

## Joyce Hotel; Large scale bunkhousing

(Communication - 2/7/2017)

The road to failure is paved with good intentions, and doing more of the same will only reinforce results witnessed here and elsewhere.

I hate to be a broken record, but out of respect for the fact that we have a new council, a new head of the housing bureau which acquired the Joyce Hotel property last year, and given the currently mysterious state of what is to become of this property, I'd like to present a contrast between large scale bunkhousing and everything else which is currently being tried.

First off, in a subtle yet vital way the Joyce hotel used to provide those outside a third option besides being criminalized outside or subjecting themselves to the severe restrictions and mistreatment found in missions.

Secondly, consider that perhaps where the Joyce went wrong was that like every other place, they decided to build walls.

Many missions you'll notice don't have doors on their bathroom stalls. The rescue mission in Eugene is a place I always like to point the finger to as physically they have an excellent set-up. I love homeless people, but drugs can be a problem, and privacy gives opportunity for such things. Furthermore, walls give room for things to build up and bugs to crawl. And they cost money to repair. But because they also limit the number of people paying rent per square foot, maintaining the place requires the landlord to either up the rent to repair the place, or they have to let the place rot, which is exactly what happened to the Joyce.

On the left hand side I have drawn two 7x10 foot areas. In the upstairs dormitory section, you have a bunk-bed, two stacked 3x3x3 closets, and 4 feet in-between beds. In my experience, this is more than adequate spacing and storage. Downstairs occupying the same amount of space you have a three person couch with plenty of room in front of it. Tack on 25 sq. ft for kitchen space per bunkbed which is justified because appliances are being shared. In total that is 165 sq. ft for two people.

Now multiply this by a couple or a few hundred. Spatially, the tenant has access to a very large area that is not claustrophobic. If access is unrestricted throughout the day and night as in missions, then you have more people all which have probabilities of being in different places at different times which helps assure claustrophobia is not an issue. More people means less personal which in turn means awkward silences and feelings of intrusion are overcome, and it is this more than privacy I believe that deters people from shared living.

Contrast this to other solutions such as tiny homes represented on the right hand side. The tenant is spatially limited to about 150 sq. ft. Costly appliances are not shared and go unused throughout the day, more walls means more money or lesser quality construction materials (which is an epidemic by the way), and that magical space in the vertical direction sitting above your head when you sleep at night is going entirely unutilized meaning the rent has not been cut in half.

Lastly, homelessness is at least in part a social phenomena. Many of these people have thrown in the towel because working increasingly extrinsically motivated and socially orientated just so that they can give 80% of their check for a claustrophobic, isolated, and often infected space is simply too much for too little. Striving so hard to fit back into a society they've determined they don't fit with is just not worth it. And god bless their hearts I think they may be right.

It is not the type of infrastructure which is the problem, rather it is just the way it is being used. There is no good reason large-scale bunkhousing should be restricted to the use of charities or costly hostels. Many people out here need options more so than they need help. China is renting beds for about \$11/night, and to the best of my ability, I see no reason someone cannot be renting a bunk-bed with almost no strings or restrictions attached for about the same price here in Portland.

Thank you.

Wayne Wignes

FEB 8

**Parsons, Susan**

---

**From:** Wayne Wignes <wwignes@pdx.edu>  
**Sent:** Monday, January 16, 2017 10:25 PM  
**To:** Council Clerk – Testimony  
**Subject:** Testimony; Joyce Hotel

I'd like to schedule [another] communication at the earliest date available that is 30 days beyond my communication for jan.18th.

I'll be speaking on the use of the Joyce Hotel property.

Thank you.

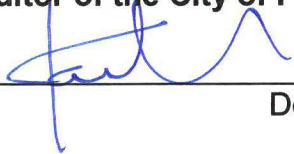
Wayne Wignes

Request of Wayne Wignes to address Council regarding use of the Joyce  
Hotel property (Communication)

FEB 08 2017

Filed JAN 31 2017

**MARY HULL CABALLERO**  
Auditor of the City of Portland

By  Deputy

COMMISSIONERS VOTED AS FOLLOWS:		
	YEAS	NAYS
1. Fritz		
2. Fish		
3. Saltzman		
4. Eudaly		
Wheeler		