

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS' MEETING
PUBLIC COMMENT SIGN-UP SHEET**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 5/26/16

AGENDA ITEM # _____ OR NON-AGENDA SUBJECT: KEVIN HAYES

FOR: _____ AGAINST: _____ PART 3

NAME: PAUL ADOLPH, PHILLIPS

CONTACT INFORMATION (optional):

ADDRESS: 1212 S.W CLAY apt #217

CITY/STATE/ZIP: PORTLAND, OREGON 97201

PHONE: 503-224-9954

E-MAIL: _____

IF YOU WISH TO ADDRESS THE BOARD IN PERSON:

1. Fill out this form and submit to the Board Clerk 15 minutes before meeting begins.
2. Comment for Non-Agenda items will be called immediately after the vote on the Consent Agenda.
3. Comment for Agenda items will be called during that item's presentation, before the vote is taken.
4. Commenters are called to testify in the order forms are received. The Presiding Officer may re-arrange the order that testimony is given or ask Invited Guests or Elected Officials to speak first.
5. When your name is called, come forward and be seated at the presenter's table; state your name for the record and speak clearly into the microphone.
6. Public comment is limited to **3 minutes or less** per person unless otherwise directed by the Chair, who is the Presiding Officer.
7. A buzzer will signify the end of your allotted time.
8. If submitting handouts to be given to the Board, seven (7) copies are required. If only one (1) copy is provided, it will be received for the file and electronically shared with the Board and County Attorney after the meeting.
9. All meetings are audio and video recorded and can be viewed at: multco.us.
10. The Chair has authority to keep order and may impose reasonable restrictions necessary for the efficient and orderly conduct of a meeting. Any person who fails to comply with the Rules of Conduct, or who creates a disturbance, may be asked or required to leave and upon failure to do so, becomes a trespasser and will be treated accordingly. Copies of the Rules of Conduct are available next to the sign up sheets.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD IN LIEU OF GIVING ORAL COMMENTS:

1. Complete this form and submit it along with your written testimony to the Board Clerk at the meeting, or by e-mail at: lynda.grow@multco.us
2. Written testimony will be entered into and remain a part of the official permanent record.

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MEETING DATE: May 24 N- 26

AGENDA ITEM # X OR NON-AGENDA SUBJECT: X

FOR: X AGAINST: X

NAME: Lightning Watchdog Communications PDX

CONTACT INFORMATION (optional):

ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: _____ E-MAIL: _____

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MEETING DATE: 7-26

AGENDA ITEM # _____ OR NON-AGENDA SUBJECT: Communications

FOR: _____ AGAINST: _____

NAME: JOE WAKEL

CONTACT INFORMATION (optional):

ADDRESS: 7348 SE Division

CITY/STATE/ZIP: _____

PHONE: _____

E-MAIL: _____

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X

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS' MEETING
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MEETING DATE: 05-26-2016

AGENDA ITEM # _____ OR NON-AGENDA SUBJECT: Affordable housing
impact statement

FOR: _____ AGAINST: _____

NAME: Matthew Charles Cardinale

CONTACT INFORMATION (optional):

ADDRESS: 555 N.W. Pacific Ave Apt 314

CITY/STATE/ZIP: Portland OR 97209

PHONE: (404) 983 6049 E-MAIL: matthew.cardinale@gmail.com

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THE FUTURE OF PRIZE
PHILANTHROPY
By Renya Reed Wasson

PAY-WHAT-IT-TAKES PHILANTHROPY
By Jeri Eckhart-Queenan,
Michael Etzel, & Sridhar Prasad

UPGRADING A
NETWORK
By Sarah Murray

Stanford SOCIAL INNOVATION Review

SUMMER 2016
VOLUME 14, NUMBER 3

USING DATA FOR ACTION AND FOR IMPACT

How nonprofits and
social businesses can
use data to inform
decision-making and
evaluate performance.

By Jim Fruchterman



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LIZ CARLISLE is a lecturer in the Thinking Matters program at Stanford University and the Department of Environmental Science, Policy, and Management at the University of California, Berkeley.

different levels of state government, all of which have opportunities to promote Museums for All among the low-income families their own programs target. "It's been a great opportunity to sit at all these different tables," Hue Penny says.

CITIES

Building Up Impact

BY LIZ CARLISLE

November 2015 was an important month for law student Matthew Charles Cardinale: A bill he had drafted as an independent

study project passed the Atlanta City Council by unanimous vote. After working on housing issues in Atlanta for eight years, Cardinale was keenly aware of how many people struggle to find affordable places to live, and he believed his proposal offered a solution: affordable housing impact statements.

Just as environmental impact statements assess the consequences of potential development on the natural and human environment, affordable housing impact statements, or AHIS, require cities to study how proposed policies might affect the ability of residents to find or keep affordable housing.

According to the US Department of Housing and Urban Development, about 12 million US households currently spend more than half their income on housing. A wide range of government decisions and policies can affect housing affordability, from permits for new developments to corporate tax breaks to grant applications for federally subsidized housing. AHIS legislation like Cardinale's promises to put the issue at the center of municipal policy.

The idea is not unprecedented. Austin, Tex., has been using AHIS since 2007, and as Cardinale learned while drafting the Atlanta legislation,

Texas developers have begun to respond with more affordable housing. But although Austin requires developers to describe the potential impact of their projects, they do not have to collect quantitative data on affordable units lost or gained.

For Atlanta, Cardinale wanted numbers. His "score-card" approach to AHIS, which requires that developers work with city staffers to determine a proposed project's overall effect on affordable housing, grew out of his experience as a low-income housing advocate. "I got really tired of asking the same questions every time a development was proposed," he says. "How many units will there be

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EQUAL ACCESS: New York mayor Bill de Blasio signs an order mandating that everyone have access to single-sex restrooms consistent with their gender identity.

at this affordability level? How many units at that affordability level? We don't have to ask these questions anymore, because developers have to provide the answers."

Set to take effect in July, Atlanta's AHIS ordinance not only requires developers to estimate gains and losses in affordable housing likely to result from their proposals but also requires the city to consider those factors when initiating federally subsidized projects. In most cities, Cardinale says, the greatest number of people struggling to find affordable housing earn 30 percent of the median income for the area, but cities increasingly build for families earning 80 percent of area median income. In light of this mismatch, Cardinale hopes that having AHIS on file will encourage policymakers to learn about the effects of their decisions on housing trends over time.

Meanwhile, interest in AHIS is spreading. Ordinances are under consideration in New Orleans and Pittsburgh, and Cardinale has spoken with officials in ten other cities.

"Historically, we've been in a situation of approving or disapproving projects without understanding the long-term impact that it's going to have on those already living in that community and those living nearby," says Pittsburgh City Councilman Daniel Lavelle, whose AHIS legislation is currently under consideration by the city's planning department. "Having an affordable housing impact statement will allow us to better analyze the long-term effect of the housing before we

actually approve it, or it will also allow us to say, 'Wait a minute, maybe we want to include on the front end some additional affordable housing.'"

University of San Francisco professor of urban affairs Rachel Brahinsky believes AHIS could improve analysis of how economic development affects housing in her area, too. "The city [San Francisco] gave Twitter and several other tech companies tens of millions of dollars to incentivize these companies' development in a particular area," she says. "It would have been interesting to look at the impact that this development would have on affordability in the area, and then to do a cost-benefit analysis that accounts for the demonstrated need for affordable housing." AHIS, she adds, also might provide data on the positive impact of inclusionary zoning laws, which require developers to build a certain number of affordable units or pay into a fund to create affordable housing elsewhere.

But as Brahinsky and Cardinale caution, the AHIS process is only as powerful as the public that participates in it. Calls for environmental impact statements have met with bitter opposition from powerful commercial interests and their teams of lawyers, a challenge that is also likely to face AHIS. The real test will be whether citizens mobilize to hold their cities accountable. "To make a system of affordable housing impact statements successful," Brahinsky says, "you need to have a very active public that shows up at meetings."



HUMAN RIGHTS

Flush With Equality

BY GREG BEATO

In early March, New York City mayor Bill de Blasio signed an executive order requiring every city agency to ensure that its employees and members of the public are given access to single-sex facilities consistent with the gender with which they identify—regardless of the gender listed on their birth certificates or other identification documents. "Access to bathrooms and other single-sex facilities is a fundamental human right that should not be restricted or denied to anyone," the mayor said.

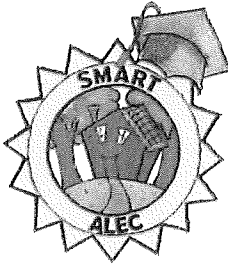
The order was an effort to promote "New York values": a commitment to diversity, inclusivity, and protection of the rights of all who make up one of the world's most cosmopolitan cities, including the approximately 25,000 transgender and gender non-conforming people who call it home.

Given that everyone poops, public restrooms are—in theory—fundamentally democratic spaces. But because they turn what is typically a private

area into a communal zone, shared with strangers, they're often contested spaces, too. In March, following a Charlotte, N.C., city council decision that made it legal for transgendered people to use the restroom of their choice, the North Carolina state legislature passed a bill barring municipalities from creating such laws, effectively overturning the city's decision.

Directives on bathroom use have a long history. In 1887, Massachusetts passed a law requiring any workplace that employed five or more people to maintain "separate and distinct water-closets" if at least one female person worked there. In the Jim Crow era, public restrooms were segregated by race and gender.

Mayor de Blasio's executive order in March was an attempt to clarify and publicize anti-discrimination regulations that have existed in New York since 2002, when the city expanded the scope of its broad-based New York City Human Rights Law to include gender-based protections. Under that law, any provider of single-sex public accommodations, such as restrooms or locker rooms, must provide access in ways consistent with the users' gender identities. The law doesn't apply just to city agencies: If a



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DRAFT Affordable Housing Impact Statement Policy
Proposed draft Language for consideration by Multnomah County Board of
Commissioners

May 22, 2016

Prepared by: Matthew Charles Cardinale

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON**

ORDINANCE NO. _____

**Amending Multnomah County Code Chapter 3 – Board of Commissioners
General Provisions, to add a new Section 3.003.**

The Multnomah County Board of Commissioners Finds:

1. More than 69,000 renters in Multnomah County--or 48 percent of renters in the County--spend more than 35 percent of their income towards rent, and are thus housing cost burdened per federal standards, according to the 2014 American Community Survey (ACS).
2. More than 36,000 homeowners in Multnomah County spend more than 35 percent of their income towards rent, and are thus housing cost burdened, according to ACS.

3. More than 44,000 families in Multnomah County have annual incomes of 15,000 dollars or less, including more than 27,000 families subsisting on 10,000 dollars or less per year, according to ACS.
4. More than 31,000 additional households in Multnomah County have annual incomes between 15,000 and 25,000 dollars, according to ACS.
5. Multnomah County has partnered with the City of Portland, the City of Gresham, Home Forward, and numerous stakeholders in forming A Home for Everyone, an extraordinary effort to provide housing for all homeless people in Multnomah County.
6. The Multnomah County Board of Commissioners has taken an increasing role in making public policy decisions that have an anticipated impact on the County's affordable housing stock, including (a) numerous conveyances of County property for the production or provision of affordable housing units; and (b) a budget allocation of some 3.3 million dollars in the County's Fiscal Year 2017 Budget for the production of at least 84 units of affordable housing.
7. The Board of Commissioners desires a mechanism to track the impact of such legislative items that come before the Board, to document such policies' impacts upon the affordable housing stock of the County.
8. The cities of Austin, Texas; and San Diego, California, have had an Affordable Housing Impact Statement (AHIS) policy for several years.
9. In November 2015, the City of Atlanta, Georgia, adopted a new Model version of AHIS that includes a quantitative scorecard to keep track of units added or subtracted at each income bracket.

Multnomah County Ordains as Follows:

Section 1. MCC Chapter 3 is amended to add a new Section 3.003, as follows:

Section 3.003 Affordable Housing Impact Statements

(a) **Definitions.** For the purpose of this subchapter, the following definitions apply unless the context requires a different meaning.

(1) **Housing Stock Impact Legislation** means legislative items, including ordinances and resolutions, that come before the Board of Commissioners of Multnomah County that, if enacted, are estimated to have an impact on the affordable housing stock of Multnomah County, including budget allocations for the production or rehabilitation of affordable housing units; and conveyances of County land for the production, rehabilitation, or provision of affordable housing units.

(2) **Affordable Housing Impact Statement** means a statement, attached to any proposed Housing Stock Impact Legislation, that estimates and describes the impact the legislation would have, if enacted, on the affordable housing stock of Multnomah County.

(3) **Housing Stock Impact Analyst** means any person, whether a County employee or contractor, who is tasked with producing Affordable Housing Impact Statements.

(b) The Chair of the Board of Commissioners shall designate one or more Housing Stock Impact Analyst.

(c) Any Commissioner who is planning to propose Housing Stock Impact Legislation shall submit a draft of such legislation to the designated Housing Stock Impact Analyst.

(d) Upon receiving a draft of Housing Stock Impact Legislation, the Housing Stock Impact Analyst shall, within ten business days, produce an Affordable Housing Impact Statement.

(e) Any Commissioner who is planning to propose Housing Stock Impact Legislation shall attach the statement completed by the Housing Stock Impact Analyst to such legislation prior to its introduction to the Board of Commissioners.

(f) Affordable Housing Impact Statements shall include a quantitative, or numeric section, that shall provide numerical estimates of impacts, quantifying the number of units estimated to be added or subtracted at each income bracket over the thirty year period following the enactment of the legislation; and a narrative section that shall provide an explanation of the analysis that led to the estimates.

(g) The quantitative, or numeric section, shall take the following form, where the Housing Stock Impact Analyst shall fill in the blanks with appropriate estimates:

This legislation, if enacted, would have a projected, estimated impact upon the affordable housing stock of Multnomah County, over the thirty year period following the enactment of the legislation, by:

Adding ___ or decreasing ___ units affordable at 30 or below percent of the Area Median Income (AMI);

Adding ___ or decreasing ___ units affordable at between 30.01 and 50 percent of AMI;

Adding ___ or decreasing ___ units affordable at between 50.01 and 80 percent of AMI;

Adding ___ or decreasing ___ units affordable at between 80.01 and 110 percent of AMI;

Adding ___ or decreasing ___ units over 110.01 percent of AMI;

(h) The Board Clerk shall maintain a repository for all Affordable Housing Impact Statements prepared pursuant to this section.

(i) The Housing Stock Impact Analyst shall provide a yearly report to the Board of Commissioners on any units funded in whole or in part by Multnomah County, for which Affordable Housing Impact Statements have been prepared, within the thirty year period preceding the annual report. The report shall specify whether the units

still exist, whether they are occupied, and whether the cost of those units is consistent with the affordability price points estimated in the Affordable Housing Impact Statement.

(5)

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MEETING DATE: _____

AGENDA ITEM # _____ OR NON-AGENDA SUBJECT: _____

FOR: _____ AGAINST: _____

NAME: Ed Edman

CONTACT INFORMATION (optional):

ADDRESS: 9430 N.E. Prescott

CITY/STATE/ZIP: Portland, OR 97228

PHONE: 503 254 2257 E-MAIL: edman4@gmail.com

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