

## **The Oregonian**

### **Want to sit in a snow plow? Portland to hold winter readiness open house, give out prizes**

*By Andrew Theen  
November 26, 2018*

Yes, Portland owns snow plows and the city wants folks to come check them out this weekend.

The Bureau of Transportation is holding its first ever public open house Saturday at the city's North Portland maintenance facility. The city is sweetening the offer for anyone who attends, promising a chance to win free tire chains or a \$1,000 Les Schwab gift card. The first 100 people who show up will receive a free snow shovel.

Dylan Rivera, the agency's spokesman, said the city will roll out a snow plow, salt spreader and other heavy equipment for people to check out..

He said the city is hoping to get the word out to residents that it owns dozens of snow plows – 56 to be precise – and has a plan in place should winter weather strike. “Every time we have a winter storm, we learn a little bit more about our response,” he said, “and the things we can do better, and we rely on the public and things they can do as well.”

The open house will include booths from Portland Fire & Rescue, the Bureau of Emergency Management, the Joint Office of Homeless Services, public utilities and local ambulance companies.

In recent years, Portland started salting streets in response to public concerns about winter weather preparedness after heavy snowfall socked in the city in early 2017 and previous years.

The open house will be from 10 a.m. to noon at 2929 N. Kerby Avenue in Portland.

### **Residents air new complaints at SE Portland apartments, subject of \$20 million jury verdict**

*By Elliot Njus  
November 26, 2018*

A Southeast Portland apartment complex where a man's fall resulted in a \$20 million jury award is now busy with construction as crews work to replace the wood-framed walkways.

But residents of the Wimbledon Square apartments say they've lost access to their homes for hours at a time and endured frequent water shutoffs during construction.

Now, nearly 100 residents of the complex have signed a letter demanding rent and utility reimbursements for the disruptions.

“We haven't been able to meet with managers in a different way,” said resident Sam Bevington, an organizer of the group calling itself the Wimby Tenants Union. “We've tried to reach out to them peacefully for small group meetings and we've had doors slammed in our face.”

The residents spoke to reporters Monday at a news conference, where they were joined by state Rep. Rob Nosse, D-Portland, and Portland Commissioner Chloe Eudaly, who ran for office on a

tenants-rights platform and previously oversaw the city's Bureau of Development Services, which conducts housing inspections.

"This is crazy-making," Eudaly said. "Landlords have a legal responsibility to maintain their properties in habitable condition."

The demand letter seeks a response by Friday, threatening legal action if that deadline's missed.

A Multnomah County Circuit Court jury found that deferred maintenance at a Southeast Portland apartment complex should be punished with a \$20 million verdict against the owners.

Prime Group, the San Francisco-based owner of Wimbledon Square, did not return emails and a phone message Monday for comment. Prime Group says on its website it owns and operates 14,000 residential units across eight states.

Residents of the 600-unit apartment complex, which spans two blocks near Southeast 28th Avenue and Colt Drive, raised other habitability and legal concerns that aren't cited in their letter.

Tabby Keefer, who lives in a second-floor unit, said it took several days for maintenance workers to examine a water leak from the floor above, and a month to fix the problem and patch holes in her unit's ceiling.

She said she's previously asked maintenance workers to fix fans in her bathroom that don't vent steam from showers, but that they hadn't, resulting in what looked like mold on her bathroom ceiling. She's tried to treat it herself rather than call maintenance. "I can't get them in my house," she said.

In October, a city housing inspector identified 40 violations in four units and common areas. The common area violations including the rotted walkways, scattered construction debris, exposed wires and mold growth in the laundry and pool areas.

Inside units, inspectors found peeling paint, inoperable smoke detectors, insecure exterior doors and inadequate ventilation that caused mold growth. Damaged ceilings indicated leakage.

Wimbledon Square is already the subject of several pending lawsuits over habitability concerns.

A jury in May awarded \$20,295,000 to Robert Trebelhorn, who fell up to his thigh through a second-story walkway at the complex in 2016. That included \$20 million in punitive damages and \$295,000 in compensatory damages. The judge in the case will decide whether the punitive damages should be reduced, and Prime Group could appeal the ruling further.

In another lawsuit, former resident Heidi Schultz sued for \$151,000 after being bitten by a raccoon at the complex. Schultz alleged the complex managers allowed trash to pile up to a point where it attracted all manner of pests.

And in a third, former maintenance worker for Prime Group, John Laughlin, alleged he was walking down some stairs at the complex when they collapsed, injuring his back and knee.

Attorney Jason Kafoury, who represents all three plaintiffs, said the fall was a the result of years of deferred maintenance and patchwork repairs intended to make the property appear safer than it was.

"It's just a disaster, still, over there," Kafoury said in an interview.

## Willamette Week

### Portland's E-Scooters Didn't Squelch Bike Share Use. In Fact, They Might Have Helped.

By *Elise Herron*  
November 26, 2018

**Data show Biketown ridership numbers increased during the four month scooter pilot program.**

Some people hated them. Some people loved them. But the brief festival of electric scooters in Portland did reignite interest in alternative forms of transit—including Biketown, the city's bike-share program.

Any fears that e-scooters would eat into business were unfounded.

New data provided by Portland Bureau of Transportation show that ridership numbers for Biketown have been steadily increasing since the start of the city's four-month long scooter pilot program.

According to PBOT's data, Portlanders took 133,625 Biketown trips between July 26 and November 20, the same period of time that scooters were on city streets. That's a six percent increase from the same period in 2017.

The scooter program ended Nov. 20, and PBOT is now reviewing data and preparing for a public process to determine if the new machines will come back.

But the popularity of e-scooters—nearly 700,000 rides were taken in four months—in combination with the increased use of bike share paint an encouraging picture of a less car-dependent city.

The scooter rental numbers are five times the number of bike rentals. That said, Biketown's fleet is also half the size of the scooters deployed by three companies combined. There were a total of 2,049 scooters operating in Portland, while only 1,000 Biketown bikes are in use.

Biketown's week-by-week data show that there were only five weeks during the scooter pilot program when bike share ridership decreased from the same weeks in 2017. Most weeks, bike share rides increased—sometimes by more than double.

During one week in October, Biketown ridership increased by 72 percent, or over 2,000 rides.

[Find the chart comparing 2017 Biketown data to 2018 data below.](#)

### Housing Complex That Was Subject of \$20 Million Jury Award Has a Tenants Union Demanding Action

By *Rachel Monahan*  
November 26, 2018

**"The level of negligence and disregard here is just stunning."**

The mistakes made by the landlord of a massive apartment complex in Southeast Portland didn't end when they lost a \$20 million lawsuit in Multnomah County Circuit Court last spring.

In August, the managers at Wimbledon Square and Garden emailed a notice to 250 tenants about a water shutoff. Instead of bcc-ing all the tenants in the complex, they included everyone's email address.

That led to an unintended (but perhaps predictable) outcome: The renters started emailing each other, and formed a tenant's union.

The tenants started organizing around what they describe as repeated management failures, including lengthy and repeated water shutoffs and the failure to provide tenants compensation while they restrict access to apartment during repairs to the walkways.

"We were all living for a long time that were alone with the problems we were having in our units," says Wimby Tenants Union co-chair Mercy Strongheart, who was among those tenants who started talking to her neighbors after the email. "We realized, I am totally not alone; it's an epidemic."

Today, the Wimby Tenants Union presented a letter of demands to their landlord, the California-based real estate investment firm Prime Group. The demands include two months' rent reimbursed to households affected by the water shutoffs.

"As a tenant organizer, I have to say, I've been to a lot of places, I've heard a lot of stories about a lot of bad landlords, and the level of negligence and disregard here is just stunning," said Portland Tenants United organizer Margot Black at a press conference today.

The complex is owned and operated by two different related entities of Prime Group.

Related: [A Raccoon Attacked a Portland Woman—So She's Suing Her Landlord](#)

The tenants union press conference today drew some other key supporters, including Kafoury & McDougal attorney Jason Kafoury, whose firm has sued the landlord twice now, and elected officials, including Rep. Rob Nosse (D-Portland).

"This should go without saying, but I feel like I need to say it out loud, because this situation is crazy-making," said Portland City Commissioner Chloe Eudaly, who also spoke at the press conference. "Landlords have a legal obligation to maintain their premises in habitable condition. It breaks my heart that people have lived here under these circumstances and accepted them because they feel they have no rights or no way to assert their rights."

## **The Portland Mercury**

### **City to Hold Lone Legislative Agenda Town Hall Tuesday**

*By Bill Stenvick*

*November 26, 2018*

Portland Mayor Ted Wheeler and City Commissioner Amanda Fritz will host a town hall Tuesday evening on the city's 2019 Legislative Agenda. Attendees will have the chance to give their input on issues facing their communities, and what the city should prioritize when advocating at the Oregon State Legislature.

The 2019 Oregon Legislative Session starts in less than two months, on Jan 22. The legislature is most productive in odd-numbered years, when sessions last 160 days, rather than 35 days in even-numbered years.

Each year, the Portland City Council puts together both a state legislative agenda, identifying issues and legislation that the city will support and lobby for in Salem.

The city council will adopt the 2019 agenda on Dec 19. A recent draft of the state agenda lists the city's priorities on affordable housing, mental health and addiction, the environment, police and public safety, and disaster preparedness, among other topics.

On the affordable housing front, the city hopes the state will establish a "just-cause" eviction standard, meaning landlords would need a reason to evict tenants. The city also plans to advocate for rent control, a tax exemption for developers who include affordable units in their projects, and funding for social services for newly housed people.

Funding for mental health treatment and opioid addiction services are also on the agenda draft—though there is no mention of Portland's growing meth epidemic.

Other priorities including supporting legislation to cap carbon emissions in Oregon; measures that would "provide clear and consistent expectations about [police] officer conduct and contribute to public trust in of the Portland Police Bureau;" and funds to make Portland's public buildings more likely to survive the looming Cascadia earthquake.

The document also lays out the city's policy positions on economic development, public health, infrastructure, taxes, and transportation. You can read the full drafted agenda [here](#).

Tuesday's town hall is from 6:30 to 8:30 pm at Portland Community College Southeast Campus' Community Hall Annex. It is the only town hall the city has planned on this topic.

## **Tenants Protest Landlord Neglect at Major Southeast Apartment Complex**

*By Alex Zielinski  
November 26, 2018*

Malarie Koch joined the tenant protest at her former apartment complex by accident.

"It's pretty ironic, I came to dispute my move-out charges and try to get my deposit back," Koch said. "I didn't know this was going on, but I'm sure glad it is."

At least a dozen residents led the afternoon rally and press conference at Wimbledon Square and Gardens apartments, a 600-unit complex on Southeast 28th, a few blocks south of Reed College. Gathered outside the complex's on-site leasing office, tenants detailed years of mistreatment and general disregard by their landlord, a Los Angeles-based real estate company called Prime Group.

"My water has been shut off without warning more than a dozen times," said Floyd Mangrum, who's lived at Wimbledon for three years.

Many tenants shared similar complaints of sporadic, unannounced water outages in the past months, forcing them to use neighbor's toilets and showers for days at a time. Mangrum said his water bill has somehow increased during this time period.

"There's no accountability," Mangrum said. "We deserve at least that."

"It's very upsetting," said Samantha Hooper, a tenant who moved out of Wimbledon two weeks ago. "I haven't ever had to deal with such neglect by my landlords."

During her six months' stay at Wimbledon, Hooper said she had repeatedly asked Prime—who is both the property manager and owner of the property—to remove the black mold that was growing on her apartment walls and ceiling. It was never addressed. Hooper was forced to break her year lease over health concerns—the mold had left her with a persistent, new cough. She said Prime is still charging her rent.

Prime has not responded to the Mercury's request for comment.

Wimbledon charges tenants market-rate rent for its units. Even still, many tenants who want to leave Wimbledon say it is nearly impossible to find another rental in the same price range nearby. This dearth of housing may make it easier for Prime to ignore its tenant's complaints.

"This should go without saying, landlords have a legal obligation to maintain their premises in habitable condition," said Eudaly. "All Portlanders should be outraged that Wimbledon residents are being exploited and abused by this out-of-state company that is profiteering during a declared housing emergency."

Eudaly stressed the responsibility the city and the state legislature have in improving tenant protections. This burden should not be carried by tenants alone," she said. Eudaly was backed by Representative Rob Nosse, who told the crowd that Oregon's 2019 legislative session features a "pro-renter housing agenda."

This isn't the first time Wimbledon's been in the spotlight for tenant negligence. In May, Prime was forced to pay Wimbledon tenant Robert Trebelhorn \$20 million after he fell through a concrete walkway to his apartment that had been reinforced by rotted-out wooden beams. The ensuing court-ordered repairs to Wimbledon's walkways have only added to the tenant's woes.

"It's like Fourth of July every day for my dog," said Lindzy Querner, referring to the constant stream of loud construction going on outside her apartment walls.

"I have to walk over power tools, concrete chunks, and power cords whenever I leave my apartment," she said. "It's not safe, it's not sustainable."

Querner and others shared anecdotes of trying to speak with management on site, and being constantly told just to "send an email." And yet, Querner said, "Management has never returned a single email I've sent."

Jason Kafoury, the lawyer who represented Trebelhorn in his lawsuit against Prime, said that he believes the Wimbledon is home to the "worst [living] conditions in this entire city." Kafoury said that the Portland Fire Department had inspected Wimbledon prior to Trebelhorn's case and found that every single apartment building on site had "serious life safety issues,"

"This place is one fire away from killing a lot of tenants," he said.

Prior to this afternoon's protest, Wimbledon tenants—who've organized as a tenant union under the name WIMBY—dropped off a list of demands at the complex's leasing office. In it, WIMBY asks Prime to reimburse every tenant who was impacted by recent water outages or walkway repairs with at least two month's rent. Tenants asked Prime to respond to their demands no later than November 30.

# **The Daily Journal of Commerce**

## **Anchor Tenant Will be Key for Broadway Corridor**

*By Chuck Slothower*

*November 26, 2018*

Since the Broadway Corridor redevelopment was conceived, Portland officials have focused on the U.S. Postal Service property — the single largest parcel in the 34-acre planned redevelopment in Northwest Portland.

City officials consider the 14-acre Postal Service site a keystone of the larger Broadway Corridor. Now, city officials, economic-development experts and real-estate professionals are beginning to discuss how to lure an anchor tenant to the property, which is planned to be redeveloped into a major office project with 2,000 to 3,000 workers.

Prosper Portland, the city's economic development agency, is "in the early stages of formulating an anchor tenant recruitment strategy," an agency document states. To do so, the agency is working with Greater Portland Inc., Business Oregon, Jones Lang LaSalle, and Denver-based Continuum Partners, the Broadway Corridor's master developer.

"They're starting the conversation now," said Shawn Uhlman, Prosper Portland's spokesman.

The Broadway Corridor area, which is roughly bounded by Northwest Glisan Street, the Broadway Bridge, Northwest Ninth Avenue and Naito Parkway, is seen as a unique opportunity to redevelop a large swath of central Portland. Nearly four million square feet of new development are anticipated for the area, including office, mixed-income housing, commercial space and community space.

The beginning stages of formulating an anchor tenant recruitment effort come on the heels of Amazon's HQ2 expansion sweepstakes, for which New York City and Northern Virginia were chosen. Portland touted the Broadway Corridor site as the centerpiece of its HQ2 pitch, but the redevelopment plan was in the works before Amazon's contest and Portland had proceeded with development planning well before this month's announcement of the winners.

The 14-acre U.S. Postal Service site, jointly owned by Prosper Portland and the Portland Housing Bureau, was deemed so valuable that in 2016 the city agreed to an \$88 million purchase of the property from the federal government. The Postal Service is operating in a new facility near Portland International Airport.

The success or failure of recruiting an anchor tenant could set the tone for the larger Broadway Corridor redevelopment. The Old Town Chinatown neighborhood that overlaps with the Broadway Corridor has long suffered from a lack of business investment amid rampant crime and homelessness.

The Broadway Corridor, including the Postal Service site, also occupies portions of the Pearl District. The North Pearl, a former railyard, has been the scene of towering multifamily and office developments during the current economic expansion, but has struggled to overcome a lack of transportation infrastructure and geographic barriers.

City and economic development officials are confident a large site in Portland's urban core that can be tailored to a company's needs will be an attractive asset for an eventual office tenant.

“It’s definitely one of the more defining opportunities specifically for the city of Portland,” said Janet LaBar, president and CEO of Greater Portland Inc., a public-private business recruitment organization. “What you decide to do with the site is exciting.”

ZGF Architects, along with a steering committee, is refining broad concepts for the Broadway Corridor. Named “Play,” “Discovery” and “Nature,” the three concepts suggest different configurations of blocks, park spaces and streets. Some options would allow for larger floor plates than are typically possible in central Portland’s 200-foot-by-200-foot blocks. Parks and the city’s Green Loop, a path largely dedicated to pedestrians and bicyclists, are common to all three concepts.

Oregon’s economy has been healthy and growing, and the Portland area in particular has proved attractive for business investment. The metro area has added 26,400 jobs during the past year, according to state data, and major employers such as Nike, Adidas and Oregon Health and Science University continue to expand at a brisk pace. A homegrown tech sector, with firms such as AWS Elemental and Vacasa, provides high-paying jobs and attracts an educated workforce.

Much remains to be decided about Portland’s recruiting efforts for the Postal Service site, including what types of subsidies and incentives the city would offer, if any. Public scrutiny of corporate recruitment has grown in recent years amid some high-profile examples of enormous subsidies.

If Portland’s pitch to Amazon for the company’s HQ2 expansion is any guide, the city is likely to offer limited incentives to a corporate suitor.

“Portland offers no discretionary incentives at the local level,” the city told Amazon in its HQ2 application. “Rather than use limited public resources for economic incentives targeting one entity, Portland believes in a more holistic approach. Sound city planning, active engagement of community partnerships, and parallel transit and housing investments give a more certain path to successful development for Amazon and the entire business community.”

Prosper Portland pledged to work with Amazon to create an “urban campus” on the site and dangled Enterprise Zone tax benefits, which are available to any company creating jobs in designated areas.

Portland’s Enterprise Zone program provides for a property-tax break of up to five years. Companies are required to sign onto a public benefits agreement.

Special corporate tax deals are not unheard of in Oregon. Nike and Intel enjoy guaranteed state income tax rates under deals that date to former Gov. John Kitzhaber’s administration.

Recruiting an anchor tenant to the Broadway Corridor is more about finding the right fit for the community, Uhlman said.

Nationally, corporations are busily expanding, relocating and vying for office space, said Sam Bailey, vice president of economic development for the Denver Metro Chamber of Commerce.

“I think we’re seeing significant activity across the United States,” he said.

Denver is often cited as a comparable market to Portland – a regional center of similar population that has major tech-industry and health care headquarters and shared cultural values, from outdoor recreation to large craft beer industries. And much like Portland, Denver offered Amazon relatively modest subsidies in the HQ2 sweepstakes.

In Colorado, corporate incentives are prescribed by state statute and come largely in the form of job-creation tax credits and grants. Incentives have to be approved by the Colorado Economic



Development Commission, a public body, and do not come up front – the incentives kick in only after companies have hired and maintained jobs in the state for a year.

New York City has been criticized for offering Amazon steep subsidies for HQ2, including for a helicopter pad for executives. Scrutiny has come to other heavily subsidized corporate expansions, including the Foxconn plant in Wisconsin, where promises of thousands of jobs have been pared back after the deal was struck.

“Incentives don’t make a bad deal good, nor are they the reason companies move,” Bailey said. “At the end of the day, the reason any company moves is talent.”

## **OPB**

### **Man Who Died In Portland Police Custody On Thanksgiving Identified**

*By Kimberley Freda  
November 26, 2018*

The Portland Police Bureau has identified a man who was detained by officers on Thanksgiving and later died at an area hospital as 52-year-old Richard A. Barry.

Portland State University police responded to calls Thursday about a man yelling and running in the street near Southwest 6th Avenue and Southwest Mill Street. Police located Barry, who reportedly struggled with PSU officers. PPB Central Precinct officers were then called to the scene.

Police said they restrained Barry because of his behavior and transported him by ambulance to a Portland hospital, where he died.

The Oregon state medical examiner’s office is conducting an autopsy on Barry to determine what caused his death.

Six police officers, including four from Portland State University and two from the Portland Police Bureau, are on paid administrative leave pending further investigation. PPB is conducting an internal investigation into the incident. PSU says it is cooperating in that investigation.

The two Portland officers have been identified as Officer James DeAnda and Officer Jared Abby, both of whom have been on the force for less than two years.

Portland State University said David Troppe, a four-year veteran of the department and sworn officer, was involved, along with non-sworn officers Michael Anderson, Danae Murphy and Nichola Higbee. Sworn officers carry firearms, while non-sworn officers do not.

Barry is the second person to die in police response involving PSU officers this year.

One PSU officer was reportedly injured during the incident and then treated at a hospital and released.

Portland Police homicide detectives are investigating the incident, which will be reviewed by the Multnomah County district attorney.