

# Gateway Regional Center URA Program Advisory Committee

## Meeting Summary

**Date:** July 19, 2006  
**Time:** 6:30 PM

**Location:** Portland Adventist Medical Center  
Education Center A  
10123 Southeast Market Street

***In attendance:***

Dorene Warner, Chair  
Beth Baltz  
Tim Brunner  
Frieda Christopher  
Dick Cooley  
Ted Gilbert  
Stuart Gwin  
Arlene Kimura  
Jerry Koike

Lynn Powell  
Jackie Putnam  
Alesia Reese  
Linda Robinson  
Dann Wonser

***Staff and Guests in attendance:***

Sara King, PDC  
Byron Estes, PDC

Kevin Bond, PDC  
Jon Connor, PDC  
David Elott, PDC  
Leah Greenwood, PDC  
Lené Hopson, PDC  
Sherry Lenard, PDC  
Becca Uherbelau, PDC

---

***Not in attendance:***

Bob Earnest, Vice Chair  
Teena Ainsle  
Susan Brady  
Andy Cotugno

Jim Doig  
Steve Dotterrer  
Grace Fitzgerald  
Rowanne Haley

Dick Loffelmacher  
Fred Sanchez  
Phil Selinger  
Carol Williams

### 1. Welcome and Introductions

Gateway PAC Chair Dorene Warner opened the meeting at 6:40 PM. Dorene announced that Co-Chair Bob Earnest is absent due to his son's lung transplant, taking place in Seattle.

### 2. Public Comment – none.

### 3. Project Updates – PDC Staff Changes

PDC URA Manager Sara King went over several recent staff changes at the Commission. Allyson Spencer in the Housing Dept left PDC a couple weeks ago to work at Portland Community Reinvestment Initiatives. Jon Connor, Senior Administrative Specialist in the Development Dept, is moving to the another URA team. Taking over for Jon will be Sandi Taylor and Lené Hopson, who will both be supporting the Neighborhood URA Team. Lené started working at PDC this month. Sloan Schang is leaving PDC at the end of August to travel overseas. Everyone in attendance gave Sloan a round of applause for his 7+ years of service in Gateway. Other new PDC staff working in the Gateway Team include Becca Uherbelau as our liaison in the Public Affairs Dept, Sherry Lenard as our Storefront

Improvement Program contact in the Economic Development Dept, and David Elott as our designated legal representative—who also happens to be Gateway born and raised.

#### **4. PAC Chair/Vice Chair Nomination Process**

Jackie Putnam, chair of the Nominating Committee, announced the slate. Dorene Warner was nominated as Chair. Bob Earnest was nominated as Vice Chair. A motion was made and seconded. Those in attendance voted unanimously to elect Dorene as Chair and Bob as Vice Chair. Their terms will last from July 2006 to June 2007.

#### **5. TIF Affordable Housing Set Aside**

PDC Housing Policy Manager Leah Greenwood led a discussion about the proposed TIF Affordable Housing Set Aside. At the end of April, City Council passed a resolution directing PDC to set aside 30% of its Tax Increment Finance (TIF) funds for affordable housing. PDC is working with city staff and gathering public input regarding the implementation of this policy. PDC will submit a report in early August to City Council regarding urban renewal expenditures on affordable housing, including a 5-year budget forecast based on a 30% affordable housing set-aside. An open public forum is scheduled for August 24th, which will consider options, how to implement a set-aside, and what percentage is appropriate.

Alesia Reese stated that the set-aside seems like a reaction to the Pearl District. The set-aside doesn't allow for a variety of housing. Leah Greenwood stated that no one really knows how this will work yet.

Frieda Christopher stated that she doesn't want more tax-abated housing, especially in the David Douglas School District. They need the TIF.

Dann Wonser stated that data on income and housing affordability should be used to show that Gateway already has an adequate supply of affordable housing.

Dorene Warner stated that the set-aside report should include non-TIF generated affordable housing.

Arlene Kimura said a one-size-fits-all solution is a bad idea.

Leah stated the set-aside report will include expenditures in each URA, including the overall PDC-wide expenditure—as well as what it has gone toward and the type of development. Leah will get dates and times of all public meetings. Leah stated that PDC staff is not in an advocacy position on this, but encouraged the PAC members to draft a response to City Council.

More information is available at <http://www.pdc.us/tifsetaside>

## **6. Central Gateway Redevelopment Strategy**

Dorene Warner gave an update on the Central Gateway Redevelopment Strategy. The project's Citizens Advisory Committee (CAC) has met twice so far. At the first CAC meeting, the CAC stated loud and clear they didn't want any more planning and visioning. "Let's do something." At the second CAC meeting, they discussed the elements of catalytic projects. Elements included: creates TIF, increases density and jobs, adds to mixed variety of housing types, large commercial, high profile, starts at the edges. The CAC also discussed using Local Improvement Districts (LIDs) as a method to get new infrastructure such as roads in Central Gateway. Dorene also reported that several redevelopment opportunities have been popping up. A group of homeowners along 99th Avenue are considering consolidating their ownerships under one LLC and selling their property all together. Andy Kelly and Gordon Jones are making progress on their new housing project near 97th and Glisan. The Central Gateway CAC meets again on September 11th. More information is available at <http://www.pdc.us/centralgateway>.

## **7. Project Updates**

### Metropolitan Transportation Improvement Program (MTIP)

Stuart Gwin from PDOT gave an update on MTIP. Portland's share of Oregon MTIP funds is \$12-13 million this year. Metro is the entity designated to pick projects to award funding to. Phase Two of the 102nd Avenue Streetscape Improvement project is one of the project submitted for MTIP funding, to help close the funding gap for that project.

### 102nd Avenue Streetscape Improvement project

Sara King announced that Phase One of the project is funded and construction will start in January 2007. Phase Two is up for MTIP funding.

Dorene adjourned the meeting at 8:15.

**The next Gateway PAC meeting will be held on September 20, 2006 at the Portland Adventist Medical Center in Education Center Room A. The meeting will begin at 6:30 PM.**

**Note: All confirmed meeting times, dates and locations are posted on the Gateway URA web site, <http://www.pdc.us/gateway>.**