

# CENTRAL EASTSIDE



## Central Eastside Urban Renewal Advisory Committee (URAC)

**December 14, 2009**

**4:00-6:00 p.m.**

**Goodwill Industries**

**1943 SE 6<sup>th</sup> Ave**

### Meeting Summary

**URAC members present:** Susan Lindsay, Buckman Community Association, Linda Nettekoven Hosford Abernethy Neighborhood Alternate; Michael Whitmore, Kerns Neighborhood Association; David Lorati, Central Eastside Industrial Council; Peter Stark, Central Eastside Industrial Council; Eric Shoemaker, Member at-Large; Jeff Reaves, Member at-Large, Dardinelle Troen, Member at-Large; Rick Michaelson, Member at-Large, Susan Pearce, Hosford Abernethy Neighborhood

**Guests:** Lee Perlman, freelance writer; Mary Ann Schwab, Sunnyside NA; Linda Dobson, Bureau of Environmental Services, Ned Vaivoda, Eva Architecture; Marie Daniels, Work source East, Paul Stewart, Portland Housing Bureau; Linda Wysong, consultant for Bureau of Environmental Services working on the SE Clay Street design

**PDC Staff:** Trang Lam, David Sheern, George Cornett, Joleen Jensen-Classen

#### Call to order/Introductions/Meeting summary

The meeting was called to order by Chairperson Susan Lindsay at 4:00 p.m. Susan Lindsay asked those present to introduce themselves and tell the group their favorite color, favorite place to vacation and their philosophy of life.

Jeff Reaves announced a potential conflict of interest since he is part of the Burnside Bridgehead consultant team.

Peter Stark moved that the meeting summary of November 9, 2009 be approved and Susan Pearce provided the second. The motion carried unanimously.

#### Clay Green Street Project and Community Design Plan

Linda Dobson from the Bureau of Environmental Services (BES) reported that the first phase of the SE Clay Street Routes to the River project has been completed. The following were included in this phase:

- 11<sup>th</sup> and Clay Street rolled curbs to facilitate truck mobility. These curbs are the first in the city and PBOT will install cameras to monitor their effectiveness
- Pedestrian signals at SE 7<sup>th</sup> and Clay
- Street trees (27) were planted between SE 8<sup>th</sup> and 12<sup>th</sup> Avenues

Design will begin in 2010 for the 9<sup>th</sup> and 10<sup>th</sup> street intersection as well as the community design plan for SE Clay Street Route to the River. Construction of these two intersections will start in fall 2010. BES hired Linda Wysong, an interdisciplinary visual artist to work with the community on the design plan. She will gather information from stakeholders through attending meetings, individual interviews, research and a community design workshop or charrette to be held in January of 2010. She will also work with planners and landscape architects on amenities, aesthetics and communication. The goal is to develop an Art Plan with suggestions for an overall theme and look with specific suggestions for ways to “sign” the route to the river, materials, designs of bike racks, seating and additional opportunities. The approved Art Plan will be presented to the community in a public open house.

### **CES Budget Subcommittee Report and draft FY 2010-11 budget recommendations**

George Cornett, Budget Analyst for PDC, outlined the process and timeline for the committee. The draft budget phase ends this week and the staff will develop the proposed budget for the PDC Commission and Portland City Council. The URAC will have opportunities to testify before both bodies in May and June of 2010.

Trang introduced the budget subcommittee members who are:

- Jeff Reaves
- Dardinelle Troen
- Peter Stark
- Rick Michaelson
- David Lorati

The subcommittee went through a prioritization process by first identifying budget commitments that were fixed such as:

- East Burnside/Couch Couplet
- Streetcar Loop
- 30% set-aside to include the Clifford Hotel and Hooper Detox Center
- Burnside Bridgehead

The subcommittee noted that tax increment financing (TIF) generation is a priority in the district. The subcommittee then developed priorities for the remaining funds available which included:

- Storefront grants to be more strategic by targeting specific businesses and or properties
- Small project with the use of DOS and Redevelopment Loan Programs to target owner/occupied underutilize properties or vacant land
- Business Finance programs to be more strategic by targeting specific businesses and or properties
- Workforce Housing
- Southern Triangle Area which includes light rail station area planning
- Wayfinding signs and or art for streetcar stations

The URAC agreed that since not everyone voted on the priorities, they should do so and those numbers added to the existing list. They also agreed to move Washington High School project from

the priority list up to the list of fixed budget commitments since it has support and funding has been allocated in the 2013-14 fiscal year.

The URAC also requested that PDC compile a chart of expenses on infrastructure projects in the district. Michael Whitmore requested that we show year to day expenditures for the current budget to better inform the committee.

Peter Stark suggested that properties around the Burnside Bridgehead be included in the framework plan planning process such as Hooper Detox and Pacific Fruit to provide a larger look at the area.

Trang walked the URAC through the budget beginning with Resources. Beginning fund balance is dollars unspent from the last year. Resources also include interest on investment, Property income and TIF proceeds. The Tif proceeds consist of dollars from the city assessor's office and lines of credit.

Business Finance was increased from \$800K to \$1 M in fiscal year 2010-11. \$1.35 M remains in fiscal year 2013-14 to provide assistance to businesses that might be displaced by the construction of the light rail line.

The \$1.602 M for affordable rental housing in fiscal year 2014-15 is a placeholder to enable the district to meet the 30% set aside requirement.

The Eastbank Asset Transfer of \$20K is for property maintenance. The New Strategy in the Revitalization section is a placeholder to plan light rail station areas at the southern end of the line. Storefront grants and Redevelopment Loan project line items were increased in order to capitalize on the streetcar line and the couplet project.

David Sheern explained the 30% set aside for affordable housing as it applies to the Central Eastside URA.

- Fifteen percent (15%) of the first \$35M in expenses is dedicated to the set aside and that amounts to \$5.1M which is being spent on the Clifford Hotel and Hooper Detox
- Once the district's expenses hit \$35M, 30% will be dedicated to affordable housing
- There are income levels within the 30% that also must be met by the district
  - 20-45% of the total must be spent on rental housing at 0-30 MFI
  - 25-45% of the total must be spent on rental and owner housing at 31-60 MFI
  - 10-35% of the total must be spent on home ownership at 61-100 MFI
  - 0-10% of the total must be spent on community facilities
- A decision was made to spend more than 10% for community facilities on Hooper Detox. The excess will come from the affordable homeownership section of the requirements
- Workforce housing is defined at 60-150 MFI
- The set-aside policy will be evaluated by the Housing bureau in summer of 2010.

The subcommittee will draft a memo to the PDC Commission and City Council and review at the January CES URAC meeting. The memo will focus on the following:

- CES successes
- Priorities on TIF generating projects and job creation
- Priority on funding PDC's existing programs (Storefront, Business Finance, DOS and Redevelopment Loan Fund) to help and encourage improvement and/or redevelopment of small projects.
- Reminder that district has already invested in two large infrastructure projects (Streetcar Loop and Eastside Couplet) and does not have the capacity to invest in additional infrastructure projects.
- 30% set-aside policy – The CES has concerns about the current policy for this district, in particular surrounding the workforce housing portion of the policy.
- Washington H.S. – Reminder of district's funding of this project in FY 07/08 (\$3.8M) and future allocation of about \$1M in FY13/14.
- Southern triangle area light rail station area planning.

### **Washington High School Update**

Chairperson Susan Lindsay provided an update of the Washington High School (WHS) project. The preferred "Option D" utilizes about 18,000 square feet on the ground floor of the high school and a 59,000 square foot new facility at SE 12th and Stark for the pool and gym facilities. A "fallback" option, Option A, was also recommend in case the high school option does not proceed with a private developer; which would also be a phased development with a total of 70,000 square feet. She noted that Option D has a higher risk of not penciling since the community center uses that are programmed in the high school are non-revenue generating. She also noted that the size of the project is larger than when the project was initiated.

The meeting adjourned at 6:00 p.m.

Submitted by Joleen Jensen-Classen, Public Participation Manager