

The Oregonian

Portland parks will spend \$8 million to extend North Park Blocks as part of Broadway Corridor redevelopment

*By Everton Bailey Jr.
February 1, 2020*

Portland's parks department says it plans to use up to \$8 million in fees paid by developers to turn a city-owned downtown parking lot into new public green space.

The move to redevelop the lot near the Pacific Northwest College of Art along Northwest Glisan Street would extend the North Park Blocks one square block toward the city's vacant central post office site, which is also slated for redevelopment.

The money would come from system development charges and it would cover planning, design and construction costs, said Mark Ross, a parks and recreation spokesperson.

"We are optimistic that some funds may remain after the North Park Blocks project," Ross said. Any remaining money, he said, would likely be put toward a new park planned to be built on the post office site.

The developments are part of the city's Broadway Corridor redevelopment project, a plan to create a new neighborhood encompassing 34 acres in Northwest Portland between the Chinatown-Japantown historic district and the Pearl District featuring the 14-acre post office site as its anchor. The area also covers Union Station and the former Greyhound bus terminal.

The project is expected to include at least 720 affordable housing units, small business opportunities, new parks, public art and a new cycle track for biking. Affordable housing units are planned to be made available for families earning less than 60% of area median income, city officials said. For a family of four that would be \$52,740, city records show.

The redevelopment is expected to help the city meet its projections of downtown-area growth of 21,500 new households and 42,500 new jobs by 2035. Redevelopment on the post office site alone is expected to provide homes for 1,800 to 2,400 new households, 4,000 to 8,800 new jobs and 4 million square feet of mixed-use development, according to Kimberly Branam, executive director of Prosper Portland, the city's economic and urban development agency.

The Portland City Council approved the framework of the plan in 2015. Prosper Portland and the city's housing bureau bought the post office site for about \$88 million in 2016.

Redevelopment of that property is expected to be phased in over an estimated 15 to 20 years, according to city officials. Demolition and construction in the area is expected to begin in 2021.

Branam said city development partners will need to secure an estimated \$1 billion in outside capital to deliver on the project over the next 15 to 20 years. Public funding could cover more than \$200 million in costs, supported in part by river district tax increment financing.

The city's housing bureau estimates an additional \$308 million in public and private funding would be necessary to hit its goals of 720 affordable housing units in the area. The housing bureau would cover \$96 million of the costs, and private capital would make up the rest.

"We envision Broadway Corridor as Portland's next great place," Branam told the city council Thursday during an update on the project. "A place that holds a significant role in the hearts of

Portlanders alongside Pioneer Square or Peninsula Park, the Gateway Discovery Park or the Portland Mercado.”

She said several key steps still need to be ironed out. The Portland Design Commission is reviewing master plan for the post office property. City officials are also working out a community benefits agreement between Prosper Portland, lead developer Continuum Partners, and the Healthy Communities Coalition, which represents local racial- and gender-justice nonprofits, unions, and environmental, housing and transportation advocates.

The coalition has been pushing for the city to make sure the project meets the needs of Portland’s underserved and historically displaced populations.

Vivian Satterfield, who belongs to the coalition, noted to the council Thursday about the history of the Broadway Corridor, where indigenous, African- and Asian-American communities once lived or owned businesses.

The agreement would set out guidelines for the Broadway Corridor project to ensure construction and business equity, mitigate negative community impacts, provide oversight, plan for affordable housing and other benefits, city officials said.

Satterfield mentioned the agreement would also call for the coalition to sign away its right to protest the project.

“Healthy Communities Coalition will not sign an agreement that doesn’t deliver on the promise that this project will be racially just,” Satterfield said. “If the city and Prosper are truly for racial equity, we say prove it.”

City officials said the community benefits agreement could be reached in February.

Portland to pay \$120K to settle bias suit stemming from cop’s stop of black motorist

*By Maxine Bernstein
February 1, 2020*

The city of Portland on Friday agreed to pay \$120,000 to settle a discrimination suit an African American couple filed against a police officer who pulled them over as they turned into the lot of a Popeyes fast-food restaurant in Northeast Portland and then left them stranded after breaking their ignition key.

Officer Christian Berge didn’t cite the driver for any infraction or offense and left the couple at the scene with the disabled key. He also never wrote a police report, according to court documents.

Berge later told internal affairs investigators that he had suspected the driver had been drinking because he said he saw his blue El Camino drift twice into oncoming traffic on Northeast Ainsworth Street.

Attorneys for the couple said Berge never conducted a field sobriety test of the driver, and a Popeyes employee who had contact with the driver, Claudius Banks, and his wife, Daynelle Banks, told investigators he noticed no signs that the couple had been drinking.

Berge was not disciplined for the March 2015 stop or for failing to document the stop, but he resigned two years later when he was convicted of official misconduct for having sex on duty

with a woman between August 2015 and May 2017. He had met the woman on another police call. Berge also relinquished his police certification in 2017.

“The entire process was so stunningly irregular to call the officer’s motive more than highly questionable,” Greg Kafoury, an attorney for the plaintiffs, said after a settlement was reached on the eve of a scheduled federal trial. “It was basically a shakedown, frankly.”

The officer didn’t tell anybody he had broken the key until after the motorist called 911 four times from the parking lot of the restaurant, saying he was stranded after being stopped by a Portland officer who had left the scene.

The stop occurred about 2 a.m. March 21, 2015. Claudius Banks had gotten off of work for FedEx earlier that night and was pulled over as he was turning into the Popeyes restaurant at Northeast Ainsworth and Martin Luther King Jr. Boulevard.

In court statements, he and his then-wife, Daynelle Banks, said the officer approached and ordered, “Get your black (expletive) out of the car.” The couple stepped out. Without any explanation, Claudius Banks said, Berge searched his car, including looking inside the glove box. Before getting out, Berge “jerked and twisted the key at least three times until it broke off in the ignition,” Claudius Banks said in a statement.

Part of the key remained in the ignition, making it impossible to drive the car with another key until that fragment was removed, according to Claudius and Daynelle Banks.

Berge said he got in the car in order to “secure it.” He said he first placed the key in the ignition to close the windows but realized they were manually operated. Berge then said he accidentally broke the key after putting it in the driver’s door to lock the vehicle. Berge denied searching the car.

“His decision to ask plaintiffs to exit their car and prevent them from driving while intoxicated was appropriate. The brief duration of the stop, and Berge’s decision not to issue a citation or arrest either plaintiff, demonstrate that he did not treat them less favorably than similarly situated persons of a different race,” Berge’s attorneys Karen O’Kasey and Andrew Weiner wrote in a trial memorandum.

Berge decided not to cite or arrest the motorist because he said he didn’t have time or back-up support to process a drunken driving arrest. Instead, he said, he gave Banks a warning and allowed the two to walk home.

The night of the stop, Sgt. Robert Brown responded to the Popeyes in response to four 911 calls by Claudius Banks. The sergeant ended up giving Banks a ride to a location in St. Johns after Daynelle Banks already had called a cab.

Daynelle Banks was working for the city’s Bureau of Environmental Services at the time of the police stop. She filed a tort claim with the city, seeking reimbursement for the cost of the tow and retrieval of their car and the cab ride she took home. The city in late December offered to pay \$308.38 plus interest but that payment was never made.

The Portland Police Bureau conducted an internal affairs investigation into Berge’s handling of the stop and found no wrongdoing, although Berge’s account of how he broke the ignition key was inconsistent with the physical evidence and other statements, according to Kafoury and his paralegal David Hess, who represent Claudius and Daynelle Banks.

Attorneys for the city of Portland argued that the officer couldn’t tell the color of the couple’s skin when he stopped their car and reasonably suspected that the driver was under the influence of intoxicants.

The settlement reached by attorneys likely will go before the City Council for final approval. City attorney Tracy Reeve declined to comment about the settlement Friday.

7 candidates for Portland City Council qualify for relaunched taxpayer financing program

*By Everton Bailey Jr.
January 31, 2020*

Seven Portland City Council candidates including incumbent Commissioner Chloe Eudaly have qualified to receive taxpayer dollars to help fund their campaigns, leading to more than \$550,000 set to be doled out as of Friday, according to the city.

Mayoral candidate Sarah Iannarone leads the way with \$165,362 in matching contribution funds to date from the Open and Accountable Elections Program, said Susan Mottet, the initiative's director. That's based on \$39,113 raised from 1,146 verified contributors.

Iannarone was the first to qualify in October for the city's public campaign finance program and the lone candidate in the mayor's race, which has drawn 11 candidates including incumbent Mayor Ted Wheeler.

City commissioner candidates Candace Avalos, a Portland State University student adviser, Tim DuBois, a local carpenter, and Carmen Rubio, executive director of nonprofit Latino Network, have also qualified for public campaign funding and are seeking the seat being vacated by Commissioner Amanda Fritz. Along with Eudaly, Mingus Mapps, a former political science professor who used to work for Eudaly in the city's office of Community and Civic Life, and Seth Woolley, a software developer, also qualified for public funding in that race.

Former Portland Mayor Sam Adams, who is also challenging Eudaly, is still waiting to be certified by the city's auditor's office to appear on the May ballot. The auditor's office said Friday that Adams still hasn't submitted 100 signatures from registered Portland voters required to qualify him.

He has until March to do so, but he can't be enrolled in the public finance program or receive funds until he is officially on the ballot, Mottet said.

The city public campaign finance program is expected to have \$4 million available in 2020, with \$2.7 million available for qualified candidates in the May 19 primary, Mottet said.

Portlanders voted to end a similar campaign finance system in 2010 after it was determined that candidates forged signatures needed to qualify for funding and engaged in improper spending. This included one failed city council hopeful who used public money to pay her daughter \$15,000 for internet research.

The Portland City Council approved creating the new program in 2016. The city started putting aside money last year for the 2020 election cycle. The city has described the program's goal as trying to reduce the perception of corruption created by the influence of money in politics.

Wednesday was the last day candidates in the mayor's race and for Eudaly's and Fritz's seats could submit signatures and donations required to receive taxpayer funds. Candidates in the special election to complete late Commissioner Nick Fish's term, which expires at the end of 2022, have until Feb. 7 to declare they want to enroll in the program and until March 24 to be certified.

The program provides \$6 in taxpayer funds per \$1 raised from eligible donors. A \$5 donation, for example, would be matched with \$30 from the taxpayer fund to yield a \$35 contribution.

Mayoral candidates had to raise at least \$5,000 from at least 500 verified Portland residents to qualify for the matching funds and candidates for city commissioner had to collect at least \$2,500 in contributions from at least 250 Portlanders.

Candidates could accept at least \$5 and no more than \$250 from each donor.

Tim Crail, Commissioner Amanda Fritz's chief of staff, said the program has met expectations so far. Most people who declared an intent to enroll met certification requirements. Fritz's office oversees the program.

Crail said the unanticipated 2020 race for Fish's seat raised the possibility that the program may not have enough funds available for all candidates who intend to seek that seat using public matching money.

"The exciting part is that every candidate running clearly recognizes the value of the program and wants to use it," he said. "The downside is we need a little time to build up the fund to handle something like this."

Because she is running for mayor, Iannarone can receive up to \$304,000 in matching funds for the primary election and up to \$456,000 more if there is a general election. Commissioner candidates can qualify for as much as \$200,000 in the primary and up to \$240,000 more in the runoff.

As of Friday, seven people seeking to complete Fish's term had given notice that they are trying to qualify for the program, including Portland Rental Services Commissioner Margot Black; Metro Councilor Sam Chase; Tera Hurst, who worked as chief of staff for former Portland Mayor Charlie Hales; and former Multnomah County Commissioner Loretta Smith.

If all 15 people, including Adams, qualify for the program and each receive the maximum allotment, the city would need \$3.1 million to meet the 6-to-1 match for the primary.

The city charter allows Mottet at any point of the election cycle to request additional public money from the city council if the amount already deposited in the program fund won't be enough. The charter also allows her the option of lowering the contribution match in line with the money available.

Mottet said she is awaiting the Feb. 7 deadline to determine the maximum amount of money the program would need in the event everyone qualifies and hits the maximum allowable funds. She said she told the candidates in the other three races Thursday that they would continue to receive the full 6-to-1 match through the Nov. 3 general election.

"We're waiting on more data to determine what is needed to keep the match rate at 6-to-1 for the special election," she said.

As of Friday, Rubio had been approved for \$142,098 in matching funds based on \$53,804 raised from 535 verified contributors.

Mapps has been approved for \$69,142 in matching funds for \$18,279 from 253 donors; Woolley has been approved for \$65,676 based on raising \$11,646 from 362 donors; Eudaly has been approved for \$41,575 for \$8,879 from 254 donors; DuBois has been approved for \$38,394 for \$6,899 from 292 donors; Avalos has been approved for a \$29,100 match for \$5,475 from 250 donors.

Mottet said Adams would be eligible for \$53,766 in matching funds if he is certified for the program. He has raised \$12,936 from 261 verified contributions.

The Portland Tribune

Portland Mayor Wheeler endorses Metro homeless measure

Zane Sparling
February 02, 2020

UPDATE: The Metro Council has scheduled a work session on the potential May primary election measure for Tuesday, Feb. 4

Portland Mayor Ted Wheeler says a homeless services funding measure is fait accompli — and he wants you to vote for it.

"It will be on the ballot in May, and I will be a leading proponent of that effort," Wheeler said in an interview on Saturday, Feb. 1.

The Metro Council will hold a work session on the potential May primary election measure on Tuesday, Feb. 4. A council vote is tentatively scheduled for Thursday, Feb. 20.

As recently as December, political watchers seemed skeptical of the timing of the proposal, which has the strong backing of the HereTogether coalition but could crowd out following money measures, like the \$3 billion transportation bond Metro plans for later in 2020.

If indeed the Metro Council sends the homelessness tax to the ballot, voters in Multnomah, Clackamas and Washington counties could raise a substantial sum for the chronically homeless, but where the money would come from hasn't been fully detailed in public yet.

Advocates had hoped to raise as much as \$300 million, though one possible fundraising mechanism, a 1% income tax on high-earners, would likely generate no more than \$125 million.

Wheeler said the discussions about who will serve as caretaker of the taxpayer money, as well as HereTogether's role, are still ongoing. But he's convinced the money will help create permanent supportive housing with treatment for addiction and mental health issues.

"We know we can build the housing, that's not the problem," Wheeler added. "The problem is do we have the resources and the capacity to be able to provide the services to make that housing successful."

The mayor — who has said repeatedly that homelessness is his No. 1 priority — embarked on the first in another series of community forums on that topic on Saturday.

The event at Portland Community College's Southeast 82nd Avenue campus wasn't too different from the homelessness forums he held last year, or the year before that, with dizzying lists of statistics and upwardly trending lines.

- For instance, while federal counts show 4,000 unhoused here, the city-county Joint Office of Homeless Services reports serving 37,000 in the latest fiscal year.
- Central City Concern removed 2.3 million pounds of trash from camps in 2019, a 115% increase from 2018.
- More than 72,00 needles were removed by clean-up crews in 2019, compared with 29,000 in 2018

Forum attendee Nancy Merchant said people defecate and inject drugs in the alley by her home off Powell Boulevard.

"My kids have seen things that no kids should see growing up," she said. "The camps, even when they get cleaned up, just move one block down."

Make your voice heard:

Portland Mayor Ted Wheeler will host three more community conversations on homelessness in North, Northeast and Southwest Portland. Here's what is planned:

- A forum on Thursday, Feb. 13 from 6:30 to 8:30 p.m. in the Beaumont Middle School cafeteria, 4043 N.E. Fremont St.
- A forum on Tuesday, March 3 from 6:30 to 8:30 p.m. at the University of Portland Bauccio Commons, 5000 N. Willamette Blvd.
- A forum on Saturday, March 7 from 9:00 a.m. to noon at the Multnomah Arts Center gymnasium, 7688 S.W. Capitol Hwy.

Portland Council to discuss role of Gun Violence Reduction Team

*By Jim Redden
February 02, 2020*

Work session on the police unit and body cameras is scheduled as shootings increase in the city.

As shootings continue in Portland, the City Council is scheduled to discuss the role of the police bureau's Gun Violence Reduction Team on Thursday, Feb. 6.

The 9:30 a.m. work session will also include a discussion of whether to require police officers to wear body cameras while on duty. Police testimony will not be allowed.

According to the police, shootings have increased in Portland this year compared to 2019. The GVRT responded to 47 shootings by Jan. 27 compared to 28 by the same time during the previous January.

The most recent shooting happened early Sunday when a woman in a car waiting in line at a drive-thru was struck by a stray bullet. Police responded to the report of gunfire just before 2 a.m. near the 700 block of Northeast Weidler Street. By the time officers arrived, the shooter had left the scene and the victim had driven herself to the hospital. Her injuries are described as non-life threatening.

Despite its mission to reduce shootings, the GVRT is controversial. It began as the Gang Enforcement Team with a focus on reducing gang shootings. At that time, GET officers stopped and questioned African-Americans at a disproportionately high rate, according to several audits.

Even though its mission has been expanded to include all shootings, Commissioner Jo Ann Hardesty has repeatedly called for the GVRT to be abolished.

Police officials are expected to explain the current activities of the GVRT and present statistics about recent shootings and gun seizures at Thursday's work session. The council will begin working on next year's budget in coming weeks.

Requiring officers to wear body cameras is also controversial. Other law enforcement agencies in the region and across the county have begun requiring them to better document encounters between officers and citizens, including officer-involved shootings. But privacy advocates have questioned whether they violate the civil rights of citizens being recorded, and the cost of storing the countless hours of recordings is hard to estimate.

Council delays neighborhood reform vote, announces infill project schedule

By Jim Redden

January 31, 2020

The City Council takes different approaches to two controversial measures on the agenda for Jan. 28.

The City Council took different approaches to two contentious measures that were on the agenda for Wednesday, Jan. 28 — the Civic Life Code Change Project and the Residential Infill Project.

The council first referred the Code Change Project back to Commissioner Chloe Eudaly's office without discussion. It later announced that public hearings on RIP, as the infill project is commonly called, will resume in March after amendments have been introduced.

It Code Change Project is being undertaken by the Office of Community & Civic Life, which Eudaly oversees. It intended to rewrite the City Code to increase public involvement in civic affairs, but has been criticized for eliminating references to existing neighborhood organizations.

Eudaly had proposed a compromise that would guarantee funding for Neighborhood Coalition Offices while city staff review the code and launch a new involvement process that last until at least June 2023. But commissioners Amanda Fritz and Jo Ann Hardesty questioned the lack of details of the public involvement process during the first hearing.

Measures are traditionally referred by to their sponsor's office when there are not enough votes to pass them on the council.

The infill project is intended to increase housing types and lower average costs by allowing up to four units on lots in single-family neighborhoods. The schedule was announced after the council directed the staff of the Bureau of Planning and Sustainability to draft what it called "technical amendments" to the current project recommendations.

The council also announced it will consider drafting amendments proposed by the public on Wednesday, Feb. 12. Mayor Ted Wheeler said he was interested in a "deeper affordability bonus" that would allow up to eight units on most lots. Fritz indicated she was interested in lowering the standard for defining affordable housing from 60% to 50% of the area median family income.

The 2019 Oregon Legislature required Portland and others cities in the metropolitan area to allow duplexes on practically all single-family lots and up to four units on at least some lots in single-family zones by July 1, 2023.

Preliminary police contract bargaining meeting scheduled for Feb. 7

*By Jim Redden
January 31, 2020*

The public is invited to attend the meeting next Friday subject to terms and conditions agreed to by the city and the Portland Police Association

The City of Portland and the Portland Police Association will meet to discuss bargaining protocols and procedures for negotiating the next police contract on Friday, Feb. 7.

The public is invited to attend the meeting under restrictions agreed to by the city and the union that represents rank-and-file Portland Police Bureau employees. It will be held at 2 p.m. at Portland Community College Southeast Community Hall, 2305 S.E. 82nd Ave, Portland.

According to Mayor Ted Wheeler's office, observers are allowed under the following terms and conditions Anyone who violates them will be asked to leave the meeting and may be excluded from that bargaining session:

1. Observers may not video or audio record or take photographs during the session.
2. Live social media reporting, such as blogging and tweeting, is not permitted. Observers may not use cell phones, tablets, laptops or similar devices during the bargaining session.
3. Observers are not permitted to speak while negotiations are occurring.
4. Observers may not be disruptive, as judged by the City's representative.
5. Observers are to sign a sign-in sheet with the time they arrive and the time they leave.
6. Observers are not permitted to attend caucuses or sidebar meetings.
7. Observers will be seated at a reasonable distance from the bargaining teams, generally defined by the parties as no less than eight feet.
8. Observers are not permitted to possess weapons at the meeting.

Wheeler has said he is committed to negotiating a fair contract that addresses longstanding disciplinary issues.

Willamette Week

Commissioner Chloe Eudaly and Challenger Seth Woolley Qualify for Public Financing

*By Nigel Jaquiss
January 31, 2020*

The growing number of qualifiers puts pressure on the city's election budget with many more candidates still seeking public money.

City Commissioner Chloe Eudaly and Seth Woolley, a good government activist and computer engineer who is challenging her, have now both joined the list of those qualifying for public financing under the city's new Open and Accountable Elections program.

Eudaly, who didn't file to be eligible for the money until the Jan. 15 deadline, gathered contributions from 250 supporters very quickly. Mingus Mapps, the former political science professor who is also challenging Eudaly, qualified for public funds earlier, while former Mayor Sam Adams, who is also in the race for Eudaly's seat, has turned in the names of his supporters and is awaiting verification from the Open and Accountable Elections program.

There are now seven candidates who have qualified for public money—and seven more hoping to qualify for public financing in the race to succeed the late City Commissioner Nick Fish, who died in office Jan. 2. Those candidates have until Feb. 7 to gather contributions from 250 supporters each. (In the mayor's race, Sarah Iannarone met the higher threshold for that office of 500 supporters. She is now eligible for a 6-to-1 match that will allow her to spend up to \$380,000, while the candidates in races for city commissioner races are also eligible for 6-to-1 matches but can only spend \$250,000.)

As Oregon Public Broadcasting first reported, the number of candidates qualifying for public money is straining the program's budget. Susan Motett, the city's director of Open and Accountable Elections, says she is in the process of assuring candidates in the races for the three scheduled races—for mayor; to replace retiring Commissioner Amanda Fritz and for Eudaly's seat—that the city will have sufficient funds for them.

Mottet says it is still unclear whether the funding will be sufficient to fund all the candidates seeking to succeed Fish.

"We are waiting for data to see whether we have enough money for the special election," Mottet says. "We are waiting to see how many candidates qualify."

The Portland Mercury

City and Police Union Will Publicly Hash Out Contract Negotiation Rules

*By Alex Zielinski
January 31, 2020*

On Friday, February 7, City of Portland representatives will meet with the Portland Police Association (PPA) to discuss the protocols for upcoming bargaining negotiations over the PPA's contract with the city. The meeting is expected to turn contentious—the two sides don't have a history of agreeing on much—and the public has been invited to attend.

The meeting will focus on the basic guidelines for what could be months of negotiations between the city and the PPA, the union for rank-and-file officers at the Portland Police Bureau (PPB). The city's hoping to reach an agreement by June, when PPA's current three-year contract expires.

During the preliminary meeting, which will be held at Portland Community College's (PCC) southeast campus, lawyers representing both parties are expected to hash out a general timeline for the meetings and determine how many will be open to the public.

During past negotiations, bargaining meetings have been held at both City Hall and the PPA headquarters, where only the City Hall meetings were open to the public. The city is expected to request PPA agree to a similar—if not more transparent—structure for this year's negotiations.

While the public is allowed to attend the PCC meeting, they must follow strict rules agreed upon by both parties. Those rules include:

- No using cell phone, tablets, or laptops
- No taking photos or recording video or audio
- No talking
- No weapons
- No disruption ("as judged by the City's representative")
- Every attendee must sign a sign-in sheet and mark what time they arrive and what time they leave

The city's bargaining strategy regarding the coming negotiations remains under wraps, but members of the public have called for increased penalties for officers who use deadly force and a stronger civilian oversight system, among other things.

On Monday, PPB Chief Jami Resch told the Mercury she's hoping the contract includes requirements around the bureau's burgeoning officer wellness program, which prioritizes cops' mental and physical health. Resch, who is not part of the negotiating team, identified other areas that could be codified to improve officers' health.

"For example: breaks in between shifts," Resch said. "Right now, there is nothing that requires [breaks], but a part of the wellness piece is understanding that people do need a break. If you're working night shift and then you have to go court all day, and then night shift comes up again—there's a very small window of time [to rest]."

The rule-setting meeting will be held on Friday, February 7 at 2 pm at Portland Community College's Southeast Community Hall.

The Portland Business Journal

Broadway Corridor update: Activists want to lock in social benefits, including wage standards and diversity

*By Jonathan Bach
January 31, 2020*

Portland leaders and community organizers are on the back stretch of negotiating an agreement that will underpin efforts to redevelop the Broadway Corridor between the Pearl District and Old Town Chinatown for years to come.

Prosper Portland and the Healthy Communities Coalition are hashing out what's called a community benefits agreement. By signing the agreement, the coalition — which cuts across environmental, social justice and organized labor interests, according to Prosper Portland — would essentially sign away its rights to protest the project. In return, it would secure certain benefits for the redevelopment.

Healthy Communities wants all workers, including people of color and women, to have equal access to construction jobs for the project, fair benefits and wages for those who construct the buildings and later work inside of them and a labor agreement for the project, among other terms. The redevelopment is expected to generate approximately 6,000 construction jobs.

Negotiations kicked off last year, and further talks are scheduled for Feb. 3 and Feb. 12. Still, coalition member Vivian Satterfield signaled on Thursday negotiators still have more ground to cover.

“While we’re seeing encouraging movement, we’ve been urged to temper our expectations, to be ready to make compromises,” Satterfield told members of the Portland City Council. “Our communities of color, working families and those still seeking to secure economic opportunity in the city of Portland will not compromise yet again for someone else’s economic interest.”

Proponents of the agreement rallied inside City Hall before the meeting. Many wore red T-shirts or stickers that read “Community Benefits NOW.” They later filed into council chambers.

Public officials say the Broadway Corridor redevelopment, which could include as much as 4 million square feet, is “a once-in-a-generation opportunity” to meet the city’s development needs. It would offer a landing spot for an estimated 1,800 to 2,400 households, including 720 affordable housing units, and 4,000 to 8,800 permanent jobs, according to public officials. Prosper Portland and the Portland Housing Bureau bought the property from the U.S. Postal Service in 2016 for nearly \$90 million.

"These 34 acres could be a new center of employment, housing, a transit and bike hub, and a connector between Old Town Chinatown and the Pearl District," Mayor Ted Wheeler said Thursday. "I envision the Broadway Corridor as Portland’s next great place: vibrant, livable, accessible, affordable, sustainable and inclusive."

The Broadway Corridor project could take shape over the next 15 to 20 years.

Kimberly Branam, Prosper Portland's executive director, said development partners must secure about \$1 billion to make the project work over that time period. Other costs — site prep and acquisition, as well as street, open space and utilities expenses — could total about \$200 million.

OPB

Wheeler Addresses Housing And Homeless Services At Portland Forum

*By Donald Orr
February 1, 2020*

Portland Mayor Ted Wheeler addressed a packed community hall at Portland Community College’s Southeast campus as he held a public forum discussing homelessness in Portland.

The community conversation was part of the Portland Downtown Neighborhood Association’s Educational Forum on Homelessness and included panels on mental health, substance abuse and addiction recovery.

Wheeler addressed more than 100 people in a packed community hall, a space with a maximum capacity of 169 people. Dozens were diverted by PCC staff to the nearby Mt. Tabor building, into an “overflow” room to watch a livestream of the panel.

Wheeler later spoke to the second group to hear the community’s concerns.

“The main theme I’m hearing over and over again is the need to address connecting people to whatever services they need to get off and stay off the streets,” Wheeler said.

“For a lot of people that means mental health services, for others it means substance abuse and addiction recovery services — others still, are talking about the need for more disability services. So we’ve moved way beyond the conversation of shelter.”

Wheeler said for many people who are chronically homeless, such services are critical to sustain housing.

“It’s not just about the inability for people to pay rent, it’s not just about the lack of affordable housing — for many, the most chronically homeless on our streets, it’s about having services be delivered alongside that housing so that people can stay in that housing and be successful in that housing.”

In September 2019, the Multnomah County Board of Commissioners approved preliminary plans for a behavioral resource center in downtown Portland. The center would offer immediate basic services as well as connections to treatment and transitional housing. The center aims to be completed and operational by September 2021.

Wheeler said 6,000 people were moved off the streets last year, but that there’s more work to be done for Portland communities experiencing homelessness.

Wheeler will hold three more community conversations throughout February and March in different areas of Portland. The next forum will be held at Beaumont Middle School on Thursday, Feb. 13, in central Northeast Portland.