

Moore-Love, Karla

From: Andrew Riley <andrew@friends.org>
Sent: Wednesday, November 02, 2016 12:21 PM
To: Council Clerk – Testimony
Subject: Testimony on Mass Shelter and Housing Zoning Code Update
Attachments: Mass Shelter and Housing Code Council testimony.pdf

Dear Portland City Council and City staff,

Attached is testimony, submitted on behalf of 1000 Friends of Oregon, that I'll be offering to City Council today related to the Council's 2:20pm time-certain item on the Mass Shelter and Housing Zoning Code Update.

Cheers,
Andrew

--

Andrew Riley (pronouns: he/him)
Community Engagement Coordinator
1000 Friends of Oregon
Office: (503) 497-1000 ext. 129
Cell: (503) 936-9430

Languages spoken: English, Spanish



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1000 Friends of Oregon Urges Support for Mass Shelter and Housing Code Update

Dear Mayor Hales and members of Portland City Council,

1000 Friends of Oregon urges your support for changes to the Mass Shelter and Housing Code, in order to facilitate the siting of short-term and transitional shelters.

We're facing an unprecedented crisis in Portland: according to Multnomah County's "Domicile Unknown" report, 88 members of our community died, houseless, on the streets of Multnomah County last year. Tonight, almost 4,000 individuals will lay their heads on bare concrete as they go to sleep. The scope & scale of this crisis demands action at every level, and the package of code changes in front of you are both timely and critically necessary.

We applaud and support the work of Bureau of Planning & Sustainability staff in developing this proposal, and the Planning & Sustainability Commission's efforts to amend it to address stakeholder feedback. In particular, we want to express our strong support for three of PSC's key changes. These amendments have strengthened the original proposal, increasing flexibility for shelter operators:

- Increasing the maximum allowed number of shelter beds in some commercial zones
- Relaxing the frankly absurd applicability of parking minimums to shelters
- Including all possible institutional uses, and increasing the number of transitional housing units institutions are permitted to host

As amended, the Mass Shelter and Housing Code will be an important step toward ensuring that we have enough shelter beds to meet the needs of unhoused Portlanders. We urge your support.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Andrew Riley".

Andrew Riley

Community Engagement Coordinator, 1000 Friends of Oregon

(503) 497-1000, ext. 129

andrew@friends.org

MASS SHELTERS AND HOUSING: ZONING CODE UPDATEIF YOU WISH TO SPEAK TO CITY COUNCIL, **PRINT** YOUR NAME, ADDRESS, AND EMAIL.

NAME (print)	ADDRESS AND ZIP CODE	Email
✓ Andrew Riley	1000 Friends of Oregon 133 SW 2nd Ave, Ste 201, 97204	andrew@friends.org
✓ Madeline Kovacs	Portland for Refugee 133 SW 2nd Ave, Ste 201 97204	madeline@ friends.org
✓ Andy Olshin	3728 NW Thurman St. PDX OR 97210	Andrew.Olshin @comcast.net
✓ Rabbi Michael CAHANA	Congregation Beth Israel 1972 NW FLANDEN ST PDX 97209	RABBI CAHANA@ BETHISRAEL-PDX.ORG
✓ Linda Jo Develle mack	8911 N Leonard St. PDX 97253	linda.j@communityofhope pdx.org
✓ Ian Slingerland	135 SW ASH Portland OR 97204	ian.slingerland @homeforward.org
✓ Chris Arsen		Chris@dogwoodnetwork.org
✓ Lightning Watchdog PDX		
✓ Shedrick J Wilkins		



**Portland for Everyone urges City Council to follow through on its declared
"Housing State of Emergency" with Mass Shelter and Housing Code Update**

Dear Mayor Hales and members of Portland City Council,

We support the Mass Shelter and Housing Code Update as amended (unanimously) by the Planning and Sustainability Commission.

We also support those key changes that need to be made, as identified by the PSC and outlined by my colleague from 1000 Friends of Oregon, including:

- Elimination of parking minimums
- Increasing the maximum number of allowed beds in some commercial zones, and
- Including all possible institutional uses, and increasing the number of transitional housing units that institutions are permitted, to assist residents in need of a place to sleep.

Portland's housing crisis, in particular the ~4,000 un-housed Portlanders on our streets every night, demand action. Just over a year ago, Portland City Council made a historic stride towards taking action proportional to the challenge, when it declared a Housing State of Emergency.

This Mass Shelter and Housing Code Update has the potential to be a truly creative, well-tailored policy solution addressing the dire need facing Portlanders.

We must address the housing challenges confronting our city by taking action at multiple levels simultaneously.

We need:

- Inclusionary zoning to right past, exclusionary wrongs and pursue truly mixed-income neighborhoods,
 - Strong implementation of the anti-displacement goals and policies recently adopted into the Comprehensive Plan,
 - Ability to leverage fees appropriately on new development,
 - Bond measures to raise funds for permanently affordable housing,
 - Flexible zoning and building codes that allow more families to live in smaller, space-efficient and budget-efficient homes close to transit, amenities, and services,
 - Prioritization of homeownership for low-income families and families of color that have been shut out of these opportunities to build community wealth and put down roots,
 - Allowance of self-determined organizing efforts like Dignity Village,
 - An end to no-cause evictions, and other protections that can support the basic rights of renters...
- And many more.

Sincerely,

Madeline Kovacs
Portland for Everyone Coordinator, 1000 Friends of Oregon
(503) 497.1000 x 137 | madeline@friends.org

Parsons, Susan

From: Thomas Karwaki <tkarwaki@gmail.com>
Sent: Wednesday, November 02, 2016 1:56 AM
To: Council Clerk – Testimony
Subject: UPNA Testimony as Attachment
Attachments: UPNA Comments on Mass Shelters City Council Testimony.doc



NOVEMBER 1, 2016

RE: Mass Shelters and Housing Zoning Code Update Proposal
Agenda Item: 1223 Code Changes for

City Commissioners:

The Board of the University Park Neighborhood Association is concerned about the scope of changes in the Zoning Code proposed by the BPS in its draft report Massed Shelters and Housing Zoning Code Update -August 2016. We request that you consider the Board's concerns in your deliberations.

- 1) UPNA's Board and Land Use Committee **opposes** the change in 33.285 Table 385-1 to reduce the required spacing between shelters from 1300 to 600 feet. The BPS has not provided sufficient evidence that this change is required. Shelters are very different than Group Homes. Shelters are by definition short-term in nature and have limited admission requirements. Group Homes serve people over a long-term basis, have more stringent admission requirements and behavioral rules, and are generally smaller in scale than the Mass Shelters (15+ beds). As a result a residential neighborhood can accommodate group homes more readily and in greater number than shelters. Group homes have been given special status in land use reviews and in general have been well received by neighborhoods such as UPNA, and throughout the nation. This has not been the case with shelters, which have a more diverse population that is not as committed to living by rules or changing behavior. The BPS has not provided any research or rationale for this change.
- 2) UPNA's Board and Land Use Committee **opposes blanket removal of any parking requirements** for mass shelters or short term housing that is part of an institution or that is in an existing structure in a residential zone that is subject to different set of approval criteria (33.815.1071) similar to short term housing. While the subset and snapshot of homeless that BPS studied had fewer vehicles than the general population, this is not always the case, particularly for shelters serving families. (Seattle's recent studies BPA Homeless Investment Policy and System Performance Analysis - September 6, 2016 suggest a wide variation in vehicle ownership within different homeless populations). The PSC would be wise to adopt alternative language to address different shelter populations or size (maybe no limits for shelters up to 6-8 beds, requiring two or three parking spaces for 9-15 beds).

- 3) UPNA's Board **supports** the PSC proposed amendment to expand the number of transitional households that a religious institution can host from one to six and expand the time limit for transitional households to 180 days. This is in keeping with national best practices and research.
- 4) UPNA's Board has **serious** concerns that the short term housing and small shelters will be used for **Student Housing**. There is nothing in the current proposal that would prohibit short term housing for students who typically rent for one semester. The UPNA and the University of Portland have addressed this issue in the University's Master Plan and the University and UPNA have developed and implemented a program to educate students and landlords about overcrowding.

This short-term housing proposal could override the University's Master Plan and this approach for reducing overcrowded student housing off-campus. It could increase the number of students living in each bedroom and house and this will increase the tensions between educational institutions and their neighbors, particularly since the small shelters and short term housing may be private or not under the control of the institution.

The UPNA proposes that **student housing**, or the neighborhoods surrounding colleges and university be specifically **exempted** from the short-term housing proposal. This could also be done in the definition section of the proposal and ordinance. Otherwise the City Council will be condoning and promoting the development of sub-standard and overcrowded private off-campus housing for students. Doing so would not be in the best interest of the students or neighborhoods. This would impact not only University Park, but also the neighborhoods around Concordia, Lewis & Clark, Reed, PCC and PSU.

- 5) Similarly UPNA's Board has concerns that the ADA and other building and safety requirements may be relaxed particularly for Senior Citizens and People with Impaired Mobility. An example follows:

Toilets -- 33.285.050 B - Mass Shelters -- one toilet per 15 beds is inadequate particularly for shelters serving families, women and children. It does not meet national best practices for workplaces or residences. Two toilets and washbasins are generally recommended. **The City Council should revise page 33 of the Proposed Draft to TWO toilets and washbasins per 15 beds. This would put it in compliance with the Oregon Structural Specialty Code 2004- Chapter 29 which requires 1 water closet per 10 beds (Table 2902.1 for institutions and dorms/boarding houses).**

Doing so may also promote improved access for Transgendered individuals to bathrooms.

7) Public Notice & Engagement -- UPNA's Board agrees that some regulatory relief is required for transitional housing and shelters such as Community of Hope. However, the PSC should require that

- a) Neighborhood Associations and neighbors within 500 feet be informed of every mass shelter and short term housing permit application,
- b) the institution or sponsor meet with the Neighborhoods and neighbors to present the planned development and hear concerns;
- c) **Good Neighbor Agreements should be encouraged by the City.**
- d) **All Short Term Housing and Mass Shelters in R zones should be Type III review with public hearing.** It is critical that neighborhoods be included in the siting process, not to have a veto, but instead to promote healthy dialogue between a short term house or mass shelter and the community.

Sincerely,

Thomas Karwaki
Vice Chair and Chair of the Land Use Committee
University Park Neighborhood Association
2209 N. Schofield St. Portland, OR 97217

Moore-Love, Karla

From: James Peterson <customwoodworking@msn.com>
Sent: Tuesday, November 01, 2016 3:34 PM
To: Council Clerk – Testimony
Cc: Hales, Mayor; Commissioner Fritz; Commissioner Fish; Commissioner Novick; Commissioner Saltzman; jim.rue@state.or.us; Jim Redden
Subject: Re EG Zones in Mass Shelter and Housing Zoning Code Update
Attachments: EG11.1.16.docx; SWNI Letter Re Mass Shelters and Housing Zoning Code Update.doc

Council Clerk, cctestimony@portlandoregon.gov

November 1, 2016

1221 SW Fourth Avenue, Room 130

Portland, Oregon 97204

Re EG Zones in Mass Shelter and Housing Zoning Code Update

The city of Portland has adopted the 2035 Comprehensive Plan Policies and now the Mass Shelter and Housing Zoning Code Update is proposing that Mass shelters be permitted in EG zones. This is inconsistent with the below language in the adopted 2035 Comprehensive Plan and should not be allowed. The Comprehensive Plan is the governing document to implement the zoning code so this proposal should not have come to this stage in the process. The city of Portland also is short on available land for employment and for this additional reason it should also be denied.

Policy 10.19 Mixed Employment This designation encourages a wide variety of office, creative services, manufacturing, distribution, traded sector, and other light-industrial employment opportunities, typically in a low-rise, flex-space development pattern. Most employment uses are allowed but limited in impact by the small lot size and adjacency to residential neighborhoods. Retail uses are allowed but are limited in intensity so as to maintain adequate employment development opportunities. Residential uses are not allowed to reserve land for employment uses, to prevent conflicts with the other uses, and to limit the proximity of residents to truck traffic and other impacts. The corresponding zones are General Employment 1 (EG1) and General Employment 2 (EG2).

This is also inconsistent with the current Comprehensive Plan

Also attached is SWNI testimony on Mass Shelters in EG zones to the PSC.

Please add this to the record

James F Peterson

2502 SW Multnomah Blvd

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Portland, OR 97219

DLCD

Director Jim Rue, jim.rue@state.or.us

Portland City Council

Mayor Charlie Hales, mayorcharliehales@portlandoregon.gov

Commissioner Amanda Fritz, Amanda@portlandoregon.gov

Commissioner Nick Fish, nick@portlandoregon.gov

Commissioner Steve Novick, novick@portlandoregon.gov

Commissioner Dan Saltzman, dan@portlandoregon.gov

Sent from Outlook

Council Clerk, cctestimony@portlandoregon.gov

November 1, 2016

1221 SW Fourth Avenue, Room 130

Portland, Oregon 97204

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This is also inconsistent with the current Comprehensive Plan
Please add this to the record

James F Peterson

2502 SW Multnomah Blvd

Portland, OR 97219

DLCD

Director Jim Rue, jim.rue@state.or.us

Portland City Council

Mayor Charlie Hales, mayorcharliehales@portlandoregon.gov

Commissioner Amanda Fritz, Amanda@portlandoregon.gov

Commissioner Nick Fish, nick@portlandoregon.gov

Commissioner Steve Novick, novick@portlandoregon.gov

Commissioner Dan Saltzman, dan@portlandoregon.gov



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Southwest Neighborhoods, Inc.

7688 SW Capitol Highway, Portland, OR 97219 (503) 823-4592

www.swni.org

September 2, 2016

Planning and Sustainability Commission
1900 SW 4th Avenue, Suite 7100
Portland, Oregon 97201-5380

RE: Comments on Mass Shelters and Housing: Zoning Code update

Dear Portland Planning and Sustainability Commission

Southwest Neighborhoods Inc. (SWNI) is comprised of seventeen neighborhoods in southwest Portland. The SWNI Board of Directors and members of SWNI Land Use Committee discussed the proposed code amendments for the Mass Shelters and Housing Zoning Code Update.

At its August 24, 2016 meeting, the SWNI Board of Directors voted unanimously to request that Mass Shelters continue to be not permitted in EG zones since this use is inconsistent with the below language in the adopted 2035 Comprehensive Plan.

"19. Mixed Employment This designation encourages a wide variety of office, creative services, manufacturing, distribution, traded sector, and other light-industrial employment opportunities, typically in a low-rise, flex-space development pattern. Most employment uses are allowed but limited in impact by the small lot size and adjacency to residential neighborhoods. Retail uses are allowed but are limited in intensity so as to maintain adequate employment development opportunities. Residential uses are not allowed to reserve land for employment uses, to prevent conflicts with the other uses, and to limit the proximity of residents to truck traffic and other impacts. The corresponding zones are General Employment 1 (EG1) and General Employment 2 (EG2)."

We look forward to hearing from you and thank you for considering our request.

Respectfully,

Sam Pearson

SWNI Board President