

Doug Klotz
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3-11-21

Testimony on Shelter to Housing Continuum Project

Mayor Wheeler and Commissioners:

I support the Shelter to Housing Continuum. These changes to the codes will make it possible for the City and other governments, as well as non-profit groups, to offer low-barrier, entry-level shelter to more people experiencing homelessness. It will enable more transitional shelters with supportive services that are sorely needed. It will allow construction of a variety of new and older types of low-cost affordable housing, for the poorest of the poor. This is the least Portland can do in light of the rapid increase of those experiencing homelessness, and with a fear of more people in this situation if evictions increase as predicted.

STHC will allow Group Living by right in residential zones. This reduces the cases where the expensive and time-consuming Conditional Use process is required.

STHC allows a single tiny house on wheels on a private site, or an RV.

STHC relaxes Conditional Use requirements in all zones except “Low-Density” zones (formerly “single-family”),

STHC allows Outdoor shelters to include RVs, Tiny Houses and other types in Outdoor Shelters.

I urge that you also adopt the Amendments proposed by Portland: Neighbors Welcome. These are:

1. Extend the Housing Emergency at least to the end of the Public Health Emergency (Pandemic). This will allow for the most flexibility in accommodate the situation we are in now, and allow a transition to these new regulations.
2. Allow “Sanctioned Outdoor Shelters” in appropriate, approved sites in the Open Space (OS) zones, and in public Rights of Way (ROW). This would NOT include developed parks or sensitive natural areas. The Open Space zone also occurs on ODOT and PBOT Rights of Way near highways such as SE M.L. King Blvd., and I-205. These should also be allowed on other, non-OS rights of way. Allow sanctioned outdoor shelters in these places, if approved by a vote of City Council.

The Right to Dream Too shelter is currently located in Right of Way, and there is a group living in the OS land that is under the Morrison Bridge, along M.L. King Blvd., adjacent to a Hygiene for all Hygiene Hub. These are but two examples of OS and ROW locations that are working now, but would be prohibited under the proposal as written.

3. Reduce cost of and time to set up Outdoor Shelters. Conditional Use fees can cost over \$20,000, plus professional services, and take 6 months to process. The Conditional Use permit requirement should be waived in certain places in residential and Open Space zones.

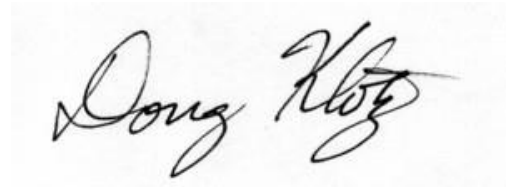
a. In Low-Density Zones, allow churches, faith-based and community-based organizations to host sanctioned shelters of less than 20 accommodations per site. This is in alignment with the Expanding Opportunities for Affordable Housing passed last year.

b. Any site in an Open space Zone that is approved by a City Council vote for a sanctioned shelter with less than 20 accommodations

4. Allow existing vehicle dwellings without traditional sewer connections. Such connections can be \$10,000 to \$20,000 per connection. A pumping service like used on portable toilets, a mobile street team, or mobile street team are some of the solutions, as Eugene uses.

I ask you to adopt the Shelter to Housing Continuum, with these amendments that have been suggested by Portland: Neighbors Welcome. This will add to the toolbox of solutions that we can implement throughout the city, to serve as many people as possible, and help end the homelessness crisis that now haunts our city.

Thank you.

A handwritten signature in black ink, reading "Doug Klotz". The signature is written in a cursive, flowing style. The first name "Doug" is written in a larger, more prominent script, and "Klotz" follows in a similar but slightly smaller script. The signature is centered horizontally within the block.

Doug Klotz