

## **The Oregonian**

# **Family of Andre Gladen Calls for Justice For Those Shot by Police**

*By Molly Harbarger  
April 7, 2019*

Dozens of Andre Gladen's family members drove up from California -- one leaving the state for the first time, another almost stranded in Ashland with car trouble -- to send a message to Portland officials: They are still waiting for justice.

Gladen, a 36-year-old legally blind man, was shot and killed by a Portland police officer in a stranger's home on Jan. 6. A grand jury found on Feb. 22 that the officer who shot him was innocent of any criminal wrongdoing in the shooting and was not indicted.

The family spoke at an emotional news conference Saturday at the Don't Shoot PDX headquarters for more than an hour before a spontaneous march in North Portland. They came to call for more accountability for police officers and Portland officials in the family's first public statement after the grand jury's opinion.

Donna Martin, Gladen's sister, said she is not convinced that Officer Consider Vosu should be let off the hook for the shooting. She and several of her siblings, uncles and Gladen's father called for Mayor Ted Wheeler and Police Chief Danielle Outlaw to take more steps to punish the officer and reform police tactics that lead to shootings of black men.

"We weren't there to help him," Martin said. "He had no way of calling for help and the people that were there to help turned around and killed him."

One of Gladen's five sons, Tavon Catrel Gladen, said that after years of separation from his father, they had recently reunited and made big plans for the year. His niece Alayjah Crowder along with a handful of her cousins, teared up as they talked about the uncle who listened to their secrets and taught them about the importance of family.

He called himself the wolf, they said, and they were his wolfpack.

The gathering, which included Portlanders involved with Don't Shoot PDX and other activist groups, took to the streets after the news conference in an unplanned act of civil disobedience they hoped would show Portland leaders they are serious about their mission.

The wolfpack led the group of about 50 people in a howl as they marched down North Killingsworth Street toward Martin Luther King Boulevard, where they gathered in the intersection for 20 minutes. Police cars, buses and commuters were halted at the four-way stop.

Police cleared the way for the group to then march to Portland Police Bureau's north precinct, where they rested before heading back, chanting "Whose street? Dre's street."

Portland activist Teresa Raiford invited family members of Quanice Hayes, Carlos Hunter and other men who have been killed by police to join the protest.

"We're in a group we didn't want to be part of," Raiford told the crowd. "They keep making us activists."

Gladen's family planned to hold a vigil later Saturday night. But first, they wanted to express their outrage and sorrow.

Sylvester Gladen, Andre's father, marched in the rain with a walker. He said he was told by his children that his son had been shot and since then has suffered health problems from the stress.

"I want the police to understand you did the wrong thing to the wrong family," said Sylvester Gladen. "We're not leaving. We're not moving."

Gladen, who was diagnosed with paranoid schizophrenia, was shot after he knocked on a stranger's door. The stranger called the police because Gladen then fell asleep on the sidewalk outside of his house. When the officer, Vosu, arrived, the interaction escalated quickly, ending in Vosu shooting Gladen inside the stranger's apartment.

Vosu said he was afraid because Gladen had a knife. The knife closely resembles one that Portland police carry on the outside of their uniforms.

The family, though, said they doubt the story and are troubled that they have not been given more access to information from Portland officials.

Police have disclosed reports related to the shooting, but the grand jury transcript has not yet been made public. It could shed more light on what transpired in the apartment and where the knife came from. Martin, Gladen's sister, said that the Portland Adventist Hospital workers who released Gladen after a brief stay there the morning he was shot confirmed he did not have a knife on him at the time. Martin said that they had to help him disrobe and get dressed because Gladen is legally blind.

Mayor Wheeler and Police Chief Outlaw met with the family at the end of February. The family said they hoped that would result in action from the leaders. Shortly after that, the grand jury found no criminal wrongdoing.

"Not only did they fail Andre, but they failed the community because they should be held to a higher standard," Martin said of why Portland officials should be tougher on police. She wanted an indictment against Vosu -- but now, she wants police shootings to stop, she said.

"Outlaw and Wheeler need to do something because this can't go on for too much longer."

## **Washington County Sheriff Pulls Out of Mutual Aid Pact With Portland Police; Other Agencies May Follow Suit**

*By Maxine Bernstein*

*April 8, 2019*

Neighboring police agencies are rethinking helping Portland police except in major emergencies in the wake of a million-dollar judgment against Washington County and Hillsboro awarded after their officers wounded a man while helping Portland police with a search warrant.

Washington County Sheriff Pat Garrett has ordered his deputies not to take any enforcement action in Portland unless there's a direct tie to their casework in Washington County.

Clackamas County is thinking of following suit. Vancouver police plan to review the department's mutual aid agreements this year.

Washington County's move came on the advice of its senior assistant counsel, Elmer M. Dickens, who doubles as the attorney for the Oregon State Sheriffs Association.

Dickens made the recommendation to avoid potential risks from costly judgements in civil lawsuits over use of force, findings by Multnomah County grand juries reviewing police

shootings or scrutiny by Portland-hired consultants who also review officer-involved shootings in the city.

In a Feb. 14 memo to the sheriff, Dickens described Portland police as a “fantastic partner” for many years, “but these issues are much larger than PPB and beyond their control.”

For 23 years, under a mutual aid agreement Portland had with Washington County and continues to have with other police agencies, each city or county agrees to be responsible for the acts of its employees when they’re assisting another agency.

But a federal jury’s \$7 million judgment for battery and negligence against two Washington County tactical officers last year spurred the county’s reassessment. Members of Washington County’s Tactical Negotiations Team wounded a North Portland man, Adalberto Flores-Haro, in 2012 while helping Portland police serve a search warrant at a nearby home. A judge this year reduced the award to \$1 million, and the amount now is under appeal.

Dickens also cited particular concern about how Portland represents its officers. He said in some cases the city has reserved its right not to pay for an attorney or a court judgment against an officer.

That characterization has left Portland city attorneys scratching their heads.

State law says the city requesting help should represent and defend an employee who responds from an outside agency, but that a mutual aid agreement can shift that representation to the city or county of the responding officer.

That’s what happened in 1996 when Portland signed a mutual aid agreement with Washington, Clackamas, Columbia and Clark county sheriff’s offices, Oregon State Police, the Washington State Patrol, FBI and neighboring cities, according to Portland city attorneys.

Portland sought the agreement because it doesn’t have control over how officers from an outside agency are trained or hired, according to the City Attorney’s Office.

“We do not think anything has changed legally,” City Attorney Tracy Reeve said Friday.

And Dickens’ reference to Portland reserving the right not to cover an officer’s lawyer or a judgment against an officer is restricted to cases when a Portland officer isn’t acting in the course of their job, such as driving drunk while off-duty, a Portland risk management spokeswoman said.

Regardless, Garrett ordered Washington County deputies assigned to the county’s tactical squad, TriMet and crowd control mobile field forces not to be sent to Portland except in cases of an “extreme risk to life and safety” and Portland police are overwhelmed.

Washington County deputies assigned to the multi-agency Transit Division, which provides law enforcement for TriMet, will work out of Hillsboro or Clackamas County instead, said Washington County Sheriff’s Sgt. David Thompson.

Seven days after Washington County pulled out, Clackamas County Sheriff Craig Roberts asked his county’s counsel to weigh in with a written opinion.

In a Feb. 21 email to his staff, Roberts said he was seeking the opinion “because of the litigation many of us find our agencies in after rendering aid to PPB, often regarding crowd control matters.”

“I want all of you to know if a fellow law enforcement officer is in need of assistance in a life-threatening situation we will respond,” Roberts wrote. “That being said, I will not place our staff at unnecessary personal risk when acting under law and authority as a police officer.”

As of Friday, the Clackamas County Sheriff’s Office hadn’t made any changes and was operating under the status quo, said spokesman Sgt. Nate Thompson. The Clackamas County counsel opinion informed the sheriff its the county’s obligation to defend its employees, no matter where the deputy is taking law enforcement action, as long as the deputy is acting within his or her role as a sheriff’s office employee.

Vancouver Police Department this year plans to examine its mutual aid agreements with nearby police agencies "to ensure that we have written agreements that accurately reflect the roles and responsibilities currently anticipated" by the department and its neighboring partners, said Kim Kapp, Vancouver police spokeswoman.

Washington County’s move, first reported by KPTV, concerns Portland Police Chief Danielle Outlaw and Mayor Ted Wheeler, who serves as the city’s police commissioner. It also has pushed the City Attorney’s Office and Portland police to reexamine its long-standing mutual aid agreements.

The city is in talks with Clackamas County Sheriff’s Office, working to address their concerns and preserve Portland’s partnership with them, according to Wheeler’s spokeswoman, Eileen Park.

The city, for instance, is examining if there are officers from another police agency it would agree to indemnify. Although the city has historically not accepted liability for officers it doesn’t train or supervise, it might in some cases – perhaps ““when the need for outside resources to protect public safety outweighed the liability concerns,” said Reeve, the city attorney.

“The city approaches these issues carefully and tries to strike the right balance between protecting public safety and reducing the risk to public funds resulting from the conduct of other agencies,” Reeve said.

Portland police spokeswoman Lt. Tina Jones said the bureau “values cross-agency collaboration.”

“We will continue to be good regional partners with all agencies regardless of legal decisions that may impact long standing mutual aid agreements,” she said.

Officer Daryl Turner, president of the Portland Police Association, said the city’s elected officials need to figure out how to correct this problem because he fears the loss of help from Washington County will have significant repercussions.

He noted that multiple agencies, including Portland police, raced to the shooting at Clackamas Town Center in 2012 and the Reynolds High School shooting in Troutdale in 2014.

“Can you imagine someone delaying their response” to those shootings because of mutual aid disputes, Turner said.

“The people it hurts the most is the community and the officers who have a long history of working together,” Turner said.

Yet, the Washington County sheriff was clear that his deputies would still roll out in extreme emergencies.

“Very important, we will still send help during a significant life-threatening emergency such as a Code 0 or active shooter. Our friends and colleagues at the Portland Police Bureau are terrific

partners, great professionals and we care about them and their safety as we do our other partners,” Garrett wrote to his staff.

“Unfortunately, the current political climate forces us to make this difficult decision, but one I truly believe is in the best interest of those on our WCSO team who would respond into the City.”

## **What Will an Expanded Providence Park Mean for Parking, Traffic Near the Stadium?**

*By Jaime Goldberg*

*April 9, 2019*

The Portland Timbers have spent the past two years working with neighborhood representatives and the city to ensure that traffic congestion and parking demands around Providence Park won't be amplified on game days following the completion of their \$85 million expansion project this summer.

But some neighbors around the stadium remain concerned that the 4,000 additional seats, which will bring capacity up to 25,000, will lead to increased traffic and a lack of parking after the stadium reopens in June.

Ahead of the reopening, a city oversight committee was tasked with making updates to the Good Neighbor Agreement and Comprehensive Transportation Management Plan, which lay out measures to ensure that game days aren't causing undue strain on the surrounding neighborhoods.

The oversight committee, which includes representatives from the Timbers, the City of Portland, the Goose Hollow Foothills League and the Northwest District Association, recently voted to send its updated transportation plan and neighbor agreement to the Portland City Council for review. The council will decide whether to approve the updated plans on April 17.

“We all want the experience of coming and going from the stadium to be smooth for us, for our fans, for the neighbors,” Timbers President of Business Mike Golub said. “Our interests are aligned with the interests of the neighborhoods. We think the plan that we're ready to enact really does an excellent job at improving on what was already a really good situation here.”

The updated transportation plan estimates that 55 percent of fans will take cars to the stadium this year to look for either off-street or on-street parking. Based on that assumption, the plan estimates that there will be an additional 1,120 cars heading to Providence Park on game days, as compared to previous years. In addition, it estimates that fans will utilize an additional 110 ride-hailing vehicles to attend games, which could affect traffic congestion.

Whereas the previous transportation plan included 12 measures to help alleviate congestion and parking demands on game days, the new plan has 21 measures. Among the key measures are: providing a third additional MAX train in each direction after games, promoting the use of and providing discounts to underutilized SmartPark garages downtown, enhancing game-day enforcement of on-street parking, designating new ride-hailing zones and creating a one-stop shop of travel information on the Timbers website.

But the Northwest District Association, which covers the neighborhood east of Providence Park, continues to have significant concerns about the updated transportation plan.

Ron Walters, the association's representative on the committee, did not vote to send the plans through to the city. He said that the current plan lacks sufficient implementation details, clearly defined metrics and accountability measures. A committee of stakeholders appointed by Portland's transportation commissioner voiced similar complaints in a letter to the oversight committee.

"Parking in the neighborhood is tough on non-game days," Walters said. "Game days, it's much, much worse, to the point where neighbors have to completely modify their behavior. They have to go get parking four hours before the match. This notion that there's now going to be 1,200 additional cars is really problematic. They don't have any strong argument for where those people are going to park."

Unlike other downtown stadiums, Providence Park doesn't have its own dedicated parking lot, meaning that fans must park elsewhere. The stated goal of the transportation plan is to "accommodate the transportation needs of additional fans without increasing demand for on-street parking or increasing traffic congestion in neighborhoods near the stadium."

While the Timbers can be fined for violating specific agreements in the transportation plan or neighbor agreement, Walters said the transportation plan is lacking clear metrics to evaluate the proposed measures and doesn't have enough built-in accountability to ensure that the proposals will be implemented in a timely fashion and re-evaluated if they are unsuccessful.

For example, the success of the ride-hailing portion of the plan will be measured by looking at the percentage of fans who use ride-hailing. Instead, Walters said that the metric should be looking at how ride-hailing is affecting traffic congestion and that there should be a clear process in place if specific goals aren't met. The oversight committee is required to meet just once a year following the reopening of the stadium, but Walters would like to see those meetings occur more frequently as well.

Jerry Powell, the oversight committee representative from Goose Hollow, agreed that more accountability could be built into the transportation plan, but still voted to send the agreement on for city approval.

"I certainly appreciate the concerns that NWDA has," Powell said. "I disagree in terms of pushing it forward, simply because my neighborhood doesn't want to see the work that's gone into this go to waste. I think we got as much as we're going to get, and I don't want to see the season start without these plans in place. It goes back to accountability. We lose the ability to demand accountability if there's nothing to be accountable to."

Ken Puckett, Timbers senior vice president of operations, said fans have consistently pointed to the ease of going to and from games in surveys and that the club hasn't received much blowback from the neighborhoods in the past.

Puckett also said that the current transportation plan, like the previous one, will be a living document that can be updated as needed in the coming years.

"We want our fans to have a good experience coming to our games and leaving our games, so we'll do whatever it takes to make that happen," Puckett said. "Some of these 21 measures that are in this new plan might not work and they might need to be tweaked and they might need to be changed, and we're open to doing that."

## The Portland Tribune

### PPB Union: Police Hiring Shortfall Due to 'Hostile' City

*By Zane Sparling*

*April 08, 2019*

#### **Portland Police Association's Daryl Turner castigates politicians for 'catastrophic' cop shortage.**

The outspoken chief of the local police union has laid the blame for the Portland Police Bureau's chronic understaffing at the feet of the city's populace — and its elected government.

Daryl Turner, president of the Portland Police Association, charges that a proverbial flock of "unsupportive" policies have come home to roost at Portland City Hall.

"The reason the Police Bureau is experiencing catastrophic staffing shortages, drastically declining recruiting success, and the inability to retain officers is due to one core issue: the intense anti-police sentiment in our City that City Council seems to share," Turner said in a Monday, April 8 statement.

While under-the-microscope scrutiny of law enforcement tactics is nothing new in Little Beirut on the Willamette, recently-revealed data paints a stark picture of a rapidly emptying police bureau.

At the tip of the iceberg: the City Budget Office reports that Portland has 120 vacant officer positions that need to be filled.

The shortage of beat cops comes as the bureau is flooded with a rising number of calls for service. Call volume increased 25% over the last five years, according to the budget office, primarily driven by "disorder" related calls. The end result is that officers are scrambling to respond to 55,000 more calls this year than in 2013-14, but with roughly the same number of police officers.

For context, the total sworn force for the Portland Police Bureau, including the current vacancies, is equal to 1,001 full-time positions. Of these, about 351 patrol the streets, while another 294 are in command or supervisory positions. Twenty are on leave or assigned to "light duty."

So far this year, police have hired 22 new officers, which is significantly less than the past two years. The budget office expects another 30 to 50 retirements later this fiscal year. "Attrition has exceeded hiring and the bureau has a net increase of sworn vacancies," according to the budget report released in March.

Part of the problem is the relatively long gap between applying to join the force and the actual date of hiring — the lagtime was 340 days on average at last count — and the fact that, due to federal law, police officers can't also be users of legal-in-Oregon marijuana.

So who's really to blame? Turner castigated Mayor Ted Wheeler by name, saying he only praises police until controversy rears its ugly head.

"False narratives, knee jerk political reactions, along with personal and political agendas have created a hostile work environment and made it an impossible task to effectively police in the City of Portland," Turner wrote. "Our police officers are frustrated. They deserve better."

# Your City Hall: Feedback Invited on Rental Reforms

*By Jim Redden  
April 09, 2019*

**There is still time to let the City Council know how you feel about the proposed renter reforms before the scheduled April 25 vote.**

What is happening? Portlanders can still tell the City Council what they think of the rental reforms proposed by Commissioner Chloe Eudaly, which were first heard last week. Although the council received about six hours of invited and public testimony over two days, the vote is not scheduled until April 25. The vote could be delayed if amendments are offered.

What will the proposed reforms do? New requirements range from the treatment of applicants with criminal histories to identification and income requirements, to restrictions on charging and refunding security deposits.

Few other cities have gone so far. They follow previous reforms requiring landlords to pay moving expenses for some tenants.

Major changes include requiring landlords to accept rental applications from people with criminal records and justify not renting to them in some circumstances. Landlords also would be required to accept nongovernmental identification from applicants. Changes also would set rules for how much can be charged for security deposits and how much can be withheld.

Why are the proposed reforms controversial? Supporters say they are needed to allow more people to have access to housing, especially those with low incomes and people of color who have been historically discriminated against. Backers who testified in favor included renters, tenant advocacy organizations, affordable housing advocates, and two landlords.

"We must do the best we can to address the damages of racisms, other-isms, and socioeconomic inequality today as people are barred from housing access today, in a crisis," said Katrina Holland, the executive director of the Community Alliance of Tenants.

Opponents say the proposed reforms are unnecessary, too restrictive, overly complicated, and will have unintended consequences, including increasing rents to pay for complying with them and discouraging the construction of more rental housing. Opponents who testified included landlords, landlord organizations, and housing developers.

"We support the goal of increasing access to rental housing for all Oregonians. However, complicated policies will result in disinvestment of rental properties rather than finding ways to increase supply. ... If we do not have investment in the city to put more units on the market, regulation of housing providers won't solve those issues," said Deborah Imse, executive director of Multifamily NW, which represents market rate multifamily housing providers.

What can I do? The proposed reforms are lengthy and complex. You can find them and supporting documents here,

To connect with reform supporters, contact the Community Alliance of Tenants at [www.oregoncat.org](http://www.oregoncat.org). To connect with opponents, contact Mulyfamily NW at [www.multifamilynw.org](http://www.multifamilynw.org).

You can find contact information for all members of the council at [portlandoregon.gov](http://portlandoregon.gov).

## Willamette Week

# Portland Man Who Burned Neil Goldschmidt Photo Says He Was Protesting Indifference to Police Shootings: “Every Part Was Planned”

*By Aaron Mesh*

*April 8, 2019*

**"I didn't expect to get the photo out of Ted's office. I expected to destroy it there. Once I had it, I knew it would burn when I was ready."**

A Portland man made headlines—and today was charged with theft and criminal mischief—for stealing a photograph of former Mayor Neil Goldschmidt from City Hall last month and setting it on fire.

His vandalism reignited attention to the tarnished legacy of Goldschmidt, one of the most powerful men in Oregon political history, who sexually abused a 14-year-old girl while he was Portland mayor.

But in an interview with WW, Jeffrey Black says he burned the portrait to protest what he sees as continued indifference from the mayor's office toward the victims of police shootings.

"Ted Wheeler has no compassion or empathy for victims of City Hall or the Portland Police Bureau," Black told WW on Sunday. "His legal team destroys them after his cops kill them. Taking a predator, rapist, and man that destroyed the life of his child victim down is in support of all City Hall victims, of rape, murder, brutality, and corruption."

Black, 51, is a regular protester of police brutality, and points to the police killings of teenager Quanice Hayes in 2017 and of a legally blind man named Andre Gladen earlier this year. He invited Quanice Hayes' mother, Donna Hayes, to a bonfire in his yard, where he burned Goldschmidt's portrait. She attended.

Controversy around the police bureau—marked by near-constant protests of police shootings of black people, as well as frustration by how police handle dueling political protesters—has dogged Wheeler from the moment he arrived in office.

Black says he always intended to set the photo ablaze.

"Every part was planned," he says. "The exception being that I didn't expect to get the photo out of Ted's office. I expected to destroy it there. Once I had it, I knew it would burn when I was ready."

Multnomah County prosecutors today charged Black with second-degree criminal mischief and third-degree theft.

Mayoral spokeswoman Eileen Park says Wheeler hasn't decided whether to replace Goldschmidt's photo, which was displayed in the mayor's office lobby amid portraits of every Portland mayor.

"We haven't made a decision yet on the picture," she says. "It's a historical archive of every mayor (emphasis on historical)."

Black says his property destruction was civil disobedience, intended to show his disillusionment with two generations of city leaders.

"Neil was a star when I was growing up," he says. "Ted talked a good game before he betrayed us."

## **The Portland Mercury**

### **Police Union President Blames Low Recruit Numbers on "Intense Anti-Police Sentiment"**

*By Alex Zielinski*

*April 8, 2019*

Portland's police union has an explanation for the city's decline in the number of police officers applying to Portland Police Bureau (PPB).

"The reason the Police Bureau is experiencing catastrophic staffing shortages, drastically declining recruiting success, and the inability to retain officers is due to one core issue," writes Daryl Turner, president of the Portland Police Association (PPA) in a Monday press release. "The intense anti-police sentiment in our City that City Council seems to share."

In March, the City Budget Office released data that PPB has 75 open officer positions, despite the bureau's evergreen request for more officer positions. What's more, the city found that 25 percent of PPB officers hired in the last three years quit within 18 months. City economists blamed this problem on PPB's slow hiring process (PPB applicants wait an average of 11 months to be hired after applying for an officer job) and an uptick in officer retirements.

Turner, however, argues that potential officers have stopped applying to work for PPB because policing in Portland has become "hideously unattractive."

"False narratives, knee jerk political reactions, along with personal and political agendas have created a hostile work environment and made it an impossible task to effectively police in the City of Portland," writes Turner.

He backs the concerns raised by PPB Chief Danielle Outlaw in a budget work session with city commissioners last week, where she linked recruitment issues to the national perception of Portland policing.

"Working here in Portland is unique, and it's been recognized all over the country," Outlaw said. "We deal with demonstrations, protests, crowd management things... We catch a lot of headlines. And, quite frankly, folks would rather go to other agencies and make similar or more money for less scrutiny."

Outlaw also said that the extra layers of police oversight that come with a police bureau like Portland's being under a federal settlement agreement doesn't help.

"For those who aren't organically change agents, there not going to automatically come and do that work," she said.

In the PPA press release, Turner notes that Outlaw's comments "seemed to go right over the Commissioners' heads." He characterized Mayor Ted Wheeler's work to support the PPB as largely reactionary and self-serving.

"Mayor Wheeler is quick to praise the work done by police officers until controversy stares him in the face," Turner writes. "In recent weeks, he's acknowledged that failure and promises to be

more supportive in the future. It's imperative that his actions reflect his words. And it's imperative that the rest of City Council does the same."

## **The Daily Journal of Commerce**

### **Inclusionary Housing Production Lags Goals**

*By Chuck Slothower*

*April 8, 2019*

Portland has a long ways to go to meet the goals set for the city's inclusionary housing program, which has been championed by Mayor Ted Wheeler and other commissioners.

The city has received permit applications for 66 projects that would bring 422 rent-restricted inclusionary housing units to market, according to a Housing Bureau report dated March 27. Of those, 349 units are from private developers and 73 units come from Housing Bureau projects.

That's a far cry from the 23,000 units serving low- and moderate-income households the city says are needed.

Portland developers say inclusionary housing rules have made it more difficult, if not impossible, to raise capital for multifamily projects in the city, particularly from out-of-state institutional investors.

"Inclusionary housing pushes the return on costs below a level that is really acceptable to capital markets," said Brian Wilson, a partner with Mainland NW. "It is very difficult to underwrite them even in the best of circumstances."

Mainland has planned to develop several properties in the Cathedral Park neighborhood of North Portland, but the developer has been unable to raise adequate equity, Wilson said.

The city's inclusionary housing program took effect on Feb. 1, 2017, in a bid by the City Council to combat sharply rising rents that were displacing residents. Developers have blamed inclusionary housing, coupled with higher land values and rising construction costs, for causing a drought in multifamily building.

Yet some Portland developers have managed to build multifamily projects despite the rules.

Urban Asset Advisors is currently building two projects that will have inclusionary housing units. Artisan on Division, at Southeast 33rd Avenue and Division Street, will have a small complement of affordable space among its 54 units. That project broke ground in December. So will Multnomah Station, a 39-unit project in Multnomah Village which has been under construction since January.

In both cases, Urban Asset Advisors chose the inclusionary housing option to provide 8 percent of units at 60 percent of median family income. The Portland-based developer also opted to convert the unit requirement to bedrooms, a concession enacted by the City Council to encourage more family-sized units.

"The bedroom count made all of the difference," said Tim O'Brien, president of Urban Asset Advisors. "It wouldn't have worked without the bedroom count conversion."

O'Brien said the projects would no longer pencil out if he were developing them now. "We were early enough in the cycle where the hard costs were still working," he said. "The deal wouldn't work with hard costs today."

Urban Asset Advisors was able to finance the projects with local “friends and family” capital, O’Brien said. Local investors were willing to accept the projects’ return on investment cost of about 5.2 percent. National equity firms require 5.9 percent or 6 percent, he said.

National investors would not have funded the projects, O’Brien said. “No, there’s no way,” he said.

The City Council voted last year to preserve the options to build 8 percent of units at 60 percent of median family income, or 15 percent of units at 80 percent of the income level. The requirements had been scheduled to escalate to 10 percent and 20 percent of units at the two income levels.

“They do want to find a way to make this work, so I commend them for recognizing that and actually taking some action on that,” O’Brien said.

Mayor Ted Wheeler’s office did not answer questions submitted this week regarding inclusionary housing, and a Housing Bureau official was not available for comment.

Some other projects moving forward come from larger firms such as Mill Creek Residential Trust, which recently proposed a 230-unit multifamily building on Southeast Morrison Street, a 178-unit building on Southeast Woodstock Boulevard, and an approximately 200-unit building on Northwest Nicolai Street. Developers have tended to build projects subject to inclusionary housing in close-in neighborhoods, where higher market-rate rents can compensate for including the required rent-restricted units.

In the case of Security Properties’ Pepsi Blocks, the Seattle developer undertook a planned development approval, gaining bonus heights for several buildings in exchange for providing affordable units, open space and other concessions.

Meanwhile, Housing Bureau officials are working on draft technical changes to the inclusionary housing policy. The draft separates rules for rental apartments from those of for-sale condo units, among other changes.

## **The Portland Business Journal**

### **Fritz Cites Smart Spending and Equal Opportunities as Achievements on Portland's Council**

*By Christopher Bjorke  
April 8, 2019*

Commissioner Amanda Fritz’s time on the Portland City Council is up next year, and instead of seeking another term she plans to retire.

She said Monday she considers her support for sound city budgets and the Office of Equity and Human Rights among her top achievements in office, and she plans to focus on public campaign financing her priority for the rest of her time on the council.

Fritz announced her plans on her website Friday.

“It’s been something I’ve been thinking about for a while so it’s nice have it out in the open,” she said.

Elected in 2008, Fritz and her city colleagues faced the Great Recession early in her council tenure. Since then, she said she has tried to guide the city toward smart spending decisions over flashier projects.

“Just consistently looking for wise use of taxpayers’ money and pushing to do the things that are necessary and not necessarily the most exciting things or the shiny new projects,” she said.

“We’ve been disciplined enough to say, we need to fix this roof, we need to repair these streets, we need to do this basic maintenance in parks, transportation and emergency management where previously the money could have gone to all kinds of not-so-basic services.”

Maintaining budgets for city services is something she expects will remain a big issue for city leaders after she leaves the council.

“There’s some long-term problems with bureaus not having reserves for basic maintenance, and that’s not sustainable,” Fritz said.

“The workforce is going to keep becoming more expensive ... and the properties are not going to get any cheaper to manage and in fact are going to be more expensive to fix the longer we defer the maintenance on them.”

She also said the city will need to continue discussions with the state on overreliance on public property tax financing.

After city budgets, Fritz cited her work to open city opportunities to all residents as an achievement.

“I think one of the biggest things I’ve done is helping establish the Office of Equity and Human Rights so everybody has opportunity for city jobs, contracts and services,” she said.

“Six years ago, only 12 percent of the people who work for the city of Portland were people of color and now that’s 18 percent.”

That does not yet reflect the city as a whole, but she said it shows progress.

While she is looking forward “backyard plans” in her retirement, she said she does not intend to slow down in her remaining 20 months.

“Making sure the Open and Accountable Elections program is successful is my No. 1 priority at this point,” she said. “I do think it’s important that people be able to trust their government and the perception of money in politics being a corrupting influence is a problem.”

## **OPB**

# **Portland Commissioner Amanda Fritz Will Not Seek Reelection**

*By Amelia Templeton*

*April 5, 2019*

Portland Commissioner Amanda Fritz announced Friday that she will not seek reelection and will retire at the end of her current term on the City Council.

Fritz, in her third term as a commissioner, is known as hardworking, principled and detail-oriented.

She says one of the things she has enjoyed most about her time in office is personally responding to hundreds of thousands of emails from her constituents.

“I really appreciate the people of Portland. We’re very passionate people and we care about a lot of different things,” she said. “It matters that people participate.”

She was first elected to the City Council in 2008, winning the seat vacated by Sam Adams when he ran for mayor.

A psychiatric nurse, neighborhood activist and planning commission member, she won her seat with the help of Portland’s original attempt at public campaign financing.

Her political career outlasted the system that helped get her into office. Voters repealed the so-called voter-owned elections system in 2010, after a fraud and misspending by other candidates.

Fritz continued to be a staunch supporter of public campaign financing, convincing her colleagues to adopt a new system, dubbed “Open and Accountable Elections,” in a narrow vote.

That system awards public matching funds to candidates who agree to not take large contributions, or corporate and PAC cash. It’s set to launch in the 2020 election cycle.

Fritz says she’s announcing her retirement so early for the good of that system.

By creating an open seat, she hopes to encourage a larger field of candidates to run in 2020. The primary would take place May 19 next year.

“I am announcing now in the hope that many worthy candidates will use the public campaign finance resources in the Open and Accountable Elections program,” she said. “I want to open the door for someone else to be the voice of Portlanders in my place.”

Fritz’s also hopes by announcing she will not run — and pledging to refrain from endorsing any candidates — she can convince her colleagues to allow her to continue to oversee the program.

“Because I won’t have a conflict of interest, I won’t be using the program myself, I would very much like to make sure it gets the attention it needs, and in this office, it will,” she said.

The program was placed directly under Fritz’s oversight after the city auditor refused to run it. It’s set to move to the Office of Management and Finance in July. The council will discuss its future in a work session on April 11.

Fritz will leave a council that’s politics have shifted significantly from the one she joined. In 2009, she was the only woman on an all-white council. Today, she serves alongside Chloe Eudaly and Jo Ann Hardesty, two more candidates who parlayed their records as activists into successful grassroots campaigns.

Commissioner Nick Fish jointed the council the same year she did, and the two have forged a close relationship.

“Amanda’s service has been characterized by a deep commitment to equity, access to government, good governance, and reform. It has been an honor to serve with her,” he said.

During Fritz’s second term, her husband, Steve Fritz, was killed in a head-on crash on his way to work at the Oregon State Hospital.

Fritz had not intended to seek a third term, but his sudden death upended her plans. She thanked her constituents for their outpouring of support and chose rededicate herself to her work, using part of a life insurance payment to help fund her re-election campaign.

Fritz went on to champion state legislation to install crash barriers to improve the safety of highways in Oregon.

“We have shared a number of personal milestones,” Fish said. “Nobody has been more supportive of my struggle with cancer, and I traveled to Salem with her on what was probably the toughest day of her life.”

In recent years, Fritz has cast a number of critical “yes” votes on issues that divided the council, including approving a controversial contract with the police union under Mayor Charlie Hales. This year, she joined Hardesty and Eudaly to withdraw the city from the FBI’s Joint Terrorism Task Force.

Mayor Ted Wheeler and Eudaly’s terms also end in 2020, setting up two potentially fierce campaigns next year.

Fritz’s accomplishments as a legislator range from the esoteric — for example, a recent ordinance she sponsored protects the civil rights of atheists — to policies that have profoundly reshaped city priorities.

She sponsored legislation that sets aside 50% of the city’s one-time budget surpluses for core infrastructure maintenance in parks, transportation and emergency preparedness and helped create the independent Portland City Budget Office. She also championed a paid sick leave policy for city workers.

“Amanda’s service has been characterized by a deep commitment to equity, access to government, good governance and reform,” said Commissioner Nick Fish, who spent a decade serving alongside Fritz. “It has been an honor to serve with her.”

Fritz currently oversees the Water Bureau and the Office of Equity and Human Rights. She said her goals for her remaining time in office include working on the city’s equity initiatives, developing a program to help fund the city’s maintenance backlog, and putting protections for the Bull Run watershed in the city’s charter.

“And then, I am looking forward to retiring and sitting in my back yard with my cat watching the wildlife,” Fritz said.