Dea, we strongly believe that Chief O'Dea should step aside during the investigation," it says.

One former police commissioner, Dan Saltzman, declined to comment on the situation when the Mercury asked this morning. "I don't have a take on that," he said. "I'm sort of watching things like you are."

Meanwhile, Mayor-elect Ted Wheeler is "actively tracking developments at the city" and "looks forward to a full accounting of the facts," according to a statement from spokesperson Michael Cox.

Assistant Chief Donna Henderson is acting as chief while O'Dea's off.

Hit the jump for the full statement from Hales' office.

Mayor Charlie Hales has placed Portland Police Chief Larry O'Dea on administrative leave, pending the outcome of several open internal and external investigations.

"We need our Police Bureau operating at its best, and our officers can't do that when there's turmoil and confusion surrounding their leader," Mayor Hales said. "Chief O'Dea has been providing excellent service as our police chief, and now needs to focus on these investigations. He and I agree that going on administrative leave during these open investigations is in the best interest of the Bureau and the city.

"I am awaiting the outcome of internal and external investigations before commenting about the incident, and urge all Portlanders to do the same."

In late April, Chief O'Dea was on vacation in Harney County, when he had a negligent discharge from his .22 caliber rifle that injured one of his close friends. The injured man was treated and released from the hospital and the Harney County Sheriff's Office was notified of the incident.

Oregon State Police, Oregon Department of Justice, Portland Police Bureau Professional Standards, and Portland Independent Police Review have open investigations into the incident.

Chief O'Dea has been given a Communication Restriction Order by the Portland Independent Police Review, which is a written order that restricts the Chief from discussing the facts of the case.

Assistant Chief Donna Henderson will be acting chief while Chief O'Dea is on leave. Mayor Hales is currently at a conference in Washington, D.C., and returns Wednesday.

Hall Monitor: Are O'Dea's Days Numbered?

*By Dirk VanderHart
May 25, 2016*

MAYOR CHARLIE HALES' phone rang early on April 25. The police chief had some surprising news.

Chief Larry O'Dea had just come back from a camping trip with a group of former cops. They'd been out in the remoteness around Fields, Oregon, way down in Oregon's southeast corner. Occupier country.

And, oh by the way, O'Dea had shot his friend.

In a bombshell that's suddenly placed the chief's future with the Portland Police Bureau (PPB) in serious jeopardy, it emerged late last week that O'Dea let off an errant shot from a .22 caliber rifle on April 21, striking a 54-year-old acquaintance in the back (he was fine).

And that wasn't even the full story.

It turned out neither O'Dea nor his associates thought it necessary to explain the chief's involvement to investigators at the Harney County Sheriff's Office. For more than three weeks,

authorities believed the man had shot himself in the back. They didn't realize O'Dea was even an officer of the law, let alone the top cop in Oregon's largest city.

In an indignant release, Harney County Sheriff Dave Ward announced he'd not had any indication O'Dea had fired the offending shot until May 16 (even though O'Dea had confessed the error to Hales all the way back in April).

"He should have picked up the phone and called our office and said this is what happened," Ward told the Oregonian on May 23.

A day later, O'Dea was where he should have been shortly after Hales answered his phone on April 25: on paid administrative leave. Today the shooting is being investigated by no fewer than four entities: the Oregon Department of Justice, the Oregon State Police, the city's Independent Police Review, and the PPB's own Professional Standards Division.

There's no telling what sort of consequence the chief will face. But after three decades in the bureau, and 16 months at its helm, it's not hard to envision O'Dea without a job in the near future.

If it turns out he lied to Harney County investigators to save himself embarrassment or discipline, that's as it should be.

A thornier question is what to make of Hales' conspicuous silence in all this.

When O'Dea's transgression became public May 20 via a report in Willamette Week, the mayor had been sitting on the knowledge for nearly a month without saying a word. Hales' office defended its silence, claiming it was standard policy not to air the off-duty misadventures of cops, so long as they're not arrested or charged with anything.

Well, O'Dea still hasn't been arrested or charged, and suddenly the mayor's changed his tune. "[O'Dea] and I agree that going on administrative leave during these open investigations is in the best interest of the bureau and the city," Hales said in a statement.

But most of the investigations had been underway before word of the incident was made public—the police bureau had been looking into it since April 25, and the department of justice was alerted May 16.

It was just the attention that changed. Thank goodness something did.

The Portland Business Journal

Saltzman ups the ante on a new development tax that would fund affordable housing

By Jon Bell

May 24, 2016

Portland Commissioner Dan Saltzman has upped the ante on new funding for affordable housing programs with a proposal for a tax on new residential and commercial development.

In an announcement today, Saltzman floated the idea of a 1 percent construction excise tax on new development. The Oregon Legislature enacted legislation earlier this year giving cities the power to do just that. Under the law, only 50 percent of the commercial portion of the tax must go toward affordable housing programs.

With his proposal, Saltzman wants it all.

"I'm proposing that 100 percent be dedicated to affordable housing," he said. "I think affordable housing is the greatest crisis facing Portland right now. We need between 24,000 and 35,000 new affordable units over the next 20 years, and this is one of the best funding sources to help do that."

Mayor Charlie Hales also toyed with the idea of a new tax earlier this month.

Under the law, 50 percent of the the residential portion of the tax must be allocated for inclusionary zoning programs, 35 percent must be for affordable housing and 15 percent is for affordable home ownership. Saltzman's office estimates that the residential portion would raise about \$5.4 million per year.

The commercial portion of the tax, under Saltzman's plan, could generate about \$2.6 million per year.

Information provided by Saltzman's office shows that the excise tax on a new single-family home of 3,844 square feet would run \$3,636; on a 123,000 multifamily building it would top \$114,000. A 42,600-square-foot big box retail project would have a tax of \$110,568, and a new commercial building of around the same size would hit \$60,000.

"I really view this as a (systems development charge) for affordable housing, which we don't have right now," Saltzman said.

He said housing issues are "top of mind" among his colleagues on the council, so he's confident there would be some support from other commissioners for the tax. There's bound to be opposition, as well.

"I'm sure there will be some pushback," Saltzman said.

Calls to the Home Builders Association of Metropolitan Portland and local developers for comment were not returned by the Business Journal's morning deadline.

Saltzman's office will be taking public comment on the proposal in advance of a hearing initially scheduled for June 16.