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J.T.: *The Portland Business Alliance questionnaire came out recently. You said you would consider a downtown urban renewal area. What criteria would you use to assess the creation of such an urban renewal area?*

A.F.: Who pays, who benefits and is that fair. And is this going to be a wise use of taxpayer money? There's no magic money created in an urban renewal district because it's an agreement to use money that would go to other things to create development that in the long run will spur economic development that pays back. I'm waiting to see what's being proposed. We don't have that much land for urban renewal, so we have to be strategic. I'm definitely open to urban renewal districts. We are getting a lot more property taxes because we have a vibrant downtown, and there's also work that needs to be done in the neighborhoods.

J.T.: *How would you assess how urban renewal has been used in the past?*

A.F.: I've asked for a comprehensive report on that. The auditor recently came out with a fiscal sustainability audit that questioned the amount of debt that the city has taken out for urban renewal that is paid back by current taxpayers. I asked at that work session for what the benefits have been. We had an assessment when we made the Airport Way urban renewal area. The numbers on that showed that a huge amount of property taxes were coming into the general fund because we made the investments there. But it's very clear with Airport Way what we intended to do and what the outcome has been.

In government in general, we need to be much clearer about closing the loop and doing the report, doing the evaluation to find out if something worked. I ran three years ago promising to spend taxpayers' money wisely, and that's still the first thing I do when I look at anything on the council's agenda. In order to be able to assess if they are spending taxpayer money wisely, I need to have all the information to make that decision.

J.T.: *The affordable housing inventory in the city's core continues to shrink despite a promise to preserve those units. Meanwhile, the waiting list for a low-income apartment remains very long or closed. What are your ideas to increase the amount of affordable housing for the lowest-income households in Portland?*

A.F.: I'm actually working with Commissioner Nick Fish, County Chair Jeff Cogen and Commissioner Deborah Kafoury from the county. We're looking at the issue of tax abatements and affordable housing. It's a project called The Big Look, and we just had one of our sessions this afternoon. We talked about how everything in outer Southeast is pretty much zoned multifamily,

but if we're looking at creating entire communities we probably need to look at that zoning, and we also have to puzzle through the challenges of the East Portland school districts and the complexities of the larger units and the smaller units and the challenges of having these larger units with more kids and a smaller tax base and how that's going to work out. This is the first step of refining taxes so they're more clearly targeted toward what we want.

I think that there's a definite need to look at preservation of affordable housing. We shouldn't be looking to build more because new stuff is more expensive than preserving old stuff in many ways. I opposed the Oregon Sustainability Center because it's proposing to change land that is zoned residential for commercial and office spaces, and, as you say, we have a no net loss of housing policy. There's no indication of how that's going to be met. We shouldn't be making decisions one at a time as if they don't matter or don't have a connection to the whole. So I voted against that because we need to understand how we're going to save the housing units right now rather than somewhere down the line.

I don't have particular suggestions for how to do that. If you have a particular bureau, you don't have all the staff to advise on something like affordable housing. I know that Commissioner Nick Fish is working on that, and he is the expert on affordable housing. So I've definitely been one of Nick Fish's most supportive partners on the council and been a dependable vote for him on affordable housing things he's brought forward. But my role on the council at this time is different. So I would consider my role to be supportive. Commissioner Fish has been very congenial and collaborative about inviting me to work on planning and zoning issues, which have been my area of expertise.

J.T.: *What ideas do you have for securing sustainable revenue for housing and homeless services for years to come?*

A.F.: I would be supportive of a number of different options. I'm disappointed that the legislature hasn't stepped up on the real estate transfer tax [that would generate money for affordable housing]. That was just a start, but it seems to me that when people sell their home that's an opportunity to start building a significant amount of money that can be put into affordable housing. I'd consider a bond measure after the recession. Now is not the time to raise taxes or fees on pretty much anything. People are barely making ends meet.

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There are a few silver linings to the recession. People have had to work together with these partnerships because we've discovered that by doing that we leverage each others' strengths and support each other. We've also increased our volunteering and our understanding that we are all in this together.

I would like to be a part of the process that thinks big. Our city form of government tends to make each commissioner look out for their bureau. We ought to be assessing the needs of each bureau and each program while asking about public priorities.

J.T.: *How will you work with county and state to develop a better strategy for addressing the needs of people experiencing poverty?*

A.F.: I have been very collaborative with the county, in particular. The particular piece of that for me has been working with people with disabilities, 50 percent of whom live below the poverty line, and in particular working with people experiencing mental illnesses, many of whom are unemployed or underemployed and impoverished.

I've started working with the police, the 911 system, the county and Cascade Behavioral Health on how we can take care of people experiencing mental health crises, so that police aren't the first responders and when police are the first responders we can keep everyone safer, and we don't have some of the tragic outcomes we've had in past years. The project is about halfway through, it's a three-year project. We've made some changes in both police protocols and 911 protocols to begin dispatching people other than police to people feeling suicidal or homicidal, when it's safe to do so. Of course it's a very fine line. Keeping the public safe is probably the most fundamental priority of a city government. But then realizing that public safety and social services interact in a big way.

We in the city have provided funding for the county for both mental health professional services and also for law enforcement services through the county district attorney's office so that when we have people on our streets who are needing services they can get them, and when we have people who are committing crimes against people, such as drug dealing and prostitution and other vice crimes that are really impacting people who live outside, there's a reason for the police to make an arrest because there is going to be a consequence. Before we were funding those DA positions there was a decrease in the number of arrests and an increase in the problems on the street especially in Old

Town.

J.T.: *What is the city doing right and what is it doing wrong in terms of how it's prioritizing the use of taxpayers money?*

A.F.: I think we're careful about cutting, but we're not always as careful as we could be on what we spend. We've had a little bit of a surplus, and I would have preferred that we put it all away for the rainy day that has come around in just a year. We are not as careful as we should be in spending ratepayers' money with Water Bureau and environmental services. That really has been one of my most significant challenges and most significant achievements in changing some of the policies.

But we need to do more. I think we have been strategic in things like the short-term rent assistance, which stops people from becoming homeless. We've been careful in continuing to provide money for community involvement, which again leverages volunteer time and dollars and helps people know that they're not in this plight by themselves. It's provided some community cohesion, which is hugely important. It also doesn't show up on a balance sheet, but it will. One of my goals for my second term is that Portland becomes the number one volunteer city in America, we're coming in two after Minneapolis. When Portlanders work together, and we show that we care about each other that's good for everybody, and that's the kind of city we are. We also need to be able to show that in the budget.

J.T.: *Every year public transportation gets more expensive and the free zone downtown gets chipped away steadily and is being threatened with elimination. What are you going to do to preserve the free rail zone?*

A.F.: I did as much as I could. As you know, the city does not have any authority over TriMet. I went to testify when they were considering getting rid of the free rail zone and they had a transcriptionist there. At the very least they should listen to how I think this is going to affect people; don't give me a transcriptionist. I was very discouraged. The TriMet board is not elected; it's appointed. I'd like to see some more accountability in TriMet and more accessibility so that people can feel part of the decision-making process.

I will say that there's been a degree of listening to people with disabilities who've been very concerned about the LIFT program. I recognize that TriMet has had significant budget constraints. Because they rely on the payroll tax, I would like us to consider alternative funding for TriMet as one of the first things we do when we dig out of the recession. We've seen that during the recession that people rely more on public transit when they can't run their car.



Madrona Place Apartments public housing waiting list to open November 2 through November 4, 2011

Madrona Place Apartments is pleased to announce that the 1, 2 and 3 bedroom wait lists for public housing units will be open to new applicants from November 2 through November 4, 2011. Applicants must meet income guidelines and preference will be given to households whose incomes are between 30 percent and 80 percent area median income.

Applicants must apply using the Madrona Place Apartments application form available starting November 2 on our website at www.homeforward.org or at the Madrona Place Apartments leasing office by mail, fax, in person. Applications will only be accepted at the Madrona Place Apartments leasing office, located at 17810 E Burnside, Portland, OR 97233. Call Madrona Place Apartments at 503.280.3800 or visit our website at www.homeforward.org for complete details on how to apply.

