

CENTRAL EASTSIDE



Central Eastside Urban Renewal Advisory Committee (URAC)

January 11, 2010

4:00-6:00 p.m.

Goodwill Industries

1943 SE 6th Ave

Draft Meeting Summary

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

Guests: Lee Perlman, freelance writer; Ned Vaivoda, Eva Architecture; DeeAnn Sandberg, TriMet, Dee Walsh, Reach Community Development; Kate Allen, Portland Housing Bureau

PDC Staff: Joleen Jensen-Classen; Steen Shain

Call to order/Introductions/Meeting summary

The meeting was called to order by Chairperson Susan Lindsay at 4:10 p.m. Eric Shoemaker announced his potential conflict of interest regarding the Burnside Bridgehead Project. Peter Stark moved that the meeting summary of December 14, 2009 be approved and David Lorati provided the second. The motion passed unanimously.

Chair's Statement

Susan Lindsay clarified the process for the creation of the CES URAC budget memo to PDC and City Council in that the URAC would work on the document at this meeting. Revisions would be sent to Susan who will finalize the memo and send it out one more time to the committee for review before submitting it to PDC's budget department on Wednesday, January 13th.

Budget memo discussion

The URAC moved into discussion of the memo to allow Kate Allen from the Portland Housing Bureau (PHB) to arrive from her previous meeting.

The URAC agreed that the memo as drafted by PDC staff member Trang Lam, did not have a "tone" they were comfortable with. The memo was too positive and did not sufficiently reflect concerns the URAC has consistently voiced in the past. David Lorati felt the URAC needed to re-write the memo so it sounded as if it came from the URAC. David Lorati, Peter Stark and Susan Lindsay agreed to work on the introductory paragraph with Peter taking the lead. Members wanted to include

more focus on business and industry needs for the remaining life of the URA. Concern and caution was expressed regarding the large infrastructure projects underway such as the Burnside Couplet, Light Rail and the Streetcar. They felt these large projects left little remaining resources to accomplish the original goals of the district which were employment and business support.

Paragraph #1: Focus on tax increment generating projects and job creation.

Peter Stark asked if the assumption that the Burnside Bridgehead project was necessary to generate TIF for the district was still valid. It is but the URAC agreed that if the project only stimulated the site, it would not be the best solution. They felt it is necessary for the site to stimulate development throughout the district and therefore emphasis should not be on the size of the project but its ability to create synergy. Peter will rewrite this paragraph

Paragraph #2: Help encourage small project to move forward

Eric Shoemaker will rewrite this paragraph.

Paragraph #3: CES cannot participate in funding any additional large infrastructure projects

The URAC requested that Steven Shain determine the total amount of dollars spent on infrastructure projects over the life of the district as they felt it was important to include this amount in the memo. The URAC felt strongly that CES has contributed enough to infrastructure and should not be required to do so for any future projects. Peter Stark will rewrite this paragraph.

Paragraph #4: Light rail station area planning needed

David Lorati stated that Light rail is displacing businesses and the jobs associated with them and extra focus need to be made on support for business and jobs in the district to mitigate this effect. There is no need to spend TIF funds to relocate those businesses as TriMet provides that support. It was agreed to strike the first sentence of this paragraph. Rich Michaelson will rewrite this paragraph.

Paragraph #5: Washington High school campus and Community center a priority for the community

Susan Lindsay will rewrite this paragraph.

Paragraph #6: 30% Housing Set Aside Police improvements are needed.

The URAC agreed it is important to stress the importance of finding a way to develop workforce housing for the district. They expressed concern that this has not been addressed. Rick Michaelson will rewrite this paragraph.

Ned Vaivoda suggested each paragraph should have a summary statement and Dardinelle Troen suggested the writers tie the memo to the City of Portland's Economic Development Strategy which also stresses business support and job creation. The deadline for the drafts to be sent to Susan

Lindsay is Noon on Tuesday, January 12th. Susan will compile the paragraphs and send the memo to the URAC for one final review before finalizing it for the Wednesday, January submission to PDC (Trang Lam).

Portland Housing Bureau (PHB) discussion

Kate Allen, Housing Manager for the City of Portland attended the meeting to brief the committee in three major areas:

- The status of the Clifford Apartments
- Initial response to the URAC's budget letter
- The Housing Set-aside policy

The Clifford Apartments were identified as needing preservation early in the life of the URA. The URAC members received a letter from Margaret Van Vliet, the Director of the PHB explaining the reason for the request for additional TIF resources for this project. See attached letter. URAC members asked that the bureau and the building owners, Innovate Housing, Inc., consider the possibility of adding ground floor retail to the project to enliven the streetscape. Kate replied that was under consideration but no dollars had been identified to accomplish this. David Lorati and Eric Shoemaker expressed concern about problems outside the Clifford such as drug dealing and fights. Innovative Housing does have 24 hour staff at the site.

Kate acknowledged the URAC's desire for more work force housing. She stated that the PHB feels they need to focus on the most vulnerable populations in the city which is the 0-30% MFI population, and that eventually the market will respond to other housing categories. There is a real lack of affordable housing and many units need rehabilitation. It is policy also to close the minority homeowner gap. URAC members commented that tying work force housing to ownership is not necessary and that work force rental would be equally valuable in the district.

The review of the 30% Housing Set Aside Policy will take place in the spring and summer of 2010. The policy calls for a 5 year evaluation. PHB will look at what has worked and what has not worked. PHB knows the set aside did not result in housing developed in North Macadam or the Gateway Urban Renewal Areas and a new tool may be needed to accomplish that goal.

Susan Lindsay stated that the URAC needs to focus on housing issues post Clifford and Hooper Detox. If the URAC wants work force housing, they need to identify sites such as Washington-Monroe.

Future Agenda Topics

The CES Business Inventory Draft findings will be discussed at the February meeting and Tri Met would like to come to the March meeting to brief the URAC on the Portland Milwaukie Light Rail Project.

The meeting adjourned at 6:00 p.m.

Submitted by Joleen Jensen-Classen Public Participation Manager