



FW: Right 2 Dream Too Camp

Tiffany Sweitzer <TiffanyS@hoytliving.com>

Thu, Oct 3, 2013 at 7:26 AM

To: "patricia gardner (patig57@gmail.com)" <patig57@gmail.com>, Christe White <CWhite@radlerwhite.com>, "dike@wddcorp.com" <dike@wddcorp.com>, "Homer Williams (homer@wddcorp.com)" <homer@wddcorp.com>, "Greg V. Close" <gclose@wyseinvestment.com>, "KDubanevich@stollberne.com" <KDubanevich@stollberne.com>, Mark Friel <MFriel@stollberne.com>

From: David Lokting [mailto:DLokting@stollberne.com]

Sent: Thursday, October 03, 2013 7:21 AM

To: Commissioner Fritz

Cc: MayorHales@portlandoregon.gov; Nick@portlandoregon.gov; Steve.Novick@portlandoregon.gov; Dan@portlandoregon.gov; Tiffany Sweitzer; patig57@portlandoregon.gov

Subject: RE: Right 2 Dream Too Camp

Dear Commissioner Fritz,

Thank you for replying to my letter.

You missed my point. I said the logical extension of the Director's reasoning is that the R2DToo camp would be legal where it now is. However, I also said the Director's reasoning is flawed. The camp is not legal and cannot be legally permitted, either where it now is or where you are proposing to relocate it. The Director contrived a new view of the requirements for siting homeless camps in order to give you the answer you needed and wanted to complete your settlement of the existing lawsuit.

The City has flip flopped all over on this issue. First, the R2DToo camp was illegal where currently located. Perhaps R2DToo was at fault for not applying for permits, but they undoubtedly did not apply because they knew they would have been turned down. Also, the property owner probably would not have consented because the camp was established out of spite on account of Randy Leonard's enforcement action against the sex shop. Then, when the settlement was reached and before the Director issued his current report, you said that there was a historic overlay affecting the current site and that is why a move was required. You also said that R2DToo would apply for permits in its new location and do everything necessary to obtain the permits. Suddenly, out of thin air, the Director has determined that no approvals or permits are needed at all.

The camp is a mass shelter and/or short term living under the zoning code, and it cannot meet the requirements for those uses in the Lovejoy ramp location. It is illegal.

More important is the lack of respect that the City has shown for its taxpaying citizens. We have a large homeless population in Portland. If you travel around the country you will readily see that Portland has more homeless than other cities. I don't know the reason for it, but perhaps it is because we already do so much to help the homeless that they migrate here. That's just a guess. But it is true. We do a lot to help the homeless, as we should, but we seem to keep getting more. We cannot provide the help in a vacuum, however, and completely disregard the effects of that assistance on others. The homeless cannot be helped without aid from the productive segments of society.

Just take the new hotel as one example. The owners have invested \$50 million to build the first hotel in the Pearl district. They financed it through a program that is targeted at projects that create jobs, so they are helping Portland to have more living wage jobs. That, in fact, is one way, if not the best way, to address homelessness. The project is two blocks from Union Station, so it is perfectly located for train travelers - something I imagine the City of Portland with all of its interest in mass transit should certainly promote. The proposed site is right on the walking path from Union Station to the hotel site. Is this how you want to introduce train travelers to the city? More significantly, you can be sure that the first hotel guest is going to take pictures of the camp and post them and write it up on TripAdvisor and other internet sites. So much for our hotel. You could have just asked the hotel owners to turn their \$50 million over to the city to build a new, permanent homeless shelter. We could have Bud Clark Commons 2 instead of R2DToo.

There are clearly other impacts as well, and it is not just on high-income condo dwellers. We have four affordable housing projects in the Pearl within 1 to 5 blocks of the site. These are occupied by low income residents, many elderly who are living in and thankful for affordable housing to live out their later years. The camp will directly impact their livability. It affects the attraction and livability of the neighborhood for all others as well - residents, commercial and officer users, shoppers, tourists, park users and the like - everyone. Over the past 10 years 100s of millions of dollars have been invested in the Pearl to create one of the most vibrant neighborhoods in the city - one that is a model of planning throughout the country. The zoning code's purpose is to allow people to make investments in new developments with a reasonable understanding and expectation of how the rest of the neighborhood will look and feel. You cannot say that anyone should reasonably have expected that the City would pull this trick.

The Pearl District has never said we have the right to forbid anything or to say who our neighbors will be. We do have the right, however, to insist that the laws will be followed and will be applied in a uniform way. You do not have the right to say which laws will be followed or to change them at your whim. If you were Queen you would. But you are an elected official, as is the Mayor and as are the other City Commissioners, and we have every right to speak out and make sure that you apply the laws as intended and to hold you accountable.

Sincerely yours,

David Lokting

David A. Lokting

StollBerne

dlokting@stollberne.com

(503) 227-1600

From: Commissioner Fritz [amanda@portlandoregon.gov]
Sent: Wednesday, October 02, 2013 10:29 PM
To: David Lokting
Subject: RE: Right 2 Dream Too Camp

Dear David,

Thank you for your message. The report regarding the permissions necessary on the proposed site is very similar to Director Scarlett's analysis of the approvals needed for the current site. The owners of the current site refused to apply for the permits. If they had, the use would likely have been approved. The difference now is that Right to Dream Too is willing to apply for approvals, before moving. The analysis focuses on the Zoning Code, as is usual in a Zoning Confirmation request. Other approvals may be required later.

I appreciate your careful, detailed input on this issue.

Sincerely,

Amanda

Amanda Fritz
Commissioner, City of Portland

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From: David Lokting [<mailto:DLokting@stollberne.com>]
Sent: Tuesday, October 01, 2013 8:58 PM
To: Hales, Mayor; Novick, Steve; Commissioner Fritz; Commissioner Saltzman; Commissioner Fish

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337 W BURNSIDE ST

| | |
|-----------------------|---|
| Permit/Case Number | 2011-184318-000-00-CC |
| IVR Number | 3116950 |
| Permit/Case Type | Code Compliance Zoning Business in Wrong Zone |
| Work/Case Description | Complaint Received: Construction and operation of homeless camp facility. |
| Issue Date | |
| Final Date | |
| Latest Activity | 6/19/2013 |
| Status | Enforcement |

| Activities | Must Check | Activity Status | Last Activity | Completed | Staff Contact |
|------------|------------|-----------------|---------------|-----------|---------------|
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Request

| | | | | | |
|------------|---|------|------------|--|---------------|
| Close - CC | Y | Open | 10/11/2011 | | Staff Contact |
|------------|---|------|------------|--|---------------|

Under Inspection

| | | | | | |
|--------------------|---|--------------------------|------------|--|-------------------------------|
| Mailed Notices- CC | Y | Completed | 06/26/2012 | | Staff Contact |
| Mailed Notices- CC | Y | Completed | 06/21/2013 | | Staff Contact |
| Mailed Notices- CC | Y | Send Fee Doubling Letter | 01/24/2012 | | Liefeld, Michael 503-823-7332 |
| CC - Admin Review | N | In Progress | 01/06/2012 | | Cowen, Crystle 503-823-7324 |

Enforcement

| | | | | | |
|----------------------|---|-----------|------------|------------|-----------------------------|
| Code Enforcement Fee | N | Completed | 06/19/2013 | 06/19/2013 | Cowen, Crystle 503-823-7324 |
|----------------------|---|-----------|------------|------------|-----------------------------|

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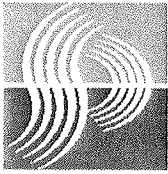
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10/1/2013

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SECURITY PROPERTIES, INC.

October 3, 2013

Re: Proposed encampment at Lovejoy ramp

Dear Commissioner Fritz,

I am writing on behalf of ownership of both the Honeyman Hardware Lofts and the PNCA building, located in Portland's Pearl District to strongly protest the proposed movement of the "Right to Dream Too" tent city to the above-referenced location.

First and foremost, I must stress our company's commitment to affordable housing for people across the entire economic spectrum. As an owner, advocate and developer of affordable housing across the country since 1969, we are deeply committed to providing quality, affordable housing. In addition to the company's focus on affordable housing, we also develop and renovate conventional properties, preserving and improving historical and iconic neighborhood buildings for future generations. We have a strong commitment to community, incorporating public art in most projects using local artists, working with local contractors, designers and building consensus within the communities in which we are active.

Given our social and financial commitment to community, and in particular, the Pearl District, we are dismayed to learn of this proposed movement, which will bring a devastating impact to the viability of this thriving community. Having spent millions of dollars on improvements in the Pearl District and fighting through the complex maze of city bureaucracy for any approval, which holds us to the strictest letter of city codes, and even navigating through various departments when conflicting interpretations of code are made by the city itself, it is dismaying to watch the city foist this upon the community without any public process and in violation of its own codes and ordinances which it so aggressively adheres to when others are trying to improve the community.

Tent cities/encampments are in clear violation of Fire Life Safety codes, Public Health codes and local Zoning Codes. In addition to multiple violations, movement of this encampment will bring unhealthy, unclean conditions to an area currently experiencing an urban revitalization. The City is squarely in the wrong in ignoring its own codes and regulations, encouraging unsafe and unsanitary living conditions for its homeless citizens.

We strongly urge the city to reconsider this illegal movement being contemplated without any consideration of the people and companies investing millions of dollars to improve the neighborhood and the citizens already residing in the area, while the city itself is works against these goals in violation of its own standards and rules.

Regards,

Jason Book-Symons
Director, Security Properties

CITY COUNCIL TESTIMONY – RIGHT 2 DREAM TOO CAMP RELOCATION

MY NAME/ADDRESS: KATHY HANSEN 1030 NW 12TH

THANK YOU FOR THE OPPORTUNITY TO PROVIDE COMMENTS ON THIS VERY IMPORTANT ISSUE FACING OUR NEIGHBORHOOD.

I LIVED IN THE BUCKMAN NEIGHBORHOOD FROM 1980 UNTIL 2003. I NOW LIVE IN THE PEARL DISTRICT.

THE CLOSE IN EAST SIDE NEIGHBORHOODS, PRETTY MUCH NEGLECTED BY THE CITY IN THOSE DAYS, WERE FULL OF LOVELY OLD HOMES AND A GENERATION OF YOUNG PEOPLE WHO CARED PASSIONATELY ABOUT RESTORING AND PRESERVING PORTLAND'S ARCHITECTUAL HISTORY.

IN DOING THIS WORK, THEY ALSO, BY THE DOZENS, SPENT THOUSANDS OF HOURS OVER THE TWO DECADES VOLUNTEERING ON COMMITTEES TO RID THE NEIGHBORHOODS OF PROSTITUTION AND DRUG TRAFFICKING, IMPROVE THE SCHOOLS, IMPROVE THE CLIMATE FOR SMALL BUSINESSES, AND DEVELOP STRONG NEIGHBORHOODS AND GOVERNING ASSOCIATIONS.

THE PEARL DISTRICT NEIGHBORHOOD WAS BUILT IN A SIMILAR MANNER – FROM MUD FLATS TO A LOVELY PLANNED AND DESIGNED COMMUNITY...AND IT IS SUCCESSFUL NOT ONLY BECAUSE OF DESIGN, BUT ALSO, ONCE AGAIN, BECAUSE OF THOUSANDS OF HOURS OF VOLUNTEER EFFORT TO DEVELOP THE COMMUNITY IN A COLLABORATIVE AND COOPERATIVE ENVIRONMENT.

THIS ARBITRARY AND CAPRICIOUS DECISION BY COUNCIL TO RELOCATE THE RIGHT2DREAM2 CAMP THREATENS NOT ONLY THE PEARL DISTRICT NEIGHBORHOOD, BUT ALSO THREATENS THE EFFORTS OF ALL THE URBAN NEIGHBORHOODS IN THEIR EFFORTS TO MAINTAIN AN ORDERLY ENVIRONMENT WITH RULES THAT ARE UNDERSTOOD AND AGREED TO BY BOTH RESIDENTS AND CITY GOVERNMENT.

MS FRITZ HAS SPOKEN OF THIS RELOCATION AS A PILOT PROJECT, THUS ALL NEIGHBORHOODS MAY BE SUBJECT TO FUTURE RELOCATIONS OF UNHOUSED GROUPS TO THEIR MIDST.

WHEN I LIVED IN BUCKMAN, MY HOME WAS TWO BLOCKS FROM THE ST FRANCIS DINING HALL AND WE FOUGHT WITH THE CATHOLIC CHURCH FOR YEARS ABOUT THEIR UNWILLINGNESS TO POLICE THE AREA OR SUPERVISE THE TRANSIENT POPULATION..THEIR ATTITUDE WAS PRETTY MUCH TO CLASP THEIR HANDS AND CLAIM THEY WERE THERE TO DO GOD'S WORK AND SERVE THE POOR....AND DAMN THE IMPACT ON THE SURROUNDING HOMES AND BUSINESSSES. THIS RECENT DECISION BY COUNCIL ECHOS AN UNFORTUNATE PARALLEL TO THAT ARROGANT ATTITUDE.

I KNOW, APPARENTLY BETTER THAN YOU DO, THE UNINTENDED CONSEQUENCES THAT MAY WELL RESULT FROM YOUR DECISION TO RELOCATE THIS DISADVANTAGED POPULATION TO A LOCATION WITHIN ANOTHER ESTABLISHED COMMUNITY WITHOUT THE ADVICE AND CONSENT OF THE RESIDENTS.

I HOPE AT SOME POINT YOU HAVE THE GRACE TO REALIZE THE BROAD RAMIFICATIONS OF THIS DECISION AND BE VERY ASHAMED BY YOUR ACTIONS ON THIS MATTER.

H David Silverman
922 NW 11th Avenue; #1115
Portland, Oregon 97209

Dear Mayor Hales and Commissioners Novick, Saltzman, Fish, and Fritz.

I am here today to express my disappointment and frustration with the recent actions undertaken by Commissioner Fritz and Portland's Bureau of Development Service regarding the Right 2 Dream Too encampment.

While some would like to use homelessness and the challenge of the growing economic inequality in our nation, state and city as the basis for the justification for moving the encampment, the heart of this matter has, sadly, nothing to do with either.

Others would like to cast residents of the "Pearl" as the wealthy, one-percent, that received tax breaks and continue to grow their wealth at the expense of others. Their argument is one of class warfare and is offensive. We all know the Pearl District was not built for the wealthy and is the most economically diverse neighborhood in Portland. But again, this is not even germane to the resolution that you will be voting on today.

The real issue before you is how do we choose, as a city, to govern ourselves. And whether or not the rules that we choose to apply to citizens, non-profits and for-profit businesses also apply to the City of Portland. To have two sets of rules, one that applies to the City and another that applies to everyone else is just plain wrong. To force the Bureau of Development Service to "find" a justification to circumvent zoning regulations is just plain wrong. To call the Right 2 Dream Too encampment, "Community Services" is intellectually dishonest at best and a bald-faced lie at worst.

Portland has a long history of very structured zoning laws. It has served the city well and is one of the reasons we are admired. We have vibrant neighborhoods with great community involvement. We have a sense of fairness and while we may not always agree with everything that happens in the City, we can all feel that the process was honest and that the rules were followed.

The hypocrisy and hubris ingrained in Commissioner Fritz's actions is non-trivial. Based on the Commissioner Fritz's reasoning, the Right 2 Dream Too encampment would be perfectly legal and does not need any City permits remain in its current location (and anywhere else in the City that is similarly zoned) and if only the Right 2 Dream Too encampment had filed the proper paperwork... If we follow her argument to its natural conclusion, it also means that the City was wrong to have fined Right 2 Dream Too and the property owner in the first place,, since it was a permitted use and they in turn were right to sue the City, and the City would have and should have lost the lawsuit. The entire argument defies logic.

And Mr. Mayor, I am hopeful that you can see there is no difference between your having evicted campers from in front of City Hall and under the Morrison Bridge and why there should not be an encampment under the Broadway Bridge. Let us be honest with ourselves, both are illegal and neither are Community Services.

I moved from New York to the Pearl District 15 years ago, before it was even a neighborhood. I was an "early adopter" and was comforted that my choice to live in the Pearl District was a good one as the City of Portland was renowned for its planning, citizen involvement and structured zoning laws. And up until this August, Portland lived up to its reputation.

If Commissioner Fritz had chosen to engage those of us living and working in the Pearl District and to work through the existing zoning regulations, the response would have been much different. Instead of working with us to find ways to affect the problem of homelessness, Commissioner Fritz subverted process, fair play and, in a larger sense, representative government. I will agree with Commissioner Fritz on one issue. We do not get to choose our neighbors, but we do get to choose our neighborhoods and we do have a right to expect that the law applies equally to the City of Portland as it does to the rest of us.

On a personal note, I want you to see a who a resident of the Pearl is. As I mentioned earlier, I have lived in the Pearl District for 15 years; I am a disabled Army veteran; I am missing my right leg and a good portion of my right lung. I am not unsympathetic to those who struggle. I understand that life can be exceptionally tough and is rarely fair. But what is at stake here today is not about solving homelessness or settling an avoidable lawsuit with Mr. Michael Wright. What this is about is your choosing whether or not you want to continue this charade started by Commissioner Fritz.

I urge you to vote against the resolution that improperly categorizes the Right 2 Dream Too encampment as Community Services and to require the City of Portland to hold itself to the same high standards it rightly requires of everyone else.

Thank you for your attention.

H David Silverman

To the Portland City Council

RE: Proposed Homeless Camp Site under the Lovejoy Street ramp of the Broadway Bridge

October 3, 2013

Thank you hearing this testimony. My name is Rick Sohn. My wife and I own a Condo at 10th and Lovejoy, just 2 blocks away from the newly proposed Homeless camp under the Lovejoy Street ramp of the Broadway Bridge. We have a significant personal and financial stake in seeing Portland develop sound processes to address homelessness.

While this testimony highlights Right 2 Dream Too, it applies to homeless camps anywhere in Portland. **Portland needs** a successful Long Term Program to end homelessness. We hope that you will give these findings serious consideration.

In searching for solutions, I looked at Minneapolis/St. Paul, (which is very progressive in urban planning, (bicycling, the arts, and) in many ways similar to Portland, but with a 20% larger Metro area (3.3 million there vs 2.7 million here).

What resources has Minnesota brought to bear to find solutions for individual homeless people and families?, given the diversity of challenges, unique to each person or family? Just to name a few programs, How has Minneapolis St Paul decreased sleeping on the streets, helped repeat offenders decrease their jail time, assisted seniors, helped connect homeless people directly with beneficial resources, helped bring young people into careers and off the streets, ? Minnesota's goal is to end homelessness, one individual and family at a time. The Portland question should not be, why are the homeless embracing the Right 2 Dream Too strategy? They accept it because they have no better choice. It is our job as a community leaders to identify and offer alternative choices tailored to long term success. This is what can be learned by studying the State of Minnesota, and Minneapolis/St Paul in particular.

Minneapolis/St Paul Minnesota --- a case study

Lets get started.

The City of Minneapolis and State of Minnesota have currently embarked on an effort called "Heading Home Minnesota." *It is the umbrella for the statewide Business Plan, to End Long-Term Homelessness as well as local plans to end homelessness throughout the State.*

Heading Home Minnesota (www.headinghomeminnesota.org) is a coordinated state-wide public-private-nonprofit partnership to eliminate barriers to stability and to end homelessness in Minnesota. The latest strategic business plan was released in fall 2010, and builds on local plans and on the recently released Federal Strategic Plan to Prevent and End Homelessness. It puts forward *a comprehensive set of strategies for maximizing and aligning future work on this initiative.*

Minneapolis/St Paul has been aggressively addressing homelessness for over 25 years. Five objectives that are at the heart of all strategies to end homelessness in Minnesota:

- Educate, engage, collaborate
- Increase access to stable housing
- Reach out to people who are homeless and at risk of homelessness

- Improve well-being
- Transform the housing crisis response system

Heading Home Hennepin Examples

The Minneapolis/Hennepin County Project Homeless Connect-- Ending homelessness, one person at a time.

On May 20, 2013, nearly 1000 volunteers and 500 service providers gathered to serve nearly 2000 guests experiencing homelessness, with a one-stop shop experience with services ranging from housing, employment, and medical care to benefits, legal assistance, ID cards, and haircuts. The next event will be held in December 2013. To volunteer or learn more, please visit www.homelessconnectminneapolis.org.

Housing for people with a history in corrections: Frequent Users Services Enhancement Initiative (FUSE) was launched in 2008 to work with high users of both the shelter and county jail to provide permanent supportive housing. Through the end of 2011, FUSE has worked with 100 individuals. Evaluations of the FUSE program show that FUSE participants reduced their use of shelter by 43 percent and jail by 39 percent.

The Currie Avenue Partnership: The Currie Avenue Partnership was developed in the spring of 2010 to identify and house 150 of the highest users of shelter in Minneapolis. A collective effort by Downtown Congregations to End Homelessness, the downtown business community, the philanthropic community, and concerned individuals raised \$350,000 to start this program, and once running the ongoing costs are covered by state funding. **This program housed 150 individuals in the first six months of the program**, and additional money was raised to house an additional 40 people who sleep outdoors.

Housing for people with health conditions: There are several initiatives in Heading Home Hennepin that target people experiencing homelessness with complicating chronic or severe health conditions.

- The **Hospital to Home program** provides permanent supportive housing to people discharged from hospital settings. Patterned after a program in Ramsey County, Hennepin has a small pilot operating between Hearth Connection, a community nonprofit, and Hennepin County Medical Center. The pilot started in Fall 2011 with plans to serve four individuals and evaluate potential cost savings.
- Catholic Charities has a pilot project with North Memorial Medical Center to provide **recuperative care** to five individuals discharged from their hospital. The pilot started in fall 2011.
- Hennepin Health is an **integrated care organization** to provide health care to extremely low-income single adults in Hennepin County. A partnership between Hennepin County Medical Center, Metropolitan Health Plan, NorthPoint Health and Wellness Center, and Hennepin County Human Services and Public Health Department, Hennepin Health provides wrap-around social services to patients and works to find permanent supportive housing to patients whose housing situation negatively impacts their health status and results in high levels of crisis-driven services. Hennepin Health began operation in January 2012.

Housing for families: Young mothers in shelter are more likely to repeat shelter stays than older mothers, so Heading Home Hennepin has provided focused attention to resolving this cycle.

- St. Anne's Place, an emergency shelter provider for women and children, received a grant from the Phillips Foundation to provide support services to young parents age 21 and under who have experienced homelessness. In 2011, the program served 23 families whose average length of stay in shelter prior to entering the program was one-and-a-half months. The program works to support these families in housing and to prevent repeat shelter stays.

I corresponded via email with Mikkel Beckmen (mikkel.Beckmen@hennepin.us), executive director of Heading Home Hennepin (www.headinghomehennepin.org), a leading homeless assistance group serving the Minneapolis Metro area . Heading Home Hennepin, which will serve more than 1,600 families this year, is a joint Minneapolis-Hennepin County project designed to eliminate homelessness by 2016. That 2012 number is nearly double the number of homeless families served in 2006, when the project was started.

Here is our email correspondence.

From Rick Sohn (rsohn@umpquacoquille.com)
 Sep 27, 2013
 to Mikkel.beckmen

I have been reviewing the Head Home Minnesota and the Wilder Foundation websites and I have yet to find anywhere in your programs the setting up of a homeless camp or series of camps. Is there anywhere in your ending-homelessness strategy, that the public, a consortium of public and private partners, or a private entity, is setting up homeless camps in Minnesota? If so, can it be done in a way that you feel benefits the homeless person or family?
 I live in Oregon, and many communities here are grappling with ways to address homelessness. Feel free to contact me.
 Thank you for any information you can provide.

Mikkel Beckmen <Mikkel.Beckmen@hennepin.us>

8:24 AM
 9/30/13.

to me

"Hi Rick,

Here in our community we don't believe nor do we feel it necessary to set up camps for people who cannot afford housing. We do offer 24-hour shelter with 3 meals for all families and disabled adults who lose their housing. In addition we have historically had enough public and private shelter space for most homeless populations. **Frankly the idea of camps for people is below our standard of care** and of course in winter, not sustaining of life. The number of street homeless in our community is much lower than most with around 150 people sleeping outside as we have a very strong outreach presence as well as a shelter system that has enough emergency shelter beds for almost 2,000 people. **We spend around 12 million dollars in county taxes to provide shelter for families and more for adults and youth. Shelter is a right in our community for most and we believe resources should be pushed into rental assistance and housing opportunities, not the expansion of shelter or other temporary programs. All people are housable, even those who use drugs and alcohol daily and who have lots of personal vulnerabilities.**

It is imperative that we use our energy to create rental units and in-home support for those who are poorest and sickest among us.

I know that Oregon has many more street folk than we do so perhaps you feel

overwhelmed. When I was in Portland this past spring, I saw many people sleeping on bridges and other public spaces. I wondered where the shelters were.

Feel free to call anytime.

My number is 612-596_1606.

.....

Sure you can quote me if you would like. **We have several large shelter here that house almost 600 – 1.000 people, both on the single adult side and the family side. It can be done.**

Good luck,
Mikkel Beckmen “

The Amherst H. Wilder Foundation (www.wilder.org), founded in 1906 combines direct service, research and community initiatives to address the needs of vulnerable people in Saint Paul and the surrounding east metro area.

“Our approach is unique and highly effective. Through research we identify emerging needs. facing our community. We use best practices models to develop innovative solutions for service delivery.... We engage the community through partnerships and outreach to multiply our impact.”

Last year, The Wilder Foundation Annual Expenditures from Contributions, Grant Receipts, Program Revenues, and the Endowment – \$42.8 Million in 2012.

- The Wilder Foundation is a useful model of research and initiatives to end homelessness. They work with all age groups and individual challenges. , including care of older adults through the Capacity to Care project, and a cradle-to-career initiative for young people through the Saint Paul Promise Neighborhood Initiative.

Wilder Foundation Programs for Children, Families and Older Adults

Established in 1906, the mission of the Amherst H. Wilder Foundation is “to promote the social welfare of persons...in the greater Saint Paul metropolitan area by all appropriate means...without regard to, or discrimination on account of, nationality, sex, color, religious scruples or prejudices.”

Wilder has more than 40 programs that focus on children and family mental health, culturally-specific children and adult mental health, early childhood education, supportive housing services, school success, aging and caregiving services. In 2012, 3,940 low income and vulnerable children, families and older adults received multiple direct services from Wilder. In addition, more than 4,255 families and individuals benefited from Wilder programs’ partnership and collaboration in east metro schools and the community.

Highlights of 2012 services by the Wilder Foundation:

- Wilder provided nearly 300 units of quality, affordable housing and supportive services for 568 individuals, including 462 children, about 30% of the homeless population in Ramsey County.
- At three Achievement Plus schools and two full-service community schools located in high poverty neighborhoods, Wilder, in collaboration with Saint Paul Public Schools and community partners, served more than 3,000 children, families and residents with on-site health and dental, employment training, mentoring, tutoring in reading, and housing, food and clothing services.
- 95 students from low-income families were enrolled at Wilder's Child Development Center, providing a strong foundation for school readiness.
- Wilder's Kofi Services and Hlub Zoo, culturally-specific mental health programs for African American and Hmong youth who are experiencing difficulty in school and other areas of their lives, expanded to a total of nine school sites in Saint Paul.
- Wilder increased access to mental health services and provided programs for young children who have faced emotional or physical trauma, providing on average 2,000 hours of services each month.
- 521 members of the Southeast Asian community participated in Wilder's mental and social health services each month.
- As the selected service provider, Wilder assisted Portico Interfaith Housing's efforts to secure funding for a 44-unit permanent housing development for homeless youth.
- Wilder's Community Center for Aging provided support services to more than 900 caregivers, and 722 older adults and people with disabilities were served in day health and other services.
- Over 400 volunteers served 30,808 hot meals through Wilder's Meals on Wheels program.

The Bottom Line in Minnesota:

- Cooperation and leadership are only part of the picture. Wilder Foundation and Heading Home Hennepin, alone, allocated \$60 million last year to homelessness and related mental health issues. Sources of these funds were Federal, State, Foundation, Community, churches, community non-profits, and volunteer time.

Homeless Camps and Homelessness issues in Portland, Oregon

Right 2 Dream Too is residency disguised as winter camping. **Winter camping** is a messy, unsanitary, inefficient, and a sometimes idealized activity that does not lend itself to city blocks, crowded conditions, and sanitation.

- As suggested by Mikkel Beckmen, the city would be ahead in terms of serving the homeless to provide a covered, enclosed, sheltered alternative. Minneapolis has demonstrated that there is a consortium of private and public funding sources to contribute to ending homelessness, if the leadership is provided to funnel the funds in this direction. Such options could be developed in Portland as well and could be developed if there is partnering support from you.

Provided with other alternatives, do you really think most homeless people or families would choose to camp out, in the winter, if they knew covered spaces were available?

- Perhaps you say , the homeless want this camp. Why do they want it? Because they know of NO BETTER alternatives. Developing those alternatives, including more resources devoted to ways out of homelessness in structured environments, – that is the job of the community – public-private partnerships, with your leadership as Commissioners. There is already strong private community motivation to get the homeless off the streets and on with their lives.... And out of the camping alternative.

Suppose Portland improved outreach, placement and financial resources for the homeless. You might ask, what's to prevent out-of-state homeless people from moving in?

Its **The weather**.

Portland does not compete with those homeless meccas in Southern California and Florida cities which combine favorable year-round weather with progressive homelessness programs.

After hearing all of this testimony, you still feel that there is a compelling need to go down the path of the homeless camp, rather than pursuing more potentially successful long term strategies, please consider the following specific information about the site.

Visits to Portland Homeless sites

My wife and I visited the Lovejoy Street ramp site and 4th and Burnside homeless camp. The new site is over ½ acre, and is 2 ½ times larger than the current Burnside camp. With 100-150 people at the current site each night, the new site under the Lovejoy ramp would house 2 ½ times as many, or 300 -375 people. The density is 80 square feet per occupant, but could be as low as 53 square feet per occupant.

I estimated the size of both sites. By my estimates, the Burnside camp was about 340x60 feet, or 20,400 square feet, about ½ acre. The homeless camp at 4th and Burnside estimated total size was 100x80 feet, or 8,000 square feet. These relative estimates indicate that the proposed **Lovejoy Street ramp site is over 2 ½ times as large as the 4th and Burnside camp.**

(I later learned that the exact size of the Lovejoy site is 25,519 square feet, well over ½ acre, and larger than my estimate.)

Based on information from The Oregonian and our visit with a pleasant official at the Burnside camp, between 100 and 150 people use the 4th and Burnside location on a typical night – between 53 and 80 square feet per person – does the zoning allow this density? . Multiply this usage of the 4th and Burnside camp by 2 ½ times, and there would be room for 250 to 375 people under the Lovejoy Street ramp.

Does the City intend to allow 300 to 375 people to reside under the Lovejoy Street ramp each evening?

- I believe you should set a limit on the number of people who can live on this site.

There are covered vacant areas adjacent to the Lovejoy ramp. If this camp goes forward, there must be further regulation governing sleeping and loitering in the adjacent vacant and covered areas, as well as the train and bus depots, streets sidewalks, the parking garage, and other nearby vacant spaces.

Without regulations controlling the population of homeless allowed in the area, if there is a space where people are allowed, they will fill it, with as many people as possible. If there is no such space allowed, people will seek other options. Many cities have chosen to prohibit homeless camps. Our resource focus should instead be to the helpful options and not provide a public homeless camp option. It really does not solve any problems. Our focus should be to eliminate or greatly reduce the number of people who would use a homeless camp by aggressively providing alternative means of assistance that lead to long term benefit each affected individual. The money that could be spent, should be spent to help each individual learn to contribute to addressing their family and personal issues.

Why are you proposing camping? Why aren't you teaming up with community partners to provide a sheltered homeless space inside a building? It would be more discreet, more dignified, increased privacy, easier to manage, and fit into the community better.

Incidentally, the gentleman we talked to at the 4th and Burnside camp was very informative. He did express that he felt the process should have included more discussion with all affected stakeholders prior to signing an agreement regarding the proposed location under the Lovejoy St. ramp.

Problems are cropping up.

Noticeably Increased Panhandling in the area has occurred in about the last 9 months.

There will be a steady stream of individuals between the Lovejoy Ramp camp and Safeway, 4 ½ blocks up Lovejoy.

Where is the evidence for the benefit of a temporary homeless camp? While this alternative is better than individuals sleeping on the sidewalk, and therefore preferred by campers, it is a bandaid and not a permanent solution. Communities such as Minneapolis have provided sheltered cover, as a more fitting alternative, and less obtrusive to neighboring businesses and residences.

- Portland should spend its resources and provide leadership on solutions that move people beyond homelessness. These programs do take time to develop and the Lovejoy ramp, or any other homeless camp for that matter, if provided at all, should have a 2 year sunset provision. The two years would be a time period to develop a suite of alliances, funding, and alternatives to integrate the homeless into the community, to the extent possible for each individual.

Conclusions and Actions.

Allowing camping throughout the city of Portland is not a solution which contributes to the long term welfare of homeless people. Its just a band-aid.

- Slow down your process. Provide leadership by promoting progressive models and strategies.
- Focus on the long term solutions for homeless people, rather than a camping ordinance.

- With \$60 million in expenditures, and long histories of collaboration and leadership, Heading Home Hennepin (www.headinghomehennepin.org) and the Wilder Foundation (www.wilder.org) are good Minnesota examples for you and all Oregonians to examine.

If you approve the Homeless shelter under the Lovejoy Street ramp,

- Strictly limit the number of people who can be under this ramp.
- **Further, there must be regulations for sleeping and loitering in the adjacent vacant and covered areas, as well as the train and bus depots, streets sidewalks, the parking garage, and other nearby vacant spaces. Otherwise 350 people will become 650 or 1000.**
- Enact a 2-year sunset provision to end the Lovejoy Ramp site.
- Within this 2-year window, Expand on Commissioner Salzman's recommendation and use your Budget Surplus to provide matching challenge grants for collaboration, strategic planning, and program developments that focus on long term solutions beyond homelessness. Be proud of shutting the camp down.
 - Engage the State of Oregon, the Feds, businesses, foundations, non-profits, churches, and volunteers in alliance building.
 - Incentivize community partners to provide program-oriented, sheltered, inside homeless space. It's more discreet and dignified, increases privacy, easier to manage, and fits into the community better.

Thank you for the opportunity to testify. There is much more detail and correspondence in my written testimony.

October 3, 2013

Mayor Charlie Hales

Commissioner Nick Fish

Commissioner Dan Saltzman

Commissioner Steve Novick

Commissioner Amanda Fritz

I am Kenneth Thrasher of 1001 NW Lovejoy St, Unit 1301, Portland Oregon 97209, a resident.

My testimony on Thursday will focus on three aspects of the relocation of the R2D2 camp that requires further consideration. They include 1) is this in the best interests of the individuals being relocated, 2) is this in the best interests of the community R2D2 is moving into, and 3) has a proper economic analysis of this move been done?

1) Is this in the best interests of the individuals being relocated- this is a terrible location to put people, it is damp, cold, noisy, and has possible air quality issues (has a study been done?). There are approximately 200 empty buildings in the Portland area and the Wapato jail sits empty, at already an estimated \$300,000 annual cost to the County, which could be used and has all of the services required. Many of the R2D2 residents eat at the Blanche House, and the old building is available at this point. This is being done not in the name of dignity, but to avoid legal costs and to satisfy the owners wanting to remodel the Globe Hotel. It is time to recognize we have three groups camping in our City, i) those with genuine hardships that need temporary shelter in buildings, ii) those with mental illnesses that need support services and shelter in buildings, and iii) those individuals that are moving here, have no desire to work, create real issues for the City, and demand services at the expense of taxpayers. We need to deal with each of these groups in a way that is sensible.

2) Is this in the best interests of the community R2D2 is moving into- 100 people packed under the bridge being self-managed is a big concern (which is a big increase from the 50-70 served now do to the new area being a much larger space). The encampment will soon spread around the corner to Station Place and in front of the train station. Have these individuals in the R2D2 camp had back-ground checks done or drug

testing? Maybe the site is safe but what about the surrounding areas where they will spend a good part of their time, creating a draw similar to what has happened already for the homeless in downtown Portland, where children play in the Fields and Jamison Parks within 3 blocks, and where panhandling and sanitation issues will impact businesses and the community. The Comprehensive Plan has no discussion of "Rest Areas" or "Community Service Uses" in the Plan (an easy way to avoid the real word, encampment), which under the State of Oregon rules don't allow overnight camping in Rest Areas as defined. We have been good neighbors already to about 30% of the housing being low-income, and have Bud Clark Commons in the area. You may not be able to pick your neighbors as Commissioner Fritz has told the Station Place Residents, but we should have input on what types of group living for 100 people are allowed when they are not defined in the code or Comprehensive Plan, but are created out of convenience by the City. This also opens up a Pandora's Box for all Exd zoned property, as the City's ruling makes these similarly zoned properties subject to other groups demanding camping rights. This process is a clear violation of the Public's trust.

3) Has the proper economic analysis of this move been done- two answers in the Financial Impact and Public Involvement Statement signed by Commissioner Fritz are not supported by analysis or fact. Questions 4 and 5 ask if the action will impact City revenues or expenses, both which are answered "No" without any economic analysis. Let me give you a number of possible financial consequences of moving the camp to this site;

a) Has a highest and best use analysis of this property even been done, and does the R2D2 camp maximize value.

b) We have continuously heard how the current Station Place parking facility and this proposed R2D2 area are underutilized as to parking. On September 30th I toured the parking structure and took the attached picture of the roof-top parking, it was at capacity. With the new apartments, condos and Marriott opening soon the 65 parking spots on the site will be needed for visitors, hotel guests and employees, eliminating \$78,000-\$93,600 in revenues annually on the site at a \$100-\$120 month average parking rate. At a 9% cap rate this is a negative value impact of \$867,000-\$1,040,000 on the property, and could be double that amount if daily rates were applied.

c) We risk lower income at the Station Place parking structure and new Marriott do to concerns about the R2D2 site. The Marriott also contributes to room taxes at 6% to the City, 5.5% to the County and 2% to the Portland Tourism Improvement District. This will also impact business income taxes for the City and County in the area, and State and Federal taxes paid by businesses.

d) Ziba's building and others in the area will find it harder to lease excess space in an area that already has vacancies, decreasing revenues and taxes paid to the various governments, and decreasing the property values of the buildings under the income test that would allow property tax appeals and reduced property taxes collected. Condo owners may also file for tax abatements.

e) The City is likely to incur significant legal, water, sewer, policing, electric hook-up and other costs that have not been considered for the benefit of taxpayers. You also are waiving \$20,000 in existing R2D2 fines which is a cost to taxpayers. Having this under City control increases the liability insurance exposure to the City, versus to a revenue producing parking business.

In summary I do not believe you have considered these three areas adequately and request that you not make a decision to move the R2D2 camp under the Lovejoy Ramp. Thank You

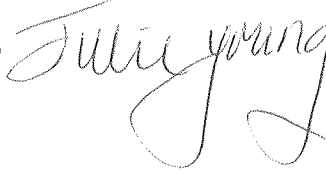
A handwritten signature in cursive script, reading "Kenneth Quake". The signature is written in dark ink and is positioned on the right side of the page.



October 3, 2013

TO: Mayor Hales; Commissioners Fish, Fritz, Novick, and Saltzman

FROM: Julie Young, 1001 NW Lovejoy St. #410



Mayor Hales and Commissioners:

I am a retired social worker who worked in community mental health serving disenfranchised adults and families whose lives were difficult in nearly every way possible. I am now a volunteer with social service organizations and I serve as the City's citizen representative on the Portland Children's Levy Allocation Committee.

The City of Portland and its neighborhoods are renowned for innovative and sustainable solutions to land use planning, transportation options, and economic development. As taxpayers and voters this is what we expect. Smart, long term, BOLD strategies that preserve and enhance the quality of life for the **common good**.

I am opposed to the siting of Right 2 Dream or any tent community ANYWHERE in our City because I cannot reconcile, in any way, that tented rest areas align with the City's or the region's values and goals, nor what we as individuals believe qualifies as a solution to the problem of homelessness. I find it reprehensible that the City Council could encourage, would in fact apportion our tax dollars to support tent communities. Is this the best our community can do?

It is disappointing that in a City known for process, civic engagement, and creativity, we are here today in a confrontational, divisive atmosphere because communication was intentionally closed. How different this might have been had all parties been invited to come to the table in advance to share our experiences, our perspectives, our needs, and – most importantly, to collaborate on sustainable solutions for humane shelter. This has been a missed opportunity.

Fortunately it is not too late for you to exercise leadership and give time for creative minds to work this out in a manner that reflects Portland's reputation for progressive solutions, and that could even serve as a model for other municipalities.

I respectfully ask you to vote **no** on the resolution introduced by Commissioner Fritz.

My name is Nancy Snyder and I live at Station Place Tower.

I am a resident of Portland and have enjoyed living in Downtown Portland for 23 years and in the Pearl District for 8 years.

I have already submitted my concerns in e-mails to each of you and hopefully you have had time to consider them so I don't take your time today repeating them. But I wanted you to have a face to go with a resident of the Pearl District that is passionate about the issues before you.

The one thought that I would like to leave with you today is that if you allow the covert decisions that have been made without consideration of the people this affects most, you will be setting a precedent for the City of Portland to give permits and allow for tent camps on city land in any neighborhood of your choice in the future. This is far more reaching than just here and now. You need to stand up and do the right thing even when it is difficult. I am appalled that one Commissioner is being allowed to circumvent laws without due process and without accountability to one another and the public.

The wrong thing was done covertly to settle a lawsuit against lawbreakers Mr. Wright, Mr. Cossette, and against Ibrahim Mubarak of R2D2, to drop the charges, and promise them property in a suit that you should have won and not settled. The wrong thing is being done once again to not stop this corruption.

This is not good for you and it is not good for them and it is not good for the businesses and residents of the Pearl and in the future it is not good for other neighborhoods. You will be hurting more people than helping by moving the Right 2 Dream Too camp that Commissioner Amanda Fritz solely and covertly has promised at the Lovejoy parking structure behind Station Place Tower.

From: <nancyjeansnyder@juno.com>
To: mayorhales@portlandoregon.gov
Date: Tue, 1 Oct 2013 09:23:26 -0700

Mayor Hales,

This is my second letter to you...what is going on Charles?

How is it that Amanda Fritz can push the R2D2 camp upon the residents of the Pearl, specifically the residents of Station Place Tower without following any of our laws? According to her we have no rights as to who moves into our neighborhood. And we have no way to stop what she has started. This will happen according to her! When did we lose our rights as citizens of Portland and America? When did she decide that we were not good neighbors? It sounds like the city council meeting is another waste of our time. 6 hours to discuss what is going to happen rather than listening to all our concerns then doing what you want to do anyway. The longer this goes on the more upset our people are becoming on both sides of the issue. We see how the campers have been catered to at City Hall all summer...allowed to do most anything...the business' have suffered tremendously, taxpayer money spent, and they have a right to camp there just because they have a sign to protest.

This is not an apartment building being constructed to invite 100 plus new people into the neighborhood. This is a homeless camp with all the problems that come with homelessness that we are according to her to be good neighbors. You can change all the words to be politically correct, you can side step all the codes, laws, permits, zones but something is not right here deep in city management. Why is it so wrong for the camp to stay where it is? Two wrongs don't make it right! And if it cannot remain on the site it has "flourished" according to her and have been good neighbors to China Town why in the name of God would you subject homeless people to move once again to a place where living in tents here in Portland where it rains and is freezing in the winter under a drafty, cold, filthy, disease ridden, pigeon, polluted bridge? They will still need warming centers soon to house them from freezing! They will seek warm places to live during the colder months. Why not house them if they are good neighbors? Take one of your empty buildings or construct a new one! With all the money that the city is spending for relocation of the camp, attorney fees, council meetings, police protection, security for our new neighbors and us, health issues that are going to arise that will cost the tax payer even more money...give them a building or let them build like Dignity Village if they do not want to live indoors and let them if they are such good neighbors take care of the building with their own management.

Yes, we are upset that this is happening...it is not good for R2D2 and it is not good for us apparently it is good for Amanda Fritz...I say what is good for her is recall!

No I don't want a camp under my window! I moved here because it was better than living at SW 4th and Oak where all the drug activity is. I am disabled and do

not have a lot of choices where I live either this is where most of the subsidized housing is the downtown area. I am grateful for living here at Station Place Tower but with my disability many things do not help my well being...the noise level is loud 24/7 from outside noises, offensive odors, pollution, lights, the streetcars, the trucks from the Post Office, Trash Trucks, and the yelling from already homeless that walk the corridor alongside the Lovejoy ramp doing drugs, fighting, and sleeping leaving their needles, blankets, poop, and garbage that the city already will not take care of...what makes me think that Fritz will do a better job adding another numerous amount of transient neighbors coming and going through our neighborhood will be good neighbors when the ones we have now are not. From my understanding there are only about 20 of the people that are true campers that remain in the camp. All the others will be different depending upon the need. They cannot police all the people that will come through here. The police have not been able to take care of this area for the 8 years that I have lived here. And no one seems responsible for the clean up in the street, behind the bushes, in the parking lot, and on the sidewalk benches. It is already dangerous to walk this way to MAX , the train station, and bus station. This is going to be one big quagmire Charles! We do not feel safe with that many more people here that are not accountable to anyone that will come into our apartments to get warm, push us through our doorway to get in, we are vulnerable seniors too!

Actually I am surprised that Fritz hasn't decided that our building would be a good warming center for the homeless when it gets cold. What stops her from doing something like this?

The health issues that would arise from all the new neighbors to those of us with compromised immune systems is not a fair trade for good neighbors? Our new neighbors do not have to be TB tested, HIV tested etc...they too have compromised immune systems...they will be coughing, spitting, pooping, peeing, using drugs...blood...if they are such great neighbors...what about the ones that come because they are there and I can see that if there are no laws against camping...the sidewalk, bushes etc that have been home to so many homeless already...can be out in the open once Fritz moves the camp in! The people in R2D2 will not be able to police the area outside their camp! And this is a campground! A Camp! They have tents....they fix food, sleep, and do whatever recreation that they choose...welcome to our first tent city! The next one should be in each of the commissioners back yard! You all are supposed to help not harm the people that you are elected to serve...who is protecting us!

Please if there is anything that you can do as Mayor to stop Fritz from going through with this plan of hers I ask you to stand up for all of us not just R2D2. Surely she must be accountable to you and the rest of the council members. There is something so very wrong about all of this and it is just getting pushed under the rug. Can you see the problems with this? Please help us and R2D2...there has got to be a better plan! Please stop this move to the Lovejoy parking lot.

Please consider this letter for the council meeting.

Nancy Snyder

From: <nancyjeansnyder@juno.com>
To: mayorhales@portlandoregon.org
Date: Fri, 13 Sep 2013 11:52:54 -0700
Subject: Station Place Tower Right 2 Dream Too Camp
Bcc: nick@portlandoregon.gov, steve@portlandoregon.org, dan@portlandoregon.gov
MIME-Version: 1.0
Content-Type: multipart/alternative; boundary=--__JNP_000_2c8c.377b.452d

Dear Mayor Hales and Commissioners,

I am writing as a concerned resident of Station Place Tower. I apologize in advance that I am not very articulate but passionate about what is taking place. I have a heart for the homeless as do all of you...and have written several times to Commissioner Amanda Fritz but I see that there is something so very wrong about what is taking place here with R2D2 move to the Lovejoy Parking lot. You have not heard from many people because this has all been done behind closed doors.

How is it that Commissioner Amanda Fitz can by pass and change all the written laws, violate codes, precepts, and the rights of the people not only at Station Place Tower where I reside but also all the design codes of the Pearl Neighborhood without due process and lack of public process to advocate for a camp "rest area" in our parking lot assigned to us not more than a few feet from our building. She took it away from our building's use. There is a Title granted to us from American Title. I do not know how this happened. Do you?

Fritz said she would not talk to the media or the neighborhood until the lawsuit was settled. This has all been done underhandly, ignoring our written laws. She has not met with anyone prior to making all these decisions that effect all of us except perhaps the board of R2D2, lawyers, judge and is giving them what they want. After the settlement She finally met with SPT residents in a closed meeting. And all she could offer was the lawsuit is settled, the deal is done! We have to be good neighbors to R2D2 because R2D2 will be moving in ; when she herself has not been a good neighbor but a crafty politician. She has redefined all words to be politically correct..."rest area" Pilot project" "good neighbors" Who are we kidding?

What made Amanda Fritz "settle" in a lawsuit by the city she should have won against lawbreakers? Why has not the homeless camp been told they must leave according to the law, lack of permits, lack of zoning, fines not paid, etc. Why is Michael Wright not in jail for breaking the law? We are held accountable to our laws... why these law breakers? They were given a pardon to do as they please! Nothing to prevent future misbehavior.

So it goes to a problem with homelessness in our city...we don't have a solution...lets all get together and talk what can be done? Why not get the people together to brainstorm with wisdom for what is best for everyone? Not leave it up to one person to make all the decisions for all the people of Portland. This will set a precedent that will come back to bite us all in the end. City Hall..."protests" Campers! all you have to do is have a sign to protest and you can camp? What is wrong with this picture? Where is our sense of right and wrong?

At the press conference Fritz was so pleased with the settlement of the lawsuit against Michael Wright and R2D2 camp. She was not sympathetic to our side of the issues at all about moving the camp to our neighborhood. She kept insisting that we just need to be good neighbors...and we would have meetings in the future to see how we can do that...with no thought of this not happening at all...and she told us that we cannot chose our neighbors...oh, but I say, "we chose our neighborhood"!

We have empty buildings that they could move to...that are already made for this use...TPI, Blanchet House and others...but Fritz says that they must be used for women and children. Use the lot in front of The Bud Clark Commons since this is a "temporary" solution to R2D2 camp...they have not started to build on that property! And probably not in the near future...let's see if the camp works there? We are setting a precedent for an elete homelessness and a less than homeless by allowing a campground for some and not for others. What are we thinking in this year 2013!

Now, she says they have one month to prepare the lot for zoning change, permits, with lights, water, sewage etc. until the move. It will be expensive too. We still have no say in this. It is not a good site for the R2D2 camp nor the residents of the Pearl and especially Station Place Tower. There are health risks, safety risks, noise pollution, and the corridor is already inhabited by the homeless, drug addict and alcoholic behavior that the city cannot take care of. So the R2D2 camp is supposed to move in here and take care of it? Keep us safe, get rid of all the unwanted behavior that has intimidated us for years?

One of our residents to Commissioner Amanda Fritz said it better than I can here is her letter in case you have not seen it:

Thank you for taking time out of your schedule to visit Station Place Tower Apartments. While you did an admirable job of advocating for Right 2 Dream Too (although, I do not believe it is in their best interest to live under the Lovejoy Ramp with the pigeon poop, no sunlight, and exhaust fumes), it would have been nice had you shown some empathy and understanding towards those of us residing here.

Many of the statements you made regarding the folks at Right 2 Dream Too apply to those of us living here.

Most of the residents at Station Place Tower Apartments live on a fixed income that is well below the norm for the area and live on a month to month basis. Many have physical and mental disabilities which make living a challenge and safety concerns a priority. We have chosen to live here because of the environment (safe neighborhood, easy accessibility to public transportation and the necessities of life, i.e. grocery stores, post office, etc. and its walkability (sidewalks, lack of hills, parks) rating. Additionally, we waited months (years for some) for a vacant apartment in order to move in here. Therefore, when you tell us that Right 2 Dream Too have no options, those who live here also fall into that category. We don't have the financial resources to move, we are physically unable to pack and move our belongings, it would be emotionally hard to leave a community we are vested in and most apartments in our price range have waiting lists.

Many comments were made that Right 2 Dream Too were good neighbors and that we should be good neighbors. Do you think we are not good neighbors? Being apprehensive because you are moving a homeless camp into our neighborhood does not make us bad neighbors. I notice you are not moving them into your neighborhood (and what would the reaction of your neighbors be if you did). We, too, are good neighbors. Many of us volunteer for various groups throughout the city, we take care of our neighborhood by picking up trash and watching out for others, and we take care of fellow residents who need help.

You also commented that we do not get to choose our neighbors. You are right! We do, however, get to choose our neighborhoods. And while we knew there were vacant lots that would be developed either into some sort of commercial enterprise or multi-family residences, not one of us anticipated a homeless camp of transient persons. According to what you stated, my understanding is that it is not the same 100 persons each night and that there are some who come to spend the day. You also stated that they police themselves and would help police the other homeless persons in the neighborhood because they know each other. I do not understand how that would work as the police are not necessarily effective in dealing with the small number we currently have sleeping in that area and the use of drugs and alcohol. Since this is a transient population, I also do not understand how we are to know who is part of their community and who is just hanging out. None of that eases our apprehension.

Finally, it is my naïve understanding that our elected officials are to work for all of

us not just a small sector of our society. Decisions should be made after gathering as much information as possible and based on the greater good. You admitted you did not check into our neighborhood before selecting this site. You also stated it is the only site available (which seems like an absurdity considering the size of Portland). So since you are advocating for Right 2 Dream Too, who do we have in a position of authority or power to advocate for us as we, too, are a fragile, vulnerable group of seniors.

Barbara Weerth (with her permission)

Amanda Fritz said, when asked about accountability for due process...she said she is not accountable to any of you...how can that be? Not accountable to the people she is supposed to represent, not accountable to the Mayor and other Commissioners? She is able to make all these major decisions without due process.

Please hold each other accountable for what you have been elected to do. Please hold Amanda Fritz accountable for helping all of us not just the homeless. We expect you to obey our laws as well as we shall obey our laws...Thank you,

In case you have forgotten what camping is....and what it is not...R2D2 is a CAMP! And if it continues...you may have a camp coming near you!

14A.50.020 Camping Prohibited on Public Property and Public Rights of Way. - _

A. As used in this Section:

1. "To camp" means to set up, or to remain in or at a campsite, for the purpose of establishing or maintaining a temporary place to live.
2. "Campsite" means any place where any bedding, sleeping bag, or other sleeping matter, or any stove or fire is placed, established, or maintained, whether or not such place incorporates the use of any tent, lean-to, shack, or any other structure, or any vehicle or part thereof.

B. It is unlawful for any person to camp in or upon any public property or public right of way, unless otherwise specifically authorized by this Code or by declaration by the Mayor in emergency circumstances.

C. The violation of this Section is punishable, upon conviction, by a fine of not more than \$100 or by imprisonment for a period not to exceed 30 days or both

Sincerely,
Nancy Snyder

Laura Griffiths

Live in Portland for 10 years

I've resided at Station Place Tower, 9th Ave. & Lovejoy for 3 years

I am mentally ill and permanently disabled. 14 years-ago I was diagnosed with Bipolar 1 Disorder and treatment resistant depression. I was unable to continue my career as a Registered Nurse in Pediatric Oncology; I had to retire after 8 years as a US Army Nurse attached to the 323rd Combat Support Hospital in Detroit, MI, and I had to withdraw from the 6th marathon I was scheduled to walk for the Leukemia Society of America. 23 years of marriage ended soon after the diagnosis.

It is estimated that 30 percent of homeless individuals suffer from mental illness! Without the support of my family and adequate treatment by psychiatric specialists I could be homeless, incarcerated, or dead.

The mental illnesses most prevalent among the homeless are schizophrenia, Bipolar Disorder, and severe PTSD (post traumatic stress disorder). A schizophrenic, not on medication, may hear voices telling him to attack the woman across the street before she harms him. The soldier who fought in Vietnam may believe that the street-car rumbling over head is the sound of incoming artillery and begin defending his buddies that aren't there. Finally, a bipolar person who thinks they can fly might fly off the Lovejoy ramp. It is naïve for the leader of R2d2 to believe that he will keep peace under a bridge next to the Bud Clark Commons. The two areas ^{he} are ^{refers} apples and oranges. ^{to are}

Placing the Right 2 Dream Too non-profit business under the Lovejoy ramp is subjecting two vulnerable groups, the homeless campers and the residents of Station Place Tower, to the worst possible of situations.

I waited 4 years for the call notifying me that I had an apartment at SPT. I wanted so badly to live in this building because it is beautiful, 'green', and it was a safe area of Portland. Now, walking to the Amtrack or Max platform is daunting. The Station Place Tower community no longer feels safe and I challenge the city commissioners to walk from our building to the Max on any day of the week and experience for themselves our plight.

My name is Barbara Weerth and I live at Station Place Tower Apartments. Station Place is a senior building of 176 units for people with incomes below the median. Many of us living here have physical and/or mental disabilities which makes day to day living a challenge and a need for safety and security a necessity. Most of us chose Station Place because of the neighborhood and we also waited from months to years to be able to move here. In case you do not know, the parking lot in question is right out our back door. The sidewalk is our direct access to Max, busses, Amtrak, and Greyhound and is only on one side of the street. For many with mobility issues, walking around the block is their exercise and sitting on the benches is their park. Needless to say our safety and security is being compromised by Amanda Fritz and her plan, who readily admitted she did not research the neighborhood before selecting this particular location.

Ms. Fritz states we do not get to choose our neighbors. However, we did choose our neighborhood without ever imagining that a homeless camp would be moved into our backyard. Ms. Fritz, you are right we do not get to choose our neighbors, but there is a distinct difference between a neighbor you do not like or one who doesn't keep up his yard, plays loud music, etc. and having 100 strangers sleeping in your backyard every night and hanging out in your neighborhood during the day. If this plan goes through, we are not getting a new neighbor but 700 or more new neighbors each week.

The safety and security issues should be readily apparent to most if they stop and think about it. When it is freezing and raining, would you try to sneak into a warm building or stay out in a cold, damp tent. If you look at the people living near you as the elite (as R2D2's leaders called us) and yourself as having nothing, how long before someone knocks down a senior and takes their purse or sneaks into the garage and breaks into a car. How is someone with mobility issues going to walk to the Max when 100 plus people are lined up on the sidewalk (and

as a side note, where do the people who do not get into the camp each night go). None of those instances even addresses the issues of health, dogs, too many people in a small area, drugs, alcohol, mental illness and the need for additional security making our rents go up.

My understanding of zoning codes and land use rules is that one purpose is to eliminate a negative impact to existing neighborhoods. However, in this instance we have been told by Amanda Fritz and several others that we, as a fragile community, don't count and moving the homeless to a parking lot full of pigeon droppings, with polluted air, no sunlight and rusty, acidic water dripping on them is more important than maintaining the safety and security of an existing community. We have been told we have to be good neighbors and that the homeless did not choose to be homeless. Well, Ms. Fritz we are already good neighbors and most of us are also in this position at this stage of life due to extenuating circumstances. Believe me, this was not my plan for the later years of my life!

As the City Council your obligation is to all the residents. If a tent city is your solution to the homeless situation, then at least take a step back and do it in a thoughtful, smart, and deliberate manner not in a secretive, quick manner without thought of the consequences.

My name is Brooks Hickerson. I live at 1255 North West 9th Avenue in the Pearl, I oppose changing the zoning to allow a camp to be established under the Broadway Bridge, Northwest 9th and Lovejoy St for several reasons:

First, I oppose this camp location because of the behind-closed-doors process that has been used to bypass any neighborhood input. This hearing appears to be a poor effort to legitimize a location after the fact.

Second, I oppose this camp location because of its proximity to thousands of family residences.

Third, I oppose this camp location because of its proximity to Union Station. The Amtrak employees work hard keeping the sidewalks clear of cigarette butts and keeping their restroom clean, so that arriving visitors will have a good impression of Portland. Locating a camp directly across the street from Union Station will make their job harder and give visitors a real shock when they exit Union Station.

Forth and finally, I oppose this camp being moved to this location because moving a camp from place to place does nothing to help the homeless find places to live. This is a non-solution to a real problem that these people have and a problem with which we as a city must help. Portland should not offer a let's move-the-camp again non-solution.

Thank you,



Brooks Hickerson

Summary: This is a shoddy way to treat the Pearl Residences, both those with homes and those without.

Elta M. Wilson

October 3, 2013

To: Portland City Council

Re: Encampment for Right to Dream Too on Lot 7, Station Place

As a resident and condominium owner on Lovejoy I oppose this encampment. Save our neighborhood with structured assistance only.

A balanced approach that includes mental health resources, drug and alcohol treatment groups, shelters, and jobs for those that choose a productive path is called for. While providing absolutely no more free food and goodies for those who choose to slack, grab, and destroy the neighborhood. No enabling. Like a good parent, be strong enough to say NO when it counts.

My condo building alone within the past month was vandalized, another time someone literally pooped in the yard, and several times "recyclers" have walked 30 yards beyond the property line to our back parking lot looking "just for something to recycle" -- or perhaps steal would be more to the point. Our neighborhood is inundated with homeless looking for freebies.

The road to hell is paved with good intentions. I believe in compassion with the requirement of self-discipline.



Elta M. Wilson

Moore-Love, Karla

From: Eric Williams [E@codiligent.com]
Sent: Thursday, October 03, 2013 1:33 PM
To: Moore-Love, Karla
Subject: Testimony for Hearing
Attachments: Testimony for city council meeting 10 03 13.docx; ATT00001.htm
Attached please find written testimony for the hearing today at 2:00 pm.

10/3/2013

October 3, 2013

Mayor Hales and
Portland City Council

Re: Proposed move of homeless campground to Lot 7, Station Place

Dear Mayor Hales and Councilors:

I have been appalled by the actions of Commissioner Fritz in making a deal to move the Right To Dream Too homeless camp to a property in my neighborhood without going through the appropriate land use process, and instead relying on an intellectually dishonest report from the director of the Bureau of Development Services.

I would strongly encourage you to vote against this move for the following reasons:

1. **Considering a homeless camp as a permitted "Community Service" use is intellectually dishonest.** Contrary to the Bureau of Development Services director Paul Scarlett's letter, it is not credible that an objective, neutral person who is experienced in land use issues would come to the conclusion that a tent camp is compliant with the code. I challenge you to allow the city and the PDNA to hire a mutually selected land use planning expert and have them provide an interpretation.
2. **Section 14A.50.020 of the city code prohibits camping on public land.**
3. **The city's thinking is inconsistent with the city's past position on this issue.** If a Community Service really can be defined as an outright permitted use that's not subject to any sort of hearing, why were there all the issues with the previous site's owner. Why didn't the city just say "Let's just approve a community service use for your site and then the homeless can continue camping there?" If that were the case it would have saved the city tremendous time and financial resources. Furthermore, if the city is going to declare homeless camping on an EX zoned property as a community service use, how can they argue against allowing just about any property from being used as a homeless camp? Is that what the city really wants?
4. **It seems the city is bending over backwards to accommodate a group of 80-100 people who have been participating in an illegal activity and many of who pay no taxes, but is ignoring the interests and concerns of hundreds of law-abiding tax payers.**

Would I have purchased a condominium within two blocks of a site that I thought would have a chance of becoming a homeless tent camp? Would

businesses like Ziba Design or the new hotel have chosen to build their buildings if they thought there was the possibility of a homeless tent camp being allowed within a block of their building? Will having a large increase of homeless people living in the neighborhood in tents diminish real estate values and marketability of property that is in close proximity to the homeless camp site? There is nothing in the zoning code that would have ever lead any reasonable person to believe that a 100+ person homeless tent camp would become an addition to our neighborhood. Shouldn't we be able to rely on consistency and reasonable enforcement of city code to protect our interests? Why are our interests subordinated to the members of Right To Dream Too's interests? Why weren't we able to rely on code enforcement to maintain neighborhood standards?

Why is it that the city increasingly has become difficult for productive private citizens and business owners to deal with, but it bends over backward for the homeless, road warriors, and occupiers? We all pay very high property taxes, and are getting hit with a special assessment to fund the east side street car line - so why aren't our interests being considered? Check out the article in the October 2012 NW Examiner about all of the headaches the city caused for the owner of Local Choice Produce Market as he tried to open his business (which is now closing). For example, the city tried to force him to tear up good sidewalks and spend \$300,000 doing so because the grid patterns didn't match up exactly to the River District's Standards. He finally prevailed on this issue but had to spend considerable time, energy, effort, and expense (on professionals) to fight this. Why does the city make it difficult for someone who was set to create 30 jobs in a city with 7% unemployment, but bends over backwards for those who have been illegally camping and who aggressively panhandle?

<http://www.nwexaminer.com/issues/xEarlierIssues/10October2012.pdf>

5. **The city is trading one lawsuit for multiple new ones.** The city claims they needed to move the homeless camp due to a lawsuit from the prior property owner. Yet, people with much deeper pockets are now threatening to sue the city - including Williams and Dame and Ziba Design. Should the city be using scarce resources to fight such legal battles when they are on such flimsy ground? Might there even be standing for a small class action against the city by individual homeowners if our property values are impacted?
6. **The city will destroy value it has worked so hard to create.** The city has spent years carefully planning, designing, re-creating, and developing the Pearl District. In any given week you can see large groups of employees from planning departments, architects, and developers from all over the

world who have come to see what the city has created. The city has done a very nice job. Yet, over the past 3-4 years we've seen a significant increase in loitering and pan-handling vagrants. Every time you walk by Deschutes Brewery, RiteAid, or Safeway there are people pan handling. Now the city wants to add significantly more? How will that alter the character and feel of the neighborhood? When walking through Old Town I've witnessed public urination, defecation (in process) in business doorways, masturbation, public sex, fights / attacks, open drug deals, and the usual crazy people walking down the street shouting threats and obscenities. Think about this: if you are living under a dark bridge in a tent, are you going to want to hang out there all day? I suspect not. What are the closest public spaces to the new site: The Fields Park, Tanner Springs Park, and Jamison Square. I can't see how this will be a positive for our neighborhood.

7. What happened to the city's intent on "Alcohol Impact Zones"?

Commissioner Fritz seemed to be a huge proponent of restrictions on retailers in areas where there have been issues with indigent alcoholics. After trying to impose restrictions on businesses, does anyone else see the irony that Fritz is trying to move this homeless camp to within a half block of a liquor store?

8. What about SDCs? If there is a change in use of a vacant property in the city of Portland to one in which there will be people occupying it, then the owner of the property is required to pay Systems Development Charges (SDCs). I'm not sure what the rules of this are when the city owns the property, but if one of us private citizens wanted to start a commercial campground or open a homeless shelter we would be subject to paying outrageously high SDCs in order to do so. See:

<http://www.portlandonline.com/bds/index.cfm?c=34186>

9. It will likely significantly increase crime in the Pearl District. One comment that Commissioner Fritz made that doesn't paint an accurate picture of the situation is that the camp is safe because there were no police calls to the existing R2D2 camp within the past 12 months. While it may be accurate that there were no calls to incidents occurring directly on the R2D2 site (can this be verified?), there was a huge amount of crime within one block of the R2D2 site. In fact, **there were 330 reported criminal incidents within 0.05 miles (less than 1 block) of the current R2D2 site in the past 12 months.** That is 1,122% more reported criminal incidents than within 0.05 miles of the proposed site under the Lovejoy Ramp. You can look up the stats yourself at the Portland CrimeMapper

website: <http://www.portlandmaps.com/maps/police/>

When I confronted Fritz with this information she then tried to claim that while it is true that crime is much higher around the current R2D2 site then it is on NW 9th and Lovejoy, crime went down after R2D2 set up their camp in October 2011. So, I again looked at the statistics. While portland maps won't let you see data sorted by exact distance from a location when looking at datasets more than 12 months old, you can look at crime by neighborhood by month. I did NOT see a decline in crime stats for Old Town / China Town for 2010 - through August 2013. Following is a link to Crime Statistics by month for Old Town / China Town for that time frame. If you look at the average crimes in that neighborhood by month for 2010 it is 56.8; the average by month for 2011 is 55.6; the average by month for 2012 is 54.3; and for the first 8 months of 2013 the average per month is 55.9. That's atrociously high and represents less than a 2% change from 2010 to 2013. This is statistically insignificant, and shows no improvement.

http://www.portlandoregon.gov/police/crimestats/index.cfm?&og_part1_all=on&week=35/2013&month_to_1=8/2013&og_group=no&address=&drform_count=1&area_type=1&og_part2_all=on&date_type=mo&og_all=on&og_part3_all=on&action=DisplaySearchResults&month_from_1=1/2010&cm_offense_group_id=5,10,6,2,7,3,4,8,9,21,15,12,13,19,20,11,16,17,18,29,26,24,22,27,25,23,30,28&neighborhood_code=OLDTN&display_header=no

- 10. How many people will live at the homeless camp?** I know that currently the camp has about 100 people living at it, but the proposed site appears to be about 3x larger. Will there be 300+ people living at the site? I suspect crime will increase in the neighborhood with 100 homeless people living there, but if it's triple that number how will that impact the neighborhood?

There are other ways to house the homeless in buildings if there was will to do so. Here are a few solutions to this entire issue:

1. The Wapato Correctional Facility was constructed 10 years ago and continues to sit empty. Why is this facility going to waste.
2. The Bud Clark Commons could have been constructed to accommodate far more people if the real intent was to provide basic housing. The building has a section with 90 beds for men, then also has 130 studio apartments that range in size from 352 – 375 sq. ft. While these are by no means large units, the market rate Freedom Center on NW 14th rents studios that are 267 square feet. We are providing homeless people with living units that are larger than some people rent on their own. If the Bud Clark Commons had simply been constructed so that the total square footage of the 130 units was instead divided into 267 sq. ft. units another 42 units could have been created. If they had done even smaller units and dropped the square

footage to 200 sq. ft. (perhaps with common shared baths) an extra 100 living units could have been built. It's too late to change this now – but the lack of optimizing utilization speaks to the non-seriousness of the city to deal with this issue in a cost effective and reasonable manner.

3. I believe the city still owns some vacant school buildings. Why not accommodate the homeless INSIDE a city-owned building that is not being used?

Sincerely,

Eric Williams
1255 NW 9th Ave., #410
Portland, OR 97209
971-404-5807
e@codiligent.com

Moore-Love, Karla

From: Griffin-Valade, LaVonne on behalf of City Auditor Griffin-Valade
Sent: Thursday, October 03, 2013 12:00 PM
To: Moore-Love, Karla; Parsons, Susan
Subject: FW: Alternative Recommendations to Address Portland Homelessness
Attachments: To the Portland City Council WRITTEN testimony Oct 3 2013.docx

From: Rick Sohn [mailto:rsohn@umpquacoquille.com]
Sent: Thursday, October 03, 2013 11:56 AM
To: Hales, Mayor; Commissioner Fritz; Commissioner Fish; Novick, Steve; Commissioner Saltzman; City Auditor Griffin-Valade
Cc: Scott Williams Board member; Ross Lienhart; Patricia Gardner
Subject: Alternative Recommendations to Address Portland Homelessness

Dear Commissioners:

My testimony for this afternoon's hearing is attached.

I will provide a condensed oral testimony this afternoon.

If you have any questions after my testimony or via email, I would welcome them.

Thank you for the opportunity to comment.

Sincerely,
Rick Sohn

--

Rick Sohn
541-430-6912
rsohn@umpquacoquille.com

10/3/2013

To the Portland City Council

RE: Proposed Homeless Camp Site under the Lovejoy Street ramp of the Broadway Bridge
October 3, 2013

Thank you hearing this testimony. My name is Rick Sohn. My wife and I own a Condo at 10th and Lovejoy, just 2 blocks away from the newly proposed Homeless camp under the Lovejoy Street ramp of the Broadway Bridge. We have a significant personal and financial stake in seeing Portland develop sound processes to address homelessness.

While this testimony highlights Right 2 Dream Too, it applies to homeless camps anywhere in Portland. **Portland needs** a successful Long Term Program to end homelessness. We hope that you will give these findings serious consideration.

In searching for solutions, I looked at Minneapolis/St. Paul, (which is very progressive in urban planning, (bicycling, the arts, and) in many ways similar to Portland, but with a 20% larger Metro area (3.3 million there vs 2.7 million here).

What resources has Minnesota brought to bear to find solutions for individual homeless people and families?, given the diversity of challenges, unique to each person or family? Just to name a few programs, How has Minneapolis St Paul decreased sleeping on the streets, helped repeat offenders decrease their jail time, assisted seniors, helped connect homeless people directly with beneficial resources, helped bring young people into careers and off the streets, ? Minnesota's goal is to end homelessness, one individual and family at a time. The Portland question should not be, why are the homeless embracing the Right 2 Dream Too strategy? They accept it because they have no better choice. It is our job as a community leaders to identify and offer alternative choices tailored to long term success. This is what can be learned by studying the State of Minnesota, and Minneapolis/St Paul in particular.

Minneapolis/St Paul Minnesota --- a case study

Lets get started.

The City of Minneapolis and State of Minnesota have currently embarked on an effort called "Heading Home Minnesota." *It is the umbrella for the statewide Business Plan, to End Long-Term Homelessness as well as local plans to end homelessness throughout the State.*

Heading Home Minnesota (www.headinghomeminnesota.org) is a coordinated state-wide public-private-nonprofit partnership to eliminate barriers to stability and to end homelessness in Minnesota. The latest strategic business plan was released in fall 2010, and builds on local plans and on the recently released Federal Strategic Plan to Prevent and End Homelessness. It puts forward *a comprehensive set of strategies for maximizing and aligning future work on this initiative.*

Minneapolis/St Paul has been aggressively addressing homelessness for over 25 years. Five objectives that are at the heart of all strategies to end homelessness in Minnesota:

- Educate, engage, collaborate
- Increase access to stable housing
- Reach out to people who are homeless and at risk of homelessness

- Improve well-being
- Transform the housing crisis response system

Heading Home Hennepin Examples

The Minneapolis/Hennepin County Project Homeless Connect-- Ending homelessness, one person at a time.

On May 20, 2013, nearly 1000 volunteers and 500 service providers gathered to serve nearly 2000 guests experiencing homelessness, with a one-stop shop experience with services ranging from housing, employment, and medical care to benefits, legal assistance, ID cards, and haircuts. The next event will be held in December 2013. To volunteer or learn more, please visit www.homelessconnectminneapolis.org.

Housing for people with a history in corrections: Frequent Users Services Enhancement Initiative (FUSE) was launched in 2008 to work with high users of both the shelter and county jail to provide permanent supportive housing. Through the end of 2011, FUSE has worked with 100 individuals. Evaluations of the FUSE program show that FUSE participants reduced their use of shelter by 43 percent and jail by 39 percent.

The Currie Avenue Partnership: The Currie Avenue Partnership was developed in the spring of 2010 to identify and house 150 of the highest users of shelter in Minneapolis. A collective effort by Downtown Congregations to End Homelessness, the downtown business community, the philanthropic community, and concerned individuals raised \$350,000 to start this program, and once running the ongoing costs are covered by state funding. **This program housed 150 individuals in the first six months of the program**, and additional money was raised to house an additional 40 people who sleep outdoors.

Housing for people with health conditions: There are several initiatives in Heading Home Hennepin that target people experiencing homelessness with complicating chronic or severe health conditions.

- The **Hospital to Home program** provides permanent supportive housing to people discharged from hospital settings. Patterned after a program in Ramsey County, Hennepin has a small pilot operating between Hearth Connection, a community nonprofit, and Hennepin County Medical Center. The pilot started in Fall 2011 with plans to serve four individuals and evaluate potential cost savings.
- Catholic Charities has a pilot project with North Memorial Medical Center to provide **recuperative care** to five individuals discharged from their hospital. The pilot started in fall 2011.
- Hennepin Health is an **integrated care organization** to provide health care to extremely low-income single adults in Hennepin County. A partnership between Hennepin County Medical Center, Metropolitan Health Plan, NorthPoint Health and Wellness Center, and Hennepin County Human Services and Public Health Department, Hennepin Health provides wrap-around social services to patients and works to find permanent supportive housing to patients whose housing situation negatively impacts their health status and results in high levels of crisis-driven services. Hennepin Health began operation in January 2012.

Housing for families: Young mothers in shelter are more likely to repeat shelter stays than older mothers, so Heading Home Hennepin has provided focused attention to resolving this cycle.

- St. Anne's Place, an emergency shelter provider for women and children, received a grant from the Phillips Foundation to provide support services to young parents age 21 and under who have experienced homelessness. In 2011, the program served 23 families whose average length of stay in shelter prior to entering the program was one-and-a-half months. The program works to support these families in housing and to prevent repeat shelter stays.

I corresponded via email with Mikkel Beckmen (mikkel.Beckmen@hennepin.us), executive director of Heading Home Hennepin (www.headinghomehennepin.org), a leading homeless assistance group serving the Minneapolis Metro area . Heading Home Hennepin, which will serve more than 1,600 families this year, is a joint Minneapolis-Hennepin County project designed to eliminate homelessness by 2016. That 2012 number is nearly double the number of homeless families served in 2006, when the project was started.

Here is our email correspondence.

From Rick Sohn (rsohn@umpquacoquille.com)
 Sep 27, 2013
 to Mikkel.beckmen

I have been reviewing the Head Home Minnesota and the Wilder Foundation websites and I have yet to find anywhere in your programs the setting up of a homeless camp or series of camps. Is there anywhere in your ending-homelessness strategy, that the public, a consortium of public and private partners, or a private entity, is setting up homeless camps in Minnesota? If so, can it be done in a way that you feel benefits the homeless person or family?
 I live in Oregon, and many communities here are grappling with ways to address homelessness. Feel free to contact me.
 Thank you for any information you can provide.

Mikkel Beckmen <Mikkel.Beckmen@hennepin.us>

8:24 AM
 9/30/13.

to me

"Hi Rick,

Here in our community we don't believe nor do we feel it necessary to set up camps for people who cannot afford housing. We do offer 24-hour shelter with 3 meals for all families and disabled adults who lose their housing. In addition we have historically had enough public and private shelter space for most homeless populations. **Frankly the idea of camps for people is below our standard of care** and of course in winter, not sustaining of life. The number of street homeless in our community is much lower than most with around 150 people sleeping outside as we have a very strong outreach presence as well as a shelter system that has enough emergency shelter beds for almost 2,000 people. **We spend around 12 million dollars in county taxes to provide shelter for families and more for adults and youth. Shelter is a right in our community for most and we believe resources should be pushed into rental assistance and housing opportunities, not the expansion of shelter or other temporary programs. All people are housable, even those who use drugs and alcohol daily and who have lots of personal vulnerabilities.**

overwhelmed. When I was in Portland this past spring, I saw many people sleeping on bridges and other public spaces. I wondered where the shelters were.

Feel free to call anytime.

My number is 612-596_1606.

.....

Sure you can quote me if you would like. **We have several large shelter here that house almost 600 – 1.000 people, both on the single adult side and the family side. It can be done.**

Good luck,
Mikkel Beckmen “

The Amherst H. Wilder Foundation (www.wilder.org), founded in 1906 combines direct service, research and community initiatives to address the needs of vulnerable people in Saint Paul and the surrounding east metro area.

“Our approach is unique and highly effective. Through research we identify emerging needs facing our community. We use best practices models to develop innovative solutions for service delivery.... We engage the community through partnerships and outreach to multiply our impact.”

Last year, The Wilder Foundation Annual Expenditures from Contributions, Grant Receipts, Program Revenues, and the Endowment – \$42.8 Million in 2012.

- The Wilder Foundation is a useful model of research and initiatives to end homelessness. They work with all age groups and individual challenges, including care of older adults through the Capacity to Care project, and a cradle-to-career initiative for young people through the Saint Paul Promise Neighborhood Initiative.

Wilder Foundation Programs for Children, Families and Older Adults

Established in 1906, the mission of the Amherst H. Wilder Foundation is “to promote the social welfare of persons...in the greater Saint Paul metropolitan area by all appropriate means...without regard to, or discrimination on account of, nationality, sex, color, religious scruples or prejudices.”

Wilder has more than 40 programs that focus on children and family mental health, culturally-specific children and adult mental health, early childhood education, supportive housing services, school success, aging and caregiving services. In 2012, 3,940 low income and vulnerable children, families and older adults received multiple direct services from Wilder. In addition, more than 4,255 families and individuals benefited from Wilder programs’ partnership and collaboration in east metro schools and the community.

Highlights of 2012 services by the Wilder Foundation:

- Wilder provided nearly 300 units of quality, affordable housing and supportive services for 568 individuals, including 462 children, about 30% of the homeless population in Ramsey County.
- At three Achievement Plus schools and two full-service community schools located in high poverty neighborhoods, Wilder, in collaboration with Saint Paul Public Schools and community partners, served more than 3,000 children, families and residents with on-site health and dental, employment training, mentoring, tutoring in reading, and housing, food and clothing services.
- 95 students from low-income families were enrolled at Wilder's Child Development Center, providing a strong foundation for school readiness.
- Wilder's Kofi Services and Hlub Zoo, culturally-specific mental health programs for African American and Hmong youth who are experiencing difficulty in school and other areas of their lives, expanded to a total of nine school sites in Saint Paul.
- Wilder increased access to mental health services and provided programs for young children who have faced emotional or physical trauma, providing on average 2,000 hours of services each month.
- 521 members of the Southeast Asian community participated in Wilder's mental and social health services each month.
- As the selected service provider, Wilder assisted Portico Interfaith Housing's efforts to secure funding for a 44-unit permanent housing development for homeless youth.
- Wilder's Community Center for Aging provided support services to more than 900 caregivers, and 722 older adults and people with disabilities were served in day health and other services.
- Over 400 volunteers served 30,808 hot meals through Wilder's Meals on Wheels program.

The Bottom Line in Minnesota:

- Cooperation and leadership are only part of the picture. Wilder Foundation and Heading Home Hennepin, alone, allocated \$60 million last year to homelessness and related mental health issues. Sources of these funds were Federal, State, Foundation, Community, churches, community non-profits, and volunteer time.

Homeless Camps and Homelessness issues in Portland, Oregon

Right 2 Dream Too is residency disguised as winter camping. Winter camping is a messy, unsanitary, inefficient, and a sometimes idealized activity that does not lend itself to city blocks, crowded conditions, and sanitation.

- As suggested by Mikkel Beckmen, the city would be ahead in terms of serving the homeless to provide a covered, enclosed, sheltered alternative. Minneapolis has demonstrated that there is a consortium of private and public funding sources to contribute to ending homelessness, if the leadership is provided to funnel the funds in this direction. Such options could be developed in Portland as well and could be developed if there is partnering support from you.

Provided with other alternatives, do you really think most homeless people or families would choose to camp out, in the winter, if they knew covered spaces were available?

- Perhaps you say , the homeless want this camp. Why do they want it? Because they know of NO BETTER alternatives. Developing those alternatives, including more resources devoted to ways out of homelessness in structured environments, – that is the job of the community – public-private partnerships, with your leadership as Commissioners. There is already strong private community motivation to get the homeless off the streets and on with their lives.... And out of the camping alternative.

Suppose Portland improved outreach, placement and financial resources for the homeless. You might ask, what's to prevent out-of-state homeless people from moving in?

Its **The weather.**

Portland does not compete with those homeless meccas in Southern California and Florida cities which combine favorable year-round weather with progressive homelessness programs.

After hearing all of this testimony, you still feel that there is a compelling need to go down the path of the homeless camp, rather than pursuing more potentially successful long term strategies, please consider the following specific information about the site.

Visits to Portland Homeless sites

My wife and I visited the Lovejoy Street ramp site and 4th and Burnside homeless camp. The new site is over ½ acre, and is 2 ½ times larger than the current Burnside camp. With 100-150 people at the current site each night, the new site under the Lovejoy ramp would house 2 ½ times as many, or 300 -375 people. The density is 80 square feet per occupant, but could be as low as 53 square feet per occupant.

I estimated the size of both sites. By my estimates, the Burnside camp was about 340x60 feet, or 20,400 square feet, about ½ acre. The homeless camp at 4th and Burnside estimated total size was 100x80 feet, or 8,000 square feet. These relative estimates indicate that the proposed **Lovejoy Street ramp site is over 2 ½ times as large as the 4th and Burnside camp.**

(I later learned that the exact size of the Lovejoy site is 25,519 square feet, well over ½ acre, and larger than my estimate.)

Based on information from The Oregonian and our visit with a pleasant official at the Burnside camp, between 100 and 150 people use the 4th and Burnside location on a typical night – between 53 and 80 square feet per person – does the zoning allow this density? . Multiply this usage of the 4th and Burnside camp by 2 ½ times, and there would be room for 250 to 375 people under the Lovejoy Street ramp.

Does the City intend to allow 300 to 375 people to reside under the Lovejoy Street ramp each evening?

- I believe you should set a limit on the number of people who can live on this site.

There are covered vacant areas adjacent to the Lovejoy ramp. If this camp goes forward, there must be further regulation governing sleeping and loitering in the adjacent vacant and covered areas, as well as the train and bus depots, streets sidewalks, the parking garage, and other nearby vacant spaces.

Without regulations controlling the population of homeless allowed in the area, if there is a space where people are allowed, they will fill it, with as many people as possible. If there is no such space allowed, people will seek other options. Many cities have chosen to prohibit homeless camps. Our resource focus should instead be to the helpful options and not provide a public homeless camp option. It really does not solve any problems. Our focus should be to eliminate or greatly reduce the number of people who would use a homeless camp by aggressively providing alternative means of assistance that lead to long term benefit each affected individual. The money that could be spent, should be spent to help each individual learn to contribute to addressing their family and personal issues.

Why are you proposing camping? Why aren't you teaming up with community partners to provide a sheltered homeless space inside a building? It would be more discreet, more dignified, increased privacy, easier to manage, and fit into the community better.

Incidentally, the gentleman we talked to at the 4th and Burnside camp was very informative. He did express that he felt the process should have included more discussion with all affected stakeholders prior to signing an agreement regarding the proposed location under the Lovejoy St. ramp.

Problems are cropping up.

Noticeably Increased Panhandling in the area has occurred in about the last 9 months.

There will be a steady stream of individuals between the Lovejoy Ramp camp and Safeway, 4 ½ blocks up Lovejoy.

Where is the evidence for the benefit of a temporary homeless camp? While this alternative is better than individuals sleeping on the sidewalk, and therefore preferred by campers, it is a bandaid and not a permanent solution. Communities such as Minneapolis have provided sheltered cover, as a more fitting alternative, and less obtrusive to neighboring businesses and residences.

- Portland should spend its resources and provide leadership on solutions that move people beyond homelessness. These programs do take time to develop and the Lovejoy ramp, or any other homeless camp for that matter, if provided at all, should have a 2 year sunset provision. The two years would be a time period to develop a suite of alliances, funding, and alternatives to integrate the homeless into the community, to the extent possible for each individual.

Conclusions and Actions.

Allowing camping throughout the city of Portland is not a solution which contributes to the long term welfare of homeless people. Its just a band-aid.

- Slow down your process. Provide leadership by promoting progressive models and strategies.
- Focus on the long term solutions for homeless people, rather than a camping ordinance.

- With \$60 million in expenditures, and long histories of collaboration and leadership, Heading Home Hennepin (www.headinghomehennepin.org) and the Wilder Foundation (www.wilder.org) are good Minnesota examples for you and all Oregonians to examine.

If you approve the Homeless shelter under the Lovejoy Street ramp,

- Strictly limit the number of people who can be under this ramp.
- **Further, there must be regulations for sleeping and loitering in the adjacent vacant and covered areas, as well as the train and bus depots, streets sidewalks, the parking garage, and other nearby vacant spaces. Otherwise 350 people will become 650 or 1000.**
- Enact a 2-year sunset provision to end the Lovejoy Ramp site.
- Within this 2-year window, Expand on Commissioner Salzman's recommendation and use your Budget Surplus to provide matching challenge grants for collaboration, strategic planning, and program developments that focus on long term solutions beyond homelessness.
 - Engage the State of Oregon, the Feds, businesses, foundations, non-profits, churches, and volunteers in alliance building.
 - Incentivize community partners to provide program-oriented, sheltered, inside homeless space. It's more discreet and dignified, increases privacy, easier to manage, and fits into the community better.

Be proud of shutting the camp down.

Thank you for the opportunity to testify. There is much more detail and correspondence in my written testimony.

Moore-Love, Karla

From: Julia T. [jbtoub@gmail.com]
Sent: Thursday, October 03, 2013 7:49 AM
To: Commissioner Fritz
Cc: Hales, Mayor; Commissioner Fish; Novick, Steve; Commissioner Saltzman; Moore-Love, Karla
Subject: Re: Testimonial regarding Right to Dream Too Hearing

Dear Commissioner Fritz,

Thank you very much for your reply. With all due respect, you fail to address the majority of issues that I raise. Whether I wish this organization to relocate to my neighborhood is irrelevant. In fact, I would argue that this organization should not exist at all. You state that more than 50 people have moved from the rest area on to the work force/housing; the Right to Dream Too blogspot claims that they have helped in excess of 25,000 individuals-50 is hardly a number to be proud of. Furthermore, you ignore the reality that this organization does not help individuals to gain access to health care, drug and alcohol rehabilitation programs, and other established government programs. Employment is only a very small part of the problem. Most of these people are unemployed because of much larger issues related to physical/mental health problems and substance abuse.

Please note that my goal is the same as yours- to help a population in need, however the solution that is being offered is one that as a Band-Aid and unlikely to fix any problems in the long term.

Sincerely,
Julia Toub

On Wed, Oct 2, 2013 at 8:56 PM, Commissioner Fritz <amanda@portlandoregon.gov> wrote:

Dear Dr. Toub,

Thank you for your comments. People seeking shelter at Right to Dream Too must be actively seeking work and/or housing. JOIN and other social services providers visit their current site and assist with job and housing applications. More than 50 people have gone from the rest area to housing, another 50+ have had or currently have jobs due to the stability of staying there.

I understand that you don't want the rest area moved to your neighborhood. Thank you for commenting.

Amanda

10/3/2013

Amanda Fritz
Commissioner, City of Portland

The City of Portland is a fragrance free workplace. To help me and others be able to breathe, please avoid using added fragrances when visiting City offices.

To help ensure equal access to City programs, services and activities, the City of Portland will reasonably modify policies/procedures and provide auxiliary aids/services to persons with disabilities. Call [503-823-2036](tel:503-823-2036), TTY [503-823-6868](tel:503-823-6868) with such requests or visit http://www.portlandonline.com/ADA_Forms

From: Julia T. [mailto:jbtoub@gmail.com]

Sent: Wednesday, October 02, 2013 6:13 PM

To: Hales, Mayor; Commissioner Fritz; Commissioner Fish; Novick, Steve; Commissioner Saltzman; Moore-Love, Karla

Subject: Testimonial regarding Right to Dream Too Hearing

Dear Commisioners,

Please include the attached testimonial with other submitted for the Right to Dream Too City Council hearing set for 10/3. I am very sorry that I will be unable to attend the meeting in person. Iam cutting and pasting the text below, in case the attachment does not open for you. Thank you.

Sincerely,

Julia Toub

October 2, 2013

Dear Commissioner,

My name is Julia Toub and I moved to Portland about 3 years ago to begin my career as neurologist. Prior to my relocation, I spent a great deal of time researching various neighborhoods to see which one would best suit my needs. I sought a clean, safe neighborhood where I would have the opportunity to live among other young professionals. An environment where I would not feel vulnerable walking the streets alone was of utmost importance. Though the cost of living (both real estate and services) in the Pearl District was high, I felt that the price was justified by the security I would have living within this neighborhood.

10/3/2013

Although I have dedicated my life towards caring for patients, many of which are destitute, impoverished, homeless, and are in need of assistance, I am very much opposed to moving the Right to Dream Too location beneath the Broadway Bridge. Foremost, a tarp set up as a camp beneath a bridge is hardly an appropriate shelter for human beings- it is demeaning, inhumane, and an objectionable solution to a much larger problem. Stray animals are provided with more hospitable shelter! Living conditions are unsanitary, undoubtedly contaminated by animal excrement and garbage. A large percentage of these individuals lack basic healthcare; many of them have not received routine immunizations and as such, gathering these individuals into close living quarters is a public health hazard.

Right to Dream Too is a deceptive organization, with claims that have little statistical basis. Although they allege to have made a difference in the lives of many, a few simple calculations using numbers posted on their blog indicate that measurable improvement was made in less than 0.5% of program participants. This number seems more likely attributed to pure chance! Contrary to Right to Dream Too, regulated government programs have proven efficacy, with numbers rooted in strong statistical evidence.

Shelter alone is not a solution for this complex problem. Many participants live there by choice, having been turned away from shelters that rightfully turn down substance users who are not enrolled in rehab programs. Right to Dream Too has no screening programs to ensure inhabitants are not continuing to actively use drugs and alcohol outside its gates. By providing a "safe-haven" for individuals who are unwilling to commit to programs that help them to become clean and sober, Right to Dream Too further facilitates substance abuse and engagement in illicit activities. As such, I fear this camp will become a magnet for persons who make poor life choices- those who refuse services and programs which are already in place to help them, thereby magnifying Portland's already troubled socioeconomic problems.

Right to Dream Too does not in any way help the homeless to gain access to the resources that they desperately need. Unlike established shelters which have programs for helping individuals to access Medicaid, drug and alcohol rehab, healthcare resources, mental health support, etc., Right to Dream Too is a dead end. It is a program that invites troubled individuals into our community without any accessibility to well-established government programs.

For the reasons above, I urge you to reconsider the motion to move Right to Dream Too to a new location beneath the Broadway Bridge. I very much wanted to participate in the public hearing scheduled for 10/3/13 however my full patient schedule made it impossible for me to attend. Thank you very much for your consideration in this matter.

Sincerely,

Julia B Toub, MD

Moore-Love, Karla

From: Julia T. [jbtoub@gmail.com]
Sent: Wednesday, October 02, 2013 6:13 PM
To: Hales, Mayor; Commissioner Fritz; Commissioner Fish; Novick, Steve; Commissioner Saltzman; Moore-Love, Karla
Subject: Testimonial regarding Right to Dream Too Hearing
Attachments: R2D2 Testimonial.docx

Dear Commisioners,

Please include the attached testimonial with other submitted for the Right to Dream Too City Council hearing set for 10/3. I am very sorry that I will be unable to attend the meeting in person. Iam cutting and pasting the text below, in case the attachment does not open for you. Thank you.

Sincerely,

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October 2, 2013

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Although I have dedicated my life towards caring for patients, many of which are destitute, impoverished, homeless, and are in need of assistance, I am very much opposed to moving the Right to Dream Too location beneath the Broadway Bridge. Foremost, a tarp set up as a camp beneath a bridge is hardly an appropriate shelter for human beings- it is demeaning, inhumane, and an objectionable solution to a much larger problem. Stray animals are provided with more hospitable shelter! Living conditions are unsanitary, undoubtedly contaminated by animal excrement and garbage. A large percentage of these individuals lack basic healthcare; many of them have not received routine immunizations and as such, gathering these individuals into close living quarters is a public health hazard.

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10/3/2013

continuing to actively use drugs and alcohol outside its gates. By providing a "safe-haven" for individuals who are unwilling to commit to programs that help them to become clean and sober, Right to Dream Too further facilitates substance abuse and engagement in illicit activities. As such, I fear this camp will become a magnet for persons who make poor life choices- those who refuse services and programs which are already in place to help them, thereby magnifying Portland's already troubled socioeconomic problems.

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For the reasons above, I urge you to reconsider the motion to move Right to Dream Too to a new location beneath the Broadway Bridge. I very much wanted to participate in the public hearing scheduled for 10/3/13 however my full patient schedule made it impossible for me to attend. Thank you very much for your consideration in this matter.

Sincerely,

Julia B Toub, MD

Moore-Love, Karla

From: Scott Rice [donscott@gmail.com]
Sent: Wednesday, October 02, 2013 11:06 AM
To: Moore-Love, Karla
Subject: Testimony to City Council re Right 2 Dream Too

Attachments: Testimony to City Council.pdf



Testimony to City
Council.pdf ...

Dear Ms. Moore-Love,

In case I may not be able to testify at tomorrows Council Meeting regarding Right 2 Dream Too, I would like to submit the attached written testimony.

Thank you,
Scott Rice

Dear Mr. Mayor, Commissioner Fritz, and fellow members of City Council,
10/2/2013

I commend you on moving the issue of Right 2 Dream Too towards a positive conclusion. Having read the BDS report by Mr. Scarle , I encourage you to whole heartedly approve his findings and the Resolution before you today.

Even before reading the BDS findings, I planned to speak of R2D2 in terms of a Community Center. For several well documented reasons, there is a portion of our homeless population who choose to remain outdoors. They form small communities under our bridges, in doorways, in parks, or along the river. A respite center like R2D2 can become a true Community Center for this population, providing a safe place to sleep, safety of belongings, an address, etc., all important first steps if one is to ever move beyond homelessness.

Citizen involvement is at the core of every Community Center. R2D2 is no different. It gives people living on the streets an opportunity to become involved in improving the lives of the people around them. Participation in a self governing community will build self esteem and combat isolation in those residing there, no different than the positive outcomes for those involved in Senior Centers all across our city.

I have volunteered at several places such as Blanchet House and Potluck in the Park over the past 10 years. I am always moved by the number of guests who turn into regular volunteers. We should never stereotype and assume that because a person is homeless or chooses to live outdoors, they do not have something to offer their fellow man and their community.

I assure you that by giving R2D2 a legal space and framework to exist, they will take their place among the many Community Centers facilitating positive outcomes for Portland citizens, one person at a time. And at little or no cost to the city.

Thank you,

Scott Rice

SW Portland

Moore-Love, Karla

From: Michele Goodman [michele.goodman@gmail.com]
Sent: Tuesday, October 01, 2013 5:28 PM
To: Moore-Love, Karla
Subject: Submission: written testimony for City Council meeting on 10/3 at 2pm
Attachments: Michele Goodman R2D2 Testimony.pdf

Hi Karla,

Attached is written testimony that I would like the Commissioners to consider as part of the hearing regarding the relocation of the Right 2 Dream Too group. Please let me know if you need anything else from me.

Thanks in advance,

Michele Goodman
1001 NW Lovejoy Street, #1510
Portland, OR 97209

10/2/2013

My name is Michele Goodman. I am the executive director of a family foundation that makes grants to non-profits in the health and human services area in Portland. In addition, I have served on the board of Metropolitan Family Service, a nonprofit that provides social and community services. I have researched Right 2 Dream Too (R2D2) and from my perspective I consider them a fringe organization. A quick search in Charity Navigator and Guidestar proved that they do not have a tax-id, also known as an EIN, which means that they are not required to act as responsibly as other community service agencies in Portland and foundations will not fund organizations that are not registered.

R2D2 states that their "model works" and I argue that their "model" does not work.

R2D2 published data (posted July 9th, 2013) on their own blogspot at <http://right2dreamtoo.blogspot.com>.

R2D2 has served since October 2011- 25,000 people
49 people found housing - my calculation shows that's .2% of those they served
55 people found jobs - my calculation shows that's .2% of those they served
48 people maintained housing - my calculation shows that's .2% of those they served
53 people maintained a job - my calculation shows that's .2% of those they served
5 people were enrolled in school - my calculation shows that's .02% of those they served

This is not a model that works and these are not results to be proud of. I do not know of any local foundation that would consider funding an organization with these results so I am at a loss in understanding why the City of Portland is working so hard to relocate this group when there are so many other great community service organizations that show real results, use public & private money responsibly, and provide dignified housing to the homeless. R2D2 are pawns of the city and we all know what I am referring to here. It is my opinion that R2D2 is part of the problem and not part of any solution. Our efforts should be spent working on permanent solutions for the homeless and supporting real organizations that have proven results, of which there are many in this City. I strongly encourage the Commissioners to vote against approving R2D2's move to this new location in the Pearl and to start focusing more of their energy and funding on community service organizations that provide results and real housing, not in tents, so that our homeless can lead a more dignified life.

Sincerely,

Michele Goodman
michele.goodman@gmail.com
1001 NW Lovejoy Street, #1510
Portland, OR 97209

DAVID A. LOKTING
922 NW 11th Avenue, Apt 1201
Portland, Oregon 97209

October 1, 2013

Charlie Hales, Mayor
e-mail: mayorhales@portlandoregon.gov

Steve Novick, Commissioner
email: Steve.Novick@portlandoregon.gov

Amanda Fritz, Commissioner
e-mail: amanda@portlandoregon.gov

Dan Saltzman, Commissioner
e-mail: dan@portlandoregon.gov

Nick Fish, Commissioner
e-mail: Nick@portlandoregon.gov

RE: Right 2 Dream Too Homeless Camp

Dear Mayor Hales and City Council Members:

If your goal is to destroy the citizens' faith in the integrity and competence of their City government, you are succeeding.

I am a resident of the Pearl District and Chair of the Owners' Association for Park Place Condominiums in the Pearl. I am writing to ask you to quit this divisive and slipshod plan to relocate Right 2 Dreams Too's homeless encampment to the Pearl District.

Let's first be clear what this controversy is about. It is not truly about helping the homeless. Rather, it is about settling a lawsuit and pursuing a settlement that was hastily devised and ill-considered. It starts with a sex shop – Cindy's – located next to the China gate, a revered City landmark. Former Commissioner Randy Leonard did not like the sex shop. So he tore it down. Apparently out of spite, the property owner decided to permit a homeless camp to be established on the now vacant site. In the eyes of the City, the camp was no better than the sex shop. Former Mayor Adams and Commissioner Saltzman encouraged business owners to register complaints, and said that the City would take action, which is exactly what occurred. The City fined the property owner for having an "illegal" camp and for not applying for and obtaining required City permits. A lawsuit ensued.

After two years of litigation, the City decided to give up the fight over fines. But it did not have the political will to shut down the camp or, better yet, to simply transition the camp occupants out of the camp, through the services of Bud Clark Commons or other resources, until the camp was no longer needed. Instead, without seeking any input from affected stakeholders, Commissioner Fritz decided she would just move the Right 2 Dream Too camp to City-owned property located underneath the Lovejoy ramp to the Broadway Bridge in the Pearl District.

Predictably, the residential and commercial property owners of the Pearl District raised objections over both the lack of process, the legality of the proposal and the wisdom of this decision. Now we have a formal report and purported confirmation of the zoning requirements from the Director of the City's Bureau of Development Services (the

“Director’s Report”). In a leap through the looking glass, the Director’s Report concludes that the homeless camp is permitted as of right as a “Community Service” under the Portland Zoning Code, principally because the camp is so ephemeral and provides so little to achieve the legal requirements of habitability that it cannot be considered a structure. Because nothing new will be constructed, there is nothing, in the view of the Director, to consider for design review purposes. These are extraordinary conclusions, and are reached only by stretching the language of the Code beyond credulity.

It is evident reading the Director’s Report as a whole that it is biased and is intended to reach a desired result. On top of being disingenuous, it is ironic that it is this very same Director who determined that the existing Right 2 Dream Too camp required permits and was illegal and should be fined without them – further evidence of the Director’s bias. There is a clear conflict of interest, because moving the camp is now an essential element (perhaps even a contractual requirement) of the City’s objective to settle the lawsuit. Although I do not have access to the settlement agreement, it would surprise me if it did not contain a release of claims against the City for having torn down the sex shop. The Director’s Report is tainted by this conflict and his recommendation should be rejected for that reason alone.

Aside from the bias, the Director’s Report is inherently flawed in many respects.

First and foremost, the Director’s Report only addresses the effects of the Zoning Code, Title 33 of the Portland City Code. Other portions of the Portland City Code apply as well.

Title 24 provides for Building Regulations and establishes minimum building standards for all structures in the City. In this regard, Title 24 has its own, all inclusive definition of “structure”:

24.15.200 Structure. A structure is that which is built or constructed, an edifice or building of any kind, or any piece or work artificially built up or composed of parts joined together in some definite manner.

The proposed use of the Lovejoy ramp and parking lot includes both the constructed edifice of the ramp to provide shelter, as well as the erection of tents and other composed parts beneath the ramp for living purposes. Published photos of the existing camp show that pallet foundations have been constructed to keep the tents off the ground, and there are community tents and a newly constructed community room on site. The new camp will similarly be a “structure” for purposes of Title 24 and therefore, to be considered legal, it must conform to all of the fire and life safety protections and habitability requirements of the Building Regulations. The facility should and must have walls. It should and must have plumbing and heating and comply with seismic requirements. It must be designed and constructed to meet all habitation requirements of residential uses under the Code.

Title 29 of the Portland City Code provides Property Maintenance Standards for all properties in the City. It contains the same definition of “structure” as is found in title 24. Additionally, Title 29 clearly provides that it is illegal to inhabit tents for residential use. Section 29.50.050 proscribes illegal residential occupancies and provides:

29.50.050 Illegal Residential Occupancy. When a property has an *illegal residential occupancy, including but not limited to occupancy of tents, campers, motor homes, recreational vehicles, or other structures or spaces not intended for permanent residential use* or occupancy of spaces constructed or converted without permit, the use shall be abated or the structure brought into compliance with the present regulations for a building of the same occupancy.

Not only does this Code section further support the conclusion that tents are structures (and therefore must comply with all requirements applicable to structures), it also clearly states that temporary occupancy of tents for residential purposes is illegal, whether the tents are structures or simply occupied “spaces.”

Clearly, this proposed temporary camp is illegal and, if established, it “shall be abated.”

I could end the discussion there, but the Director’s Report is flawed in other significant respects.

First, consider the logical extension of the Director’s Report. The Director’s Report concludes that any temporary Community Service is allowed outright, and, as long as the service provided is so minimal as to not include the occupancy of a structure, it will not be considered and subject to the requirements of Short Term Living or Mass Shelter uses under the Zoning Code and does not require *any* approval or permit from the City whatsoever. The most apparent extension of this logic is that, if this use is permitted in the Employment and Industrial zones, it is also permitted in the Commercial zones, including where the camp is currently located. Community Services are allowed as of right in the Commercial zones as long as they do not involve Short Term Living or a Mass Shelter. PCC 33.130.100B.8. As a result, based on the Director’s reasoning, the Right 2 Dream Too camp would be perfectly legal where it currently is located and does not need any City permits to continue in place. It can stay right where it is. Interestingly, this also means that the City was wrong to have fined Right 2 Dream Too and the property owner in the first place, they in turn were right to sue the City, and the City would have and should have lost the lawsuit. Maybe the City was wrong to have torn down the sex shop as well and should be held liable for destruction of private property – but the City undoubtedly received a release in the settlement agreement for that rush to judgment.

The Director conveniently distinguishes the camp from Short Term Living or Mass Shelter uses by calling the camp an “overnight rest area” and noting that it provides occupancy of “one day or more” and has no constructed “structure.” In truth, the camp is the place of residence for the population it serves, and there is no requirement that its residents cannot continue occupancy for more than a month. The camp furthermore does incorporate the structure of the bridge ramp to provide shelter. The location was selected precisely for this sheltering feature. If the zoning code is going to be interpreted, its use of the term structure should be consistent with the definitions found in Title 24 and 29. The camp is a structure for purposes of Title 33 and does provide Short Term Living; it is a Mass Shelter.

The Director’s Report also fails to consider that Community Services are “Institutional” uses. PPC 33.920. Institutions, by their nature, are permanent and long standing, as is shown by the examples of the various uses that are considered institutional uses under the Code. The City and R2DToo have represented that the camp will exist for no

more than one year. It defies all logic to say that this temporary, one-year camp is an institutional use, unless the City's true goal is to turn the camp into an institution. The Pearl District neighborhood rightly fears that is the unstated agenda. Why should we believe that Commissioner Fritz is telling us the truth when she has been hiding the ball all along? Whether it is an agenda or not, we are justified in concluding that, if the City does not have the political will to end the encampment where it currently is located, it will not have the will to end it when the City has actively aided and supported the camp's move to the City's own property.

The City knows how to provide services to the homeless in an institutional setting. Bud Clark Commons is the example and the epitome of this effort. At a cost of \$47 million and with a "Platinum" LEED certification, the City has created the gold (or platinum) standard for homeless shelters, financed and made possible by the tax base of the Pearl District. In doing so, the City involved all stakeholders, including the neighborhood, and vetted the project in every way and at all levels. It complied with the zoning code and design review requirements, and it complied with the building code. It engaged the city's most experienced homeless and affordable housing service providers – Home Forward, Central City Concern and Transition Projects – in the creation and operation of the center.

That is not to say that there is no room for others or that Right 2 Dream Too does not do good work. However, we know little about Right 2 Dream Too. Its filings with the Attorney General show that it has no funding whatsoever – zero revenues, zero assets. The R2DToo homeless camp is proposed to be constructed at nearly no cost, as compared to the \$47 million spent to create Bud Clark Commons, yet both operations will house nearly the same number of people. The R2DToo camp will be infinitely more difficult to manage – it will have no running water, it will have no showers or bathroom facilities other than portable toilets, it will have no heat or electricity, it will have no assurances of sanitation, it will have no required security. It will have no security whatsoever, because it will have no walls, doors or windows. It will be operated by an organization that has no employees and no assets, that undoubtedly has no insurance to pay claims of persons who may be injured or harmed at the site or by its occupants, and that has no history other than operating the existing camp that the City spent two years trying to shut down as illegal.

Moreover, as the Director's Report points out, the camp will have no requirements for admission or occupancy. It will be open to anyone. The city of Portland has a large population of chronically homeless individuals living outside – larger than most cities of its size or even larger cities. Now is not the time to examine the reasons for that, but Portland also has a large and swelling population of younger marauding street people, who travel in packs, hang out on the sidewalks and live on the streets by choice. They are panhandlers and engage in various forms of aggressive and intimidating, not to mention violent, behavior. The Mayor and other Council members are on record as recognizing the need to eliminate this freeloading, street population from our city. *The Oregonian* just last week commended the Mayor for this effort. Yet what is to keep this group from taking over the R2DToo camp? What is to prevent them from forming their own non-profit organization, staffing it within their own population as "volunteers" and establishing camps anywhere they can find land in the Commercial or Employment/Industrial zones without having to obtain any permission or approval from the City? According to the Director's Report, all of this would be allowed.

Commissioner Fritz's hasty and ill-conceived plan to force this camp on the Pearl District is not the way to address homelessness in the city. The Director's Report is a disingenuous about face. The path that Commissioner Fritz has pursued not only violates the City Code and land use requirements, it violates the high standards that Portland has for establishing and implementing public policy, and it violates the public trust by being conceived and rammed through behind closed doors and without public involvement or consideration of the long-term and collateral effects of the action.

Based on the Director's analysis, a camp would be permissible in any commercial zone, and even in a residential neighborhood as a conditional use. As an alternative, the City could ask its workers to walk to work or ride a bike or take public transportation and turn the parking garage of The Portland Building over to R2DToo. I was going to suggest that, if Commissioner Fritz is so enamored with the idea, she can put the camp literally in her own back yard, and we can see if she has the persuasive skills to convince even her own neighbors to allow it to exist in their neighborhood. But even she has already admitted that she does not want it in her neighborhood and would fight to prevent it from being located there. So let's be honest. No one is going to want a homeless camp established in their neighborhood. It's not because we don't care about the homeless; it's because we do care about our neighborhoods. What Commissioner Fritz has done is take a city-wide issue of people living on the streets and moved it to and corralled it in the Pearl District, so that it will now be just the problem of the Pearl District. The rest of the community need not be concerned because it will not be in their neighborhood, the Chinese community can have their gate (free of both the camp and the sex shop), and the City can move the camp off its main thoroughfare and resolve a messy little lawsuit.

This is not the way to create policy or establish long-term solutions. It is not the way to run a respected and responsible city government. The entire process to date has lacked openness, truthfulness and integrity. The Pearl District Neighborhood does not pretend to have right or power to "forbid" this action, as Commissioner Fritz claims. What we want is for the camp to be subjected to the legitimate and true standards and requirements of the City Code, as is the case for all developments and land uses. You should disapprove this plan and go back to the drawing board.

Sincerely yours,

David A. Lokting

David A. Lokting