



CENTRAL EASTSIDE INDUSTRIAL COUNCIL

P.O. Box 14251, Portland, Oregon 97214

(503) 232-1012

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Starks Vacuum Cleaners
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May 9, 1995

Dear Friend and Neighbor:

A Conditional Use application has been filed with the Bureau of Planning to locate a 90-bed halfway house for Oregon State Corrections' furloughed felons at the Wimbledon Apartments, 723-737 East Burnside Street.

The application Case No. is 256 under the name of the owner of record, Kenneth and Juanita Nolt. A public hearing is tentatively scheduled for *2:00 PM* June 19th ~~or 20th~~. If the conditional use is granted, Allvest, Inc., based in Anchorage, Alaska, will purchase the Wimbledon and operate the halfway house.

The Central Eastside Industrial Council mailed the attached letter to all of the people on the attached list. It is important for you and your firm to get on the record with the Bureau of Planning right away in order to legally preserve the right to be heard at subsequent hearings. Also, we would very much appreciate your copying our office.

We are asking our friends and neighbors to send letters to the Bureau of Planning, the Mayor and City Commissioners, to any others on the attached list, or who may influence the outcome of this issue. It is necessary to copy Barbara Clark, City Auditor, 1220 S.W. 5th, Portland, OR 97204, when sending letters to the Mayor and Commissioners to keep them from disqualifying themselves when the issue comes before the Council.

If you need more information, call Clark Schenkenberger at 232-1012.

Sincerely,

Worth Caldwell, President





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May 9, 1995

Vera Katz, Mayor
CITY OF PORTLAND
1220 S.W. 5th, Ste. 303
Portland, OR 97204

Dear Mayor Katz

On March 21, 1995 the Central Eastside Industrial Council Board of Directors voted unanimously to oppose Allvest, Inc.'s proposal to site a halfway house for furloughed felons at 729 East Burnside Street. The vote was unanimous for the following reasons:

- The vast majority of businesses in the impact area are emphatically opposed
- The impact area has a history of high crime rates, and the addition of 75-90 furloughed state felons in an unsecured facility would further exacerbate this situation
- There are a large number of social organizations in the immediate area
- Several of the social agencies serve vulnerable population, i.e. child care centers, shelters for women and children, the developmentally disabled, and a training center for sightless persons
- The district would lose 64 units of permanent low-cost housing.

The CEIC Board's decision was communicated to William C. Weimar, Allvest's President, on March 21, 1995. The board felt that it was incumbent upon the CEIC to notify Mr. Weimar immediately because he had stated in his presentations to both the CEIC Land use Committee and to the CEIC Board of Directors on February 21, 1995 that if the CEIC did not support his proposal he would not proceed with his plans. Therefore, in keeping with good community relations and cost effectiveness, he was apprised of the board's decision at once. The board also wanted to bring closure to a process that had involved a great deal of time and expense on the part of the CEIC.



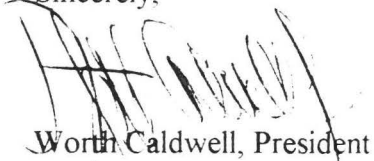
CEIC, page 2

On April 19, 1995, however, the CEIC discovered cause for ongoing concern. A Conditional Use permit has been filed by the owner of the Wimbledon Apartments despite Mr. Weimar's commitment to abide by the CEIC's decision, and in the face of overwhelming opposition from the local community, the CEIC, and the two affected neighborhood associations. Therefore the CEIC wishes to reiterate, for the record, its adamant opposition to the Allvest proposal for the reasons set forth above.

Furthermore, we request your personal assistance in bringing this matter to closure as quickly as possible in order to conserve resources of both the CEIC and the City of Portland.

Your attention to this matter will be deeply appreciated. If you have any questions, please call the CEIC's Executive Director, Clark Schenkenberger, at 232-1012.

Sincerely,

A handwritten signature in black ink, appearing to read 'Worth Caldwell', is written over a printed name. The signature is stylized and somewhat illegible due to the cursive style.

Worth Caldwell, President

cc: Barbara Clark, City Auditor

MULTNOMAH COUNTY / CITY OF PORTLAND HOMELESS SINGLES SHELTER SYSTEM

FREQUENTLY ASKED QUESTIONS

Why will we need additional beds for single men?

Since the closure of Recovery Inn, Multnomah County has been operating a homeless shelter near Union Station, in the Pearl District, to meet the needs of homeless single adults. This shelter is temporary and Portland City Council has ruled that the shelter must be closed by March 1998. 94 individuals are served at this shelter: 80 men and 14 women. A new facility to meet the needs of homeless women will be open by February 1997, but we still need to develop the capacity to serve single men.

Why will we have homeless facilities for single men on both the eastside and the westside of the river?

In July, 1995, City Council adopted a resolution to replace the beds which will be lost when the temporary shelter closes. Council also directed the Portland Development Commission convene a group of experts and community partners to determine how best to configure shelter beds between the new facility and the Glisan Service Center (the westside shelter).

Last fall, the Men's Housing Facility Programming Task Force, which included neighbors and businesses on both sides of the river, was formed. Consequently they recommended to City Council that the Glisan Street Facility be converted into a 45 bed basic men's shelter with capacity for an extra 45 beds in winter and that a new 45 bed facility be developed in the Central Eastside with capacity for an extra 45 beds in winter.

Council amended this recommendation so that the extra 45 beds would be available all year as overflow beds in both the westside and the eastside facilities.

What is the relationship between the westside and eastside facilities?

These homeless facilities are part of the same system designed to more effectively serve single homeless adults in Multnomah County. The westside and eastside facilities will both be serving adult men and will share a basic program design based on what has been a successful experience at the temporary shelter, also known as the SHAC. This program design includes the following elements: all clients served will be assessed and will be allowed to stay for an average of one to two months with the intention of moving into permanent housing. The facilities will be alcohol and drug free and all residents will be expected to work on resolving their homelessness.

What is the SHAC?

The SHAC (Singles Homeless Assessment Center) is the temporary shelter constructed near Union Station. Residents are assessed, case managed and sheltered for an average of 60 days before moving on. The intent of the SHAC is to move residents to permanent housing. An Advisory Board consisting of neighbors, shelter staff and city and county representatives were

SHAC (con't)

meeting monthly, and now meet quarterly to oversee the Good Neighbor Agreement and to address any concerns. The SHAC appears to be successful with minimal neighborhood impact, however a formal evaluation will take place this winter. Staff and neighbors of the SHAC are available to attend meetings and answer questions that other neighborhoods may have about SHAC impacts and operations.

What is the Shelter Reconfiguration Plan?

Adopted by Portland City Council and Multnomah County Board of Commissioners in 1993, the Shelter Reconfiguration Plan establishes the policy of downsizing and dispersing shelters with a goal of placing people in permanent housing. Please see the attached sheet for a summary of the Shelter Reconfiguration Plan goals and principles.

Are there any additional homeless shelter or facilities planned?

Yes. A woman's facility under construction on N.E. 11th and Couch is scheduled to open February 1997 and will house 44 women. A facility for the homeless mentally ill, located on 3rd and NW Flanders, will open January 1997 and will house 50 adults. Also, the Men's Housing Facility Programming Task Force recommended, and City Council approved, the construction of permanent housing targeted for formerly homeless adults.

What does it mean to have "overflow" beds available all year, instead of during the winter?

In response to documented and anticipated needs, City Council determined to have the 90 overflow beds (45 on each side of the river) available all year instead of just during the cold weather. As planned, the first 45 beds in each facility will be utilized before any overflow capacity is tapped. The criteria for use of overflow beds is yet to be determined. Multnomah County Community and Family Services Division will address the use of overflow beds as they assess the SHAC and design the shelter system. The County will begin evaluation and planning this winter. To get information about the planning process you can contact Rachael Silverman, 823-2378.

What kind of services will be offered at the facilities? Will there be more than shelter?

The system has yet to be completely designed and contractors (shelter operators) still need to be selected. Services currently in place at the SHAC include food, assessment and case management. It is likely that services at both the eastside and westside facilities will be similar. Shelter residents will probably also receive services off site.

Will having an eastside facility affect homeless camping?

None of the proposed or existing homeless facilities will be able to eradicate homeless camping. However, every attempt will be made to accommodate homeless campers who are able to comply with the rules of the facilities so that we can assist in their transition out of homelessness.

Who will operate the shelters?

Multnomah County Community and Family Services Division will issue a Request For Proposals so that qualified agencies can compete for the contract.

Will there be rules?

Yes. Rules will be similar to those at the temporary shelter: no violence, no weapons, no drugs and alcohol, specified times for check in and lights out, as well as rules about cleanliness, health, and respect for other residents and staff.

How can we address possible neighborhood impacts?

Currently, at the temporary shelter, neighborhood impacts are addressed through rules as well as a community advisory board and a Good Neighbor Plan. For example, queuing is addressed by the shelter being open for 24 hours. Littering is addressed by a plan which involves shelter staff and shelter residents monitoring the area around the facility. Disruptive behavior is addressed through an exclusion policy.

Will there be a Good Neighbor Plan?

Yes. Shelter staff and residents are expected to be good neighbors and the operator will be accountable to public funders to maintain any agreement made with the community.

Who will we contact if we have questions and concerns once the shelter begins operating?

Shelter staff or Multnomah County. A list of phone numbers will be distributed to neighbors.

This information prepared by:
Staff to the Men's Housing Facility Task Force
September, 1996

"RECONFIGURATION" PLAN

GOALS

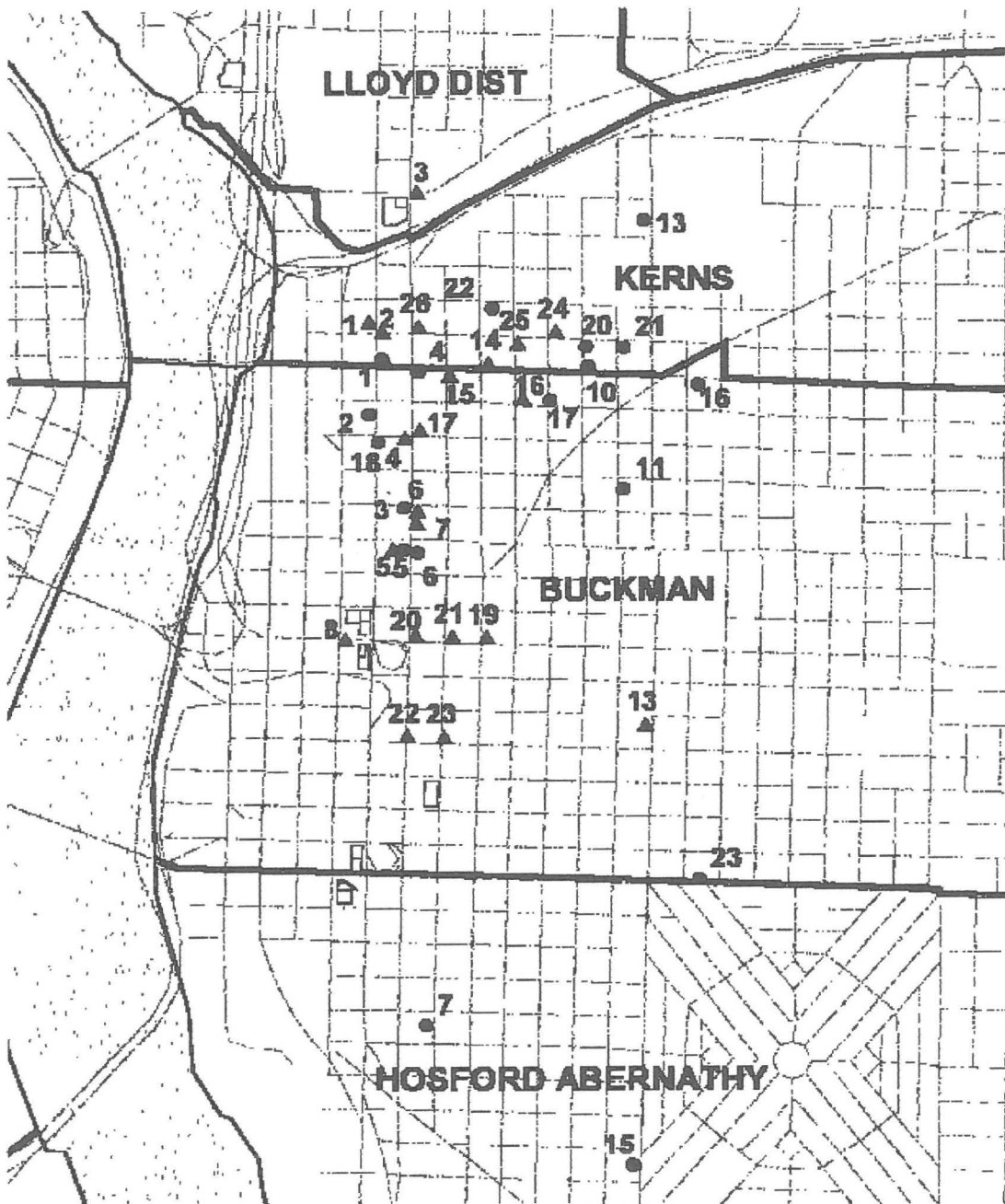
- *To end homelessness for individuals who access "the system" by assisting homeless persons to access stable housing quickly; and*
- *To prevent initial and recurrent homelessness by providing the support needed to maintain stable housing.*

PRINCIPLES and POLICIES and ASSUMPTIONS were identified to define the community's response to the housing and service needs of homeless single adults. These included the following:

- ♦ *Emergency housing and services should enable persons to obtain the housing most appropriate to their need.*
- ♦ *An adequate supply of housing affordable to very low-income individuals and a range of housing services (e.g. rent assistance, housing counseling) must be available to prevent initial and recurrent homelessness.*
- ♦ *The publicly supported system assumes cooperation and responsibility of clients to work toward independent living.*
- ♦ *Every homeless single adult may not receive shelter/housing in the restructured system, but those who do obtain assistance are more likely to achieve some form of stable housing.*
- ♦ *As emergency housing programs are a first step in resolving homelessness, public resources will assist in funding a minimum number of emergency beds. Resources will be directed toward prevention of homelessness and increasing the availability of low-cost permanent housing rather than for additional emergency or shelter*

Eastside Men's Homeless Shelter

-Housing and Social Services In or Near the Eastside Industrial District



- Social Service Facility
- ▲ Multi-Family Housing
- Potential Shelter Sites
- Neighborhood Boundaries

Data Source:
CEIC Safety Committee
Chair, Joanne Ferrero
See Attachments for
Facilities Key

0 300 600 900 1200 Feet

Portland Development Commission

Oct. 1996



LOCATION POLICY

CONTEXT

In June 1993, in response to the Fair Housing Amendments Act of 1988, Commissioner Gretchen Kafoury appointed a citizen Task Force on Strategies for Fair Housing. The Task Force was asked to review the city's zoning code and to recommend changes which would ensure compliance with Act. The Task Force emphasized an approach which would allow housing for low-income people to be sited throughout the community while balancing the needs of all involved.

City Council adopted Task Force recommendations in December, 1993, which included changes to the zoning code, certification standards for mass shelters for the homeless, and a **location policy addressing geographic concentrations of poverty in Portland**. These three recommendations act together to ensure that while changes to the zoning code have created a more streamlined process, in some cases making it easier to site special needs housing, areas of community concern are also considered.

LOCATION POLICY GOALS

The goals of the location policy are to:

- Maximize housing choice, especially for low-income people who have traditionally been limited in the location of housing that they could afford;
- Discourage the concentration of low- or no- income households in any one area of the city;
- Encourage the creation of additional housing resources for low-income households integrated throughout the community.

LOCATION POLICY

The city will meet the goals of this policy by restricting city-controlled funding for low-income housing in "impact areas" (areas determined to have high concentrations of poverty). For the purpose of this policy, "city-controlled funding" includes HOME, CDBG and HOPWA funds and low interest loan programs.

"Impact areas" are census tract block groups which meet the following criteria (see attached map):

- More than 50% of the households in the block group earn less than 50% of median income; or
- Twenty percent or more of the housing units are public and assisted.

WHEN DOES THE LOCATION POLICY APPLY?

The location policy applies if:

- the proposed housing or shelter is in an "impact area;" and
- the project requires city-controlled funding; and
- more than 50% of the units of the proposed housing or housing program (i.e. the Homestead program), or more than 50% of the proposed shelter residents, are expected to be below 50% of median income.

The location policy does not apply if the proposed housing or shelter will not increase the concentration of poverty. Examples:

- Rehab projects in which the current occupants remain or have the right to remain;
- Home repair loans or assistance for existing homeowners.

The location policy does not apply to proposed housing which exclusively serves victims of sexual or domestic violence because confidentiality can be essential for this type of housing. However, the Bureau of Housing and Community Development does encourage voluntary compliance with the location policy.

Finally, the location policy does not apply to projects for which application for funding was made before July 1, 1994.

EXCEPTION CRITERIA

If the location policy applies, city-controlled funding will only be recommended if BHCD determines that the housing meets two out of five exception criteria. These criteria recognize that while it is generally in a community's best interest to discourage further concentrations of poverty in fragile areas, there are also times when the benefits of low-income housing may outweigh the costs.

These five criteria are:

1. The project or proposed project will rehabilitate existing substandard housing to standard condition. Substandard housing means that there are violations of the city building codes.
2. The project or proposed project will provide housing to meet local community need. Neighborhood need can be documented through the use of demographic data as well as with information on the targeted market for the housing. For example, if referrals are coming from a local social service agency already serving area residents then the housing may be seen as meeting community need.

Individual letters of support are not adequate documentation of local community need.

3. The project or proposed project will provide housing that meets the objectives of an adopted neighborhood plan or neighborhood revitalization strategy. For example, the Albina Plan is recognized by local neighborhood associations as well as City Council.
4. The project or proposed project has the support of all neighborhood and business associations (recognized by the City of Portland Office of Neighborhood Associations) within 400 feet of the site.
5. The project or proposed project furthers the goals of the shelter reconfiguration plan as the goals relate to the reconfiguration of shelters in the downtown area for homeless singles. See attached table from Strategy for Homeless Single Adults, 11/29/93, page 11.

WHO WILL ADMINISTER THE LOCATION POLICY?

The Bureau of Housing and Community Development will administer the location policy. The Bureau will also monitor the policy to determine if it is meeting the stated goals. This includes tracking the location of new publicly funded housing or shelters to modify designated impact areas if necessary. A more extensive evaluation of the project will occur three years after its adoption. This evaluation will include an analysis of whether there are "disparate impact" concerns for consumers of special needs housing and whether or not the policy meets the stated goals.

DISPLACEMENT

The Portland Planning Commission raised concerns about the potential for displacement of low-income residents as the result of the location policy and zoning code amendments. The city discourages the displacement of one low-income population by another and BHCD will monitor displacement and include this issue in the extensive evaluation.

HOW WILL THE LOCATION POLICY BE IMPLEMENTED?

If the proposed housing will be located in an "impact area", a majority of the units are targeted for residents below 50% of median income, and the area's concentration of poverty may be increased, the developer should contact the siting coordinator at the Bureau of Housing and Community Development (Rachael Silverman, 823-2378). The siting coordinator will confirm whether or not the location policy applies and will issue a memo to that effect within 5 (five) working days.

If the location policy applies and the developer wishes to qualify for city funding, the siting coordinator and the developer will meet to determine whether the project might meet two of the five exception criteria. It will be up to the developer to compile the necessary documentation, although the siting coordinator will be available as a resource.

Once all the necessary documentation regarding the exception criteria has been submitted to the siting coordinator, the siting coordinator will determine whether or not the exception criteria have

or have not been met. The siting coordinator will issue a memo to the developer within 10 working days after receiving all the needed information.

APPEAL PROCESS

Any person who is dissatisfied with a decision relating to qualification under the location policy may file a written request for an administrative review with the Bureau of Housing and Community Development. The appeal must be received within 10 (ten) working days after the decision. The Director of the Bureau of Housing and Community Development will conduct the administrative review, make a decision within 10 (ten) working days, and will notify the parties involved in writing. This decision will be based on information pertaining to the location policy which has already been submitted by the applicant to the Bureau of Housing and Community Development. If the applicant has new information to submit they can reapply for qualification.

SITE CONTROL

On occasion, small amounts of city funding are needed for site control and pre-development. Costs linked to obtaining site control are exempt from the location policy.

Developers who believe that the location policy might apply to a potential project are strongly encouraged to contact the siting coordinator before obtaining site control. If the location policy applies to the housing or shelter and the exception criteria are not met, then no additional city funding would be available for that project.

If the location policy applies, the siting coordinator will begin a file on the project once the developer obtains site control and applies for city funding. All information in the file will be public information.

QUESTIONS

If you have any questions, please contact the Siting Coordinator, Rachael Silverman, at 823-2378.

1/16/97 1996, 1997, 1998
Michelle Hays

SUMMARY OF STATUS OF PDC RENTAL HOUSING:

All Sources: (Housing Investment, Estimated TIF proceeds, Federal, Other)

| | 0-30% | 31-60% | 61-80% | 81+% | Total | Pre Dev Loans | Non Profit Facility | PLPA |
|---|------------|------------|-----------|-----------|------------|---------------|---------------------|--------------|
| * Funds Available | 15,825,155 | 18,130,415 | 3,020,854 | 1,856,900 | 38,833,324 | 780,000 | 400,000 | 1,884,108 ** |
| Actual To Date | | | | | | | | |
| Funds Committed - Year to Date | 157,800 | 5,209,161 | 275,944 | 0 | 5,642,905 | 307,052 | 150,000 | 1,390,828 |
| Funds Closed - Year to Date | 538,600 | 5,543,394 | 178,235 | 0 | 6,260,229 | | | |
| Funds Reserved - Year to Date | 1,107,425 | 4,030,000 | 1,832,400 | 1,017,600 | 7,987,425 | | | |
| Remaining Funds - Not Closed, Committed or Reserved | 14,021,330 | 3,347,860 | 734,275 | 839,300 | 18,942,765 | | | |
| Pending Applications | 893,936 | 2,774,700 | 248,806 | 1,200,000 | 5,117,442 | | | |
| Set Asides: | | | | | | | | |
| Family RFP | 6,000,000 | 0 | 0 | 0 | 6,000,000 | | | |
| Hamilton II & Men's Shelter | 6,231,344 | 0 | 0 | 0 | 6,231,344 | | | |
| Remaining Balance | 896,050 | 573,160 | 485,469 | (360,700) | 1,593,979 | 472,948 | 250,000 | 493,280 |
| Allocated Funds as a Percent of Total Funds Available (Allocated Funds = Closed/Committed/Reserved/Pending/RFP) | 94% | 97% | 84% | N/A | 96% | | | |

* Pre Development Loan funding equals \$280,000 CDBG, \$500,000 HIF

** PLPA rental funding assumes two years @ 56% of total available.

• Running out of \$
• \$44,000 to Med.

Singles Homeless Assessment Center (SHAC)

SHELTER

| | |
|--------------------|---|
| Address: | 1212 NW 9th Portland, OR 97209 |
| Phone: | 306-5886 |
| Fax: | 306-5817 |
| Coordinator: | Bob Eaton ext 8422 |
| Target Population: | Single men and women over 18 yrs. |
| Capacity: | 14 women, 80 men |
| Hours: | Open 24 hours a day - guests are asked to leave from 11 a.m. to 1 p.m. while building being cleaned, unless they worked all night 9 p.m. curfew for guests (unless prior arrangements with staff) |
| Accommodations: | Bunk beds in dormitory rooms |
| Amenities: | Showers, laundry room, sack dinner at 6 p.m. |
| Access: | Guests are admitted on a first come first served basis. Individuals may call or walk in to see if there is space available. Shelter staff maintain a short waiting list on a day to day basis. |
| Requirements: | Comply with shelter rules Have Housing Assessment within 14 days. |
| Length of Stay: | Length of stay 60 days (90 days for individuals with a verified disability). |

ASSESSMENT CENTER

Phone Number: 306-5886

Coordinator: Cathy Spofford ext 4103
Housing Specialist: Greg Borders ext. 6626
Housing Specialist: Ivan Cortes ext 8179

The Singles Homeless Assessment Center is intended to be a short stay facility to allow individuals to be connected to other services, including housing, job placement, case management and alcohol and drug treatment. All individuals staying at the SHAC will be required to sign up for a housing assessment within 2 week of registering at the shelter. Individuals under 50 years old will sign up with the Assessment Center staff who are located at the SHAC. Individuals over 50 years of age will be referred to Northwest Pilot Project. Individuals who do not sign up for assessment or miss assessment appointments will be limited to a 2 week stay.

Assessment Center staff will work with each individual to develop a housing plan.

C:\cathy\shacfact

CENTRAL EASTSIDE INDUSTRIAL DISTRICT IS HOME TO OVER 50 SOCIAL SERVICE AGENCIES AND MULTI-FAMILY HOUSING STOCK

The Central Eastside Industrial District has over thirty social service agencies within its boundaries that provide programs to a variety of populations. These agencies include private groups, non-profits, county, and federal providers. This list is provided for informational purposes and is based on data available as of August 23, 1996.

1. Multnomah County Probation Office (new office), 407 S.E. Grand
 2. Multnomah County Probation/Parole District Office, 447 N.E. 12th
 3. Adult Men's Rehabilitation Center, Salvation Army, 406 S.E. Ash
 4. Women's Residential Center, VOA, Corrections, 200 S.E. 7th
 5. St. Francis Dining Hall/St. Francis Park, 330 S.E. 11th
 6. U.S. Probation/Parole Office, high risk offenders, 1010 N.E. Couch
 7. * Women's Transition, Multnomah County
 8. Children's Day Care Center, VOA, 234 S.E. 7th
 9. Oregon Commission for Blind, Voc. Rehab, 535 S.E. 12th
 10. Oregon Commission for the Blind, Work Activity Center, 905 S.E. Ankeny
 11. HIV Outreach Clinic, Multnomah County, 20 N.E. 10th
 12. Developmentally Disabled Center, SERP Enterprises, 405 S.E. 11th
 13. Janus Youth and Family Services, 738 N.E. Davis
 14. Disadvantaged Workers of America, 12 S.E. Grand
 15. Youth Progress Assoc., Juvenile Corrections, age 16-22, 2333 S.E. 12th
 16. Adult Care Center and Senior Medical Assistance, (2 separate programs), VOA, 537 S.E. Alder
 17. Senior Medical Assistance, VOA, 537 S.E. Alder
 18. Children's Services Metro, 529 S.E. Grand
 19. Join-a-Center, Homeless education, 1131 S.E. Oak
 20. *Bradley-Angle House, battered women
 21. Peniel Mission, homeless assistance and services 536 S.E. Grand
 22. *Elizabeth House, battered women
 23. Jean's Place, woman's facility, 1118 N.E. Couch
 24. Hooper Detox Center, alcohol treatment, 20 N.E. MLK Blvd
 25. Goodwill Industries, disadvantaged worker training, employment, 1943 S.E. 6th
 26. **FISH Center, 1335 S.E. Hawthorne
 27. **International Refugee Center, 1336 E. Burnside
 28. San Marcos Apartments., Metro Community Development, 810 N.E. Couch
 29. Wilshire Apartments for Mentally Disabled, HUD Sect. 8, 420 S.E. Grand
 30. Grand Oaks Apartments for Mentally Disabled, HUD Sect. 8, 418 S.E. Grand
 31. Rose Apartments, Rehabilitation for prostitutes
- * Addresses not given for privacy purposes
**These two agencies are located just beyond CEID's eastern border)

EASTSIDE MULTI-FAMILY HOUSING STOCK

- | | |
|---|--|
| 32. Union Arms, 131 N.E. MLK Blvd | 33. Vivian Apartments, 100 N.E. MLK Blvd |
| 34. Wimbledon Court Apts, 723 E. Burnside | 35. Clifford Apartments, 519 S.E. Morrison |
| 36. East Morrison Apts, 717 S.E. Morrison | 37. Sande Court, 609 S.E. Taylor |
| 38. Terrace Court Apts, 815 S.E. Washington | 39. Ankeny Court, 822 Ankeny |
| 40. Hollingsworth Apts, 503 S.E. Taylor | 41. Logue Apartments, 523 S.E. Grand |
| 42. Barber Block, 532 S.E. Grand | 43. Mitchell Apts, 621 S.E. Morrison |
| 44. Apartments, 612 E. Burnside | 45. Melcliff Apartments, 711 S.E. 11th |
| 46. Duplex at 1025 S.E. 12th | 47. Apartments, 521 N.E. Couch |
| 48. Apartments, 800 S. E. 3rd | 49. Eastbank Lofts, 537 S.E. Ash |
| 50. The Osborn, 205 S.E. Grand | 51. Duplex at 923 N.E. Couch |
| 52. Duplex, 404-406 S.E. 10th | 53. Duplex, 410-412 S.E. 10th |
| 54. Duplex, 418-420 S.E. 10th | |

C. Location Policy

The Task Force recognized that reduced zoning barriers could lead to increased concentration of low-income people in low-income areas. To prevent this, they recommended adoption of tools to encourage geographic integration of low-income housing, shelters, and special needs facilities throughout the community. At the same time, they recognized that city policy should not encourage the displacement of residents from their neighborhood should they need special housing through disability or change of circumstance. The Planning Commission concurs with this recommendation.

Neighborhoods with high concentrations of low-income households or individuals often have significant social problems. Any increase in the concentration of poverty in these areas may conflict with other community development objectives for revitalization and neighborhood stabilization.

For these reasons, the Task Force recommended that the City adopt a Subsidized Housing and Shelter Location Policy. The Planning Commission concurs with this recommendation. The goals of the policy are to:

1. Maximize housing choice, particularly for low-income individuals who have traditionally been limited in the location of housing they could afford;
2. Discourage the concentration of low- or no-income households in any one area of the city; and
3. Encourage creation of additional housing resources for low-income households integrated throughout the community.

The following is the recommended Subsidized Housing and Shelter Location Policy:

Policy

The City shall encourage the geographic integration of subsidized housing and shelters for low-income individuals and households throughout the City in order to promote housing choice and diversity in all neighborhoods. The city will discourage development of subsidized housing for people below 50 percent of median income in areas of the city that have a high concentration of either low-income households, or of public and assisted housing, unless that housing is intended to provide benefits to current residents of that community. In those same areas, the city shall encourage other activities, services and amenities to support low-income residents and to support area revitalization activities. The city shall also discourage displacement of one low-income population by another.

The City shall review applications for city-controlled public funds for housing and shelters that primarily serve people below 50 percent of median income for compliance with the location policy, and shall encourage other funders to do the same.

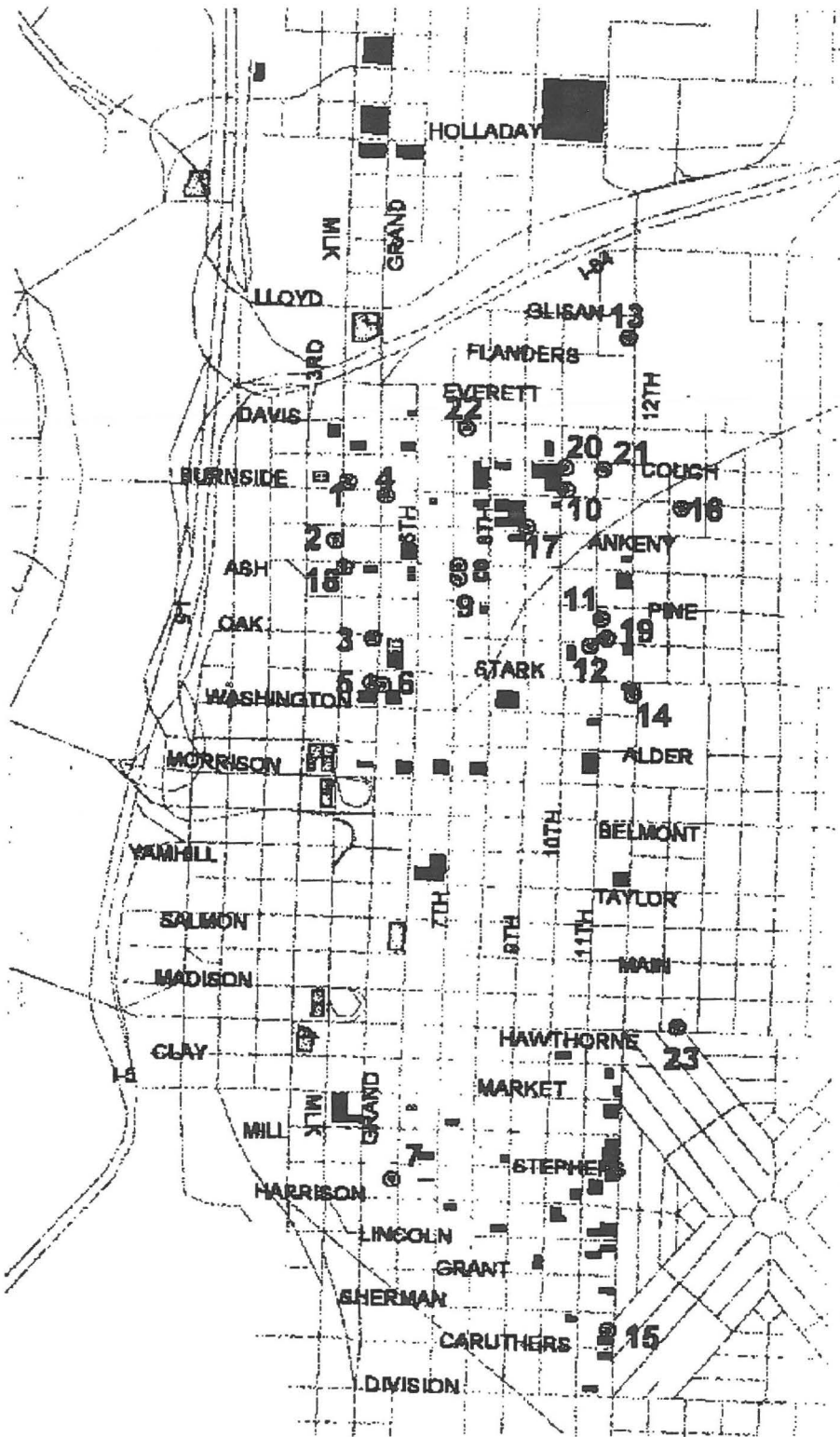
* * *

| | Buckman | Southeast | Portland |
|--|---------|-----------|----------|
| Class Of Worker Age 16+: | | | |
| Private For Profit Wage & Salary | 70.25% | 70.97% | 70.23% |
| Private Not-for-profit Wage & Salary | 13.28% | 9.60% | 8.96% |
| Local Government | 5.57% | 5.98% | 6.25% |
| State Government | 2.88% | 3.00% | 3.61% |
| Federal Government | 1.69% | 2.80% | 2.89% |
| Self-employed | 5.96% | 7.28% | 7.75% |
| Unpaid Family | 0.36% | 0.36% | 0.31% |
| Median Income | 16702 | | 25,592 |
| Household Income In 1989: | | | |
| Less Than \$5,000 | 10.17% | 5.94% | 6.55% |
| \$5,000 To \$9,999 | 17.90% | 10.80% | 10.69% |
| \$10,000 To \$14,999 | 17.38% | 11.42% | 10.45% |
| \$15,000 To \$24,999 | 25.85% | 22.99% | 20.88% |
| \$25,000 To \$49,999 | 23.44% | 35.36% | 33.94% |
| \$50,000 To \$74,999 | 4.12% | 9.70% | 11.20% |
| \$75,000 To \$99,999 | 0.76% | 2.31% | 3.18% |
| \$100,000 Or More | 0.38% | 1.48% | 3.12% |
| Household Earnings In 1989: | | | |
| Nonfarm Self Employment Income | 12.49% | 13.08% | 13.58% |
| Earning Farm Income | 0.40% | 0.68% | 0.77% |
| Income From Interest/div/rental | 31.98% | 41.45% | 43.24% |
| Social Security Income | 17.36% | 26.28% | 26.55% |
| Public Assistance Income | 10.31% | 6.50% | 6.90% |
| Retirement Income | 9.06% | 14.86% | 15.55% |
| Other Type Of Income | 11.07% | 11.43% | 11.00% |
| Family Income In 1989: | | | |
| Less Than \$5,000 | 7.04% | 3.22% | 3.67% |
| \$5,000 To \$9,999 | 13.78% | 5.40% | 5.80% |
| \$10,000 To \$14,999 | 12.38% | 8.68% | 7.45% |
| \$15,000 To \$24,999 | 24.15% | 21.09% | 18.81% |
| \$25,000 To \$34,999 | 16.41% | 21.52% | 18.81% |
| \$35,000 To \$49,999 | 16.10% | 21.67% | 21.41% |
| \$50,000 To \$74,900 | 6.89% | 13.11% | 15.10% |
| \$75,000 To \$99,999 | 2.01% | 3.04% | 4.46% |
| \$100,000 Or More | 1.24% | 2.28% | 4.49% |
| Nonfamily Household Income In 1989: | | | |
| Less Than \$5,000 | 11.98% | 10.26% | 11.20% |
| \$5,000 To \$9,999 | 20.12% | 18.66% | 17.79% |
| \$10,000 To \$14,999 | 19.64% | 15.44% | 14.81% |
| \$15,000 To \$24,999 | 27.67% | 26.17% | 24.19% |
| \$25,000 To \$34,999 | 12.83% | 15.25% | 15.08% |

-Housing and Social Services In Central Eastside

| | | | | | |
|-------------------------------|------------------|---------|----------|------------|---|
| Post-it [®] Fax Note | 7671 | Date | 6/12/97 | # of pages | 1 |
| To | City of Portland | From | TEARLE | | |
| Co./Dept. | | Co. | PERKINS | | |
| Phone # | 239-1174 | Phone # | 232-3151 | | |
| Fax # | 239-7599 | Fax # | 2331612 | | |

H Raped



Multi-Family Housing
 ■ Open
 ■ Vacant or Closed

Social Service Agencies

SEE P. 3 THERE SHOULD BE 3 MORE OS ON MAP

Shelter Sites

- WASHINGTON TO WATER
- 1401 BUCK MILK
- 420 435 50 GRAND

Data Sources:
 CEIC Safety Committee
 Chair, Joanne Ferrero
 PDC 1996 Housing Inventory
 See Attachments for
 Facilities Key

0 300 600 900 1200 Feet

Portland Development Commission

Oct 1996



**KEY TO HOUSING AND
SOCIAL SERVICES IN CENTRAL EASTSIDE**

| NAME OF PROPERTY | ADDRESS | STATUS |
|--|-----------------------------------|---------------|
| COMFORT INN, CONVENTION CENTER | 431 NE MULTNOMAH | OPEN |
| MULTIFAMILY - SERENE CT. APTS. | 1130 NE FIRST AVENUE | OPEN |
| RED LION, LLOYD CENTER | 1000 NE MULTNOMAH BLVD. | OPEN |
| HOLIDAY INN | 1021 NE GRAND AVE. | OPEN |
| BEST WESTERN INN, CONVENTION CENTER | 420 NE HOLLADAY ST. | OPEN |
| VAGABOND INN (FORMERLY ECONOLODGE) | 518 NE HALSEY ST. | OPEN |
| DUPLEX | 201-203 NE 6TH | OPEN |
| UNION ARMS APARTMENTS | 131 NE MLK BLVD | OPEN |
| DUPLEX | 923-927 NE COUCH ST | OPEN |
| VIVIAN APARTMENTS | 100-110 NE MLK | OPEN |
| APARTMENTS (2 BUILDINGS) | 521-537 NE COUCH | OPEN |
| ADAPT PROGRAM HOUSING (3 BUILDINGS) | 722 NE COUCH ST | OPEN |
| SAN MARCO APARTMENTS | 810 NE COUCH | OPEN |
| THRIFT LODGE | 948 E BURNSIDE ST. | OPEN |
| WIMBLEDON COURT APARTMENTS | 723-737 E. BURNSIDE | OPEN |
| DUPLEX | 722-738 E BURNSIDE ST | OPEN |
| TRAVEL INN | 800 EAST BURNSIDE ST | OPEN |
| DUPLEX | 930-938 E BURNSIDE ST | OPEN |
| ANKENY COURT APARTMENTS | 822 SE ANKENY | OPEN |
| EAST BANK LOFTS | 537 SE ASH ST | OPEN |
| DUPLEX | 127-129 SE 12TH | OPEN |
| OSBORN LOFT APARTMENTS | 203-207 SE GRAND | OPEN |
| DUPLEX | 598 SE ASH ST | OPEN |
| APARTMENTS ABOVE & BEHIND CASWELL'S | 207 SE 12TH | OPEN |
| TRIPLEX | 303 SE 8TH | OPEN |
| ST. FRANCIS OF ASSISI GROUP HOUSING | 1136 SE OAK ST | OPEN |
| DUPLEX | 404-408 SE 10TH | OPEN |
| DUPLEX | 410-412 SE 10TH & 418-420 SE 10TH | OPEN |
| * WILSHIRE APARTMENTS (SEE PAGE 3) | 420-438 SE GRAND | OPEN |
| HOLLINGSWORTH HOUSE | 503 SE 12TH | OPEN |
| PORTLAND PENIEL MISSION | 520-528 SE GRAND | OPEN |
| TERRACE COURT APARTMENTS | 815 SE WASHINGTON STREET | OPEN |
| LOGUS BUILDING APARTMENTS | 523-535 SE GRAND | OPEN |
| BARBER BLOCK; APARTMENTS | 532-538 SE GRAND | OPEN |
| NYLETA COURT APARTMENTS | 1034 SE WASHINGTON | OPEN |
| MELCLIFF APARTMENTS | 711 SE 11TH | OPEN |
| MITCHELL BUILDING; APARTMENTS | 621-635 SE MORRISON | OPEN |
| CLIFFORD EFFICIENCIES APARTMENTS | 519-535 SE MORRISON | OPEN |
| DUPLEX | 721-727 SE GRAND AVE | OPEN |
| EAST MORRISON APARTMENTS | 717-735 SE MORRISON | OPEN |
| THE YAMHILL APARTMENTS | 630 SE YAMHILL | OPEN |
| SANDE COURT APARTMENTS | 809 SE TAYLOR | OPEN |
| ROSE APARTMENTS | 631 SE TAYLOR | OPEN |
| DUPLEX | 1025 SE 12th | OPEN |
| APARTMENTS | 1035 SE 12TH | OPEN |
| APARTMENTS (2 BUILDINGS) | 1532-38 SE 10TH (& 1019 SE CLAY) | OPEN |
| APARTMENTS | 1603-1617 SE 12TH | OPEN |
| MULTIFAMILY HOUSING | 1137-1139 SE MARKET | OPEN |
| DUPLEX | 1740 SE M L KING BLVD | OPEN |
| APARTMENTS (2 BUILDINGS OF 4 UNITS EACH) | 1711-1725 SE 12TH | OPEN |
| DUPLEX | 1738 SE 7TH AVE | OPEN |
| DUPLEX | 1134 SE MILL ST | OPEN |
| DUPLEX | 1817 SE 12TH | OPEN |
| DUPLEX | 1825 SE 12TH AVE | OPEN |
| APARTMENTS | 1831-39 SE 7TH | OPEN |
| DUPLEX | 835 SE STEPHENS ST | OPEN |
| APARTMENTS | 1127 SE STEPHENS ST. | OPEN |

KEY TO HOUSING AND
SOCIAL SERVICES IN CENTRAL EASTSIDE

| | | |
|-------------------------------------|---------------------------------------|--------|
| DUPLEX | 1803-1807 SE 12TH AVE | OPEN |
| DUPLEX | 1917 SE 7TH AVE | OPEN |
| 4-PLEX | 1912 SE 11TH AVE | OPEN |
| 4-PLEX | 1824 SE 11TH AVE | OPEN |
| COMMERCIAL BLOCK | 1825-37 SE 11TH | OPEN |
| APARTMENTS OVER ARCO ELECTRONICS | 708-712 SE HARRISON | OPEN |
| TRIPLEX | 2000-2004 SE 10TH | OPEN |
| 4-PLEX | 2010-2012 SE 10TH | OPEN |
| DUPLEX | 2021 SE 12TH | OPEN |
| 4-PLEX | 2035-2037 SE 9TH | OPEN |
| 4-PLEX | 2032-38 SE 11TH | OPEN |
| DUPLEX | 1121 SE LINCOLN | OPEN |
| DUPLEX | 1120 SE LINCOLN | OPEN |
| 4-PLEX (2 BUILDINGS W/2 UNITS EACH) | 2112-2118 SE 11TH | OPEN |
| THE GRANTEN APARTMENTS | 2129 SE 10TH | OPEN |
| DUPLEX | 2215 SE 12TH AVE | OPEN |
| FOURPLEX | 2303 SE 11TH AND 1028-1030 SE SHERMAN | OPEN |
| SMITH HOUSE | 2333 SE 12TH | OPEN |
| APARTMENTS | 2407 SE 12th AVE | OPEN |
| ROOMS ABOVE JEANNE'S COCKTAILS | 1101-1117 SE DIVISION ST. | OPEN |
| APARTMENTS | 612-616 EAST BURNSIDE | VACANT |
| ROYAL HOTEL | 728 SE 3RD OR 301 SE MORRISON | VACANT |
| SALVATION ARMY/RECOVERY INN | 913 E BURNSIDE | CLOSED |
| GRAND OAK APARTMENTS | 400-418 SE GRAND | CLOSED |
| GOODWILL'S MERTON DELONG HOUSE | 1718 SE 6TH | CLOSED |

| SOCIAL SERVICE FACILITY | ADDRESS | ID # |
|--|-------------------------------|------|
| 1 HOOPER DETOX | 20 NE MARTIN LUTHER KING JR. | 1 |
| 2 SALVATION ARMY DIST. | 139 SE MARTIN LUTHER KING JR. | 2 |
| 3 MULTNOMAH COUNTY PROBATION - CORRECTIONS | 407 SE GRAND | 3 |
| 4 DISADVANTAGED WORKERS OF AMERICA | 12 SE GRAND | 4 |
| 5 METRO CHILDREN'S SERVICES | 529 SE GRAND | 5 |
| 6 PENIEL MISSION | 536 SE GRAND | 6 |
| 7 GOODWILL INDUSTRIES | 1943 SE 6TH | 7 |
| 8 VOA WOMEN'S RESIDENTIAL CENTER CORRECTIONS | 200 SE 7TH | 8 |
| 9 VOA CHILDREN'S DAY CARE CENTER | 234 SE 7TH | 9 |
| 10 MULT. COUNTY HIV OUTREACH CLINIC | 20 NE 10TH | 10 |
| 11 ST. FRANCIS DINING HALL | 330 SE 11TH | 11 |
| 12 SERP ENTERPRISES DEVELOPMENT DISABLED CENTER | 405 SE 11TH | 12 |
| 13 MULT. COUNTY PROBATION/PAROLE DISTRICT OFFICE | 447 NE 12TH | 13 |
| 14 OREGON COMMISSION FOR BLIND VOC REHAB | 535 SE 12TH | 14 |
| 15 YOUTH PROGRESS ASSOCIATION - JUVENILE CORRECTIONS | 2333 SE 12TH | 15 |
| 16 OREGON COMMISSION FOR BLIND WORK ACTIVITY CENTER | 1336 E BURNSIDE | 16 |
| 17 INTERNATIONAL REFUGEE CENTER | 905 SE ANKENY | 17 |
| 18 SALVATION ARMY ADULT MEN'S REHAB CENTER | 406 SE ASH | 18 |
| 19 JOIN-A-CENTER - HOMELESS EDUCATION | 1131 SE OAK | 19 |
| 20 US PROBATION/PAROLE - CORRECTIONS | 1010 NE COUCH | 20 |
| 21 JEAN'S PLACE | 1118 NE COUCH | 21 |
| 22 JANUS YOUTH & FAMILY SERVICES | 738 NE DAVIS | 22 |
| 23 FISH CENTER | 1335 SE HAWTHORNE | 23 |
| 24 ELIZABETH HOUSE | CONFIDENTIAL | 24 |
| 25 BRADLEY-ANGLE HOUSE | CONFIDENTIAL | 25 |
| 26 MULTNOMAH COUNTY WOMEN'S TRANSITION-CORRECTIONS | CONFIDENTIAL | 26 |

27 YOUTH PROGRESS ASSOC. - YOUTH FROM MACLAREN - WATER E SE WASHINGTON ST.
28 MEN'S 90 BED SHELTER - 1400 BLOCK MLK

29 WILL SHIRE APT'S SHOULD ALSO BE LISTED AS SOCIAL SERVICE BECAUSE IT HAS 20 UNITS MENTALLY ILL (BEHAVIORAL HEALTH PLAN FORMERLY "MEDICAL HEALTH")

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| \$5,000 To \$9,999 | 20.12% | 18.66% | 17.79% |
| \$10,000 To \$14,999 | 19.64% | 15.44% | 14.81% |
| \$15,000 To \$24,999 | 27.67% | 26.17% | 24.19% |
| \$25,000 To \$34,999 | 12.83% | 15.25% | 15.08% |

ORDINANCE No. 164489

Amend Comprehensive Plan Policy 3.6 (Neighborhood Plan) by adding the Policies and Objectives of the Buckman Neighborhood Plan (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

* * *

2. The Portland Comprehensive Plan Policy 3.6 (Neighborhood Plan) encourages the creation of neighborhood plans in order to address issues and opportunities at a scale which is more refined and more responsive to neighborhood needs than can be attained under the broad outlines of the City's Comprehensive Plan. The neighborhood plan serves as a component of that document.
 3. Adoption of the Policies and Objectives of the Buckman Neighborhood Plan is consistent with the intent, purposes, provisions and map designations of the Portland Comprehensive Plan as more fully set forth in the Report of the Planning Commission on the Buckman Neighborhood Plan.
- * * *
7. Neighborhood plans are intended to promote patterns of land use, urban design, circulation and services which encourage and contribute to the economic, social and physical health, safety and welfare of both the neighborhood and the City.
 8. The neighborhood plan is an advisory document for directing and managing change. The adopted Policies and Objectives of the Buckman Neighborhood Plan will serve as an official guide for decision-makers, particularly in land use reviews, and will also guide public deliberations and investments.
- * * *
15. It is in the public interest that the recommendations on the Buckman Neighborhood Plan be adopted to direct and manage change in the Buckman Neighborhood.

NOW THEREFORE, The Council directs:

- a. The Report and Recommendations of the Planning Commission on the Buckman Neighborhood Plan is adopted and incorporated by reference.
- b. Based on the Report and Recommendations of the Planning Commission and the findings of this ordinance, Policy 3.6 (Neighborhood Plan) of the Portland Comprehensive Plan is amended by adding the Buckman Neighborhood Plan to the list of neighborhood plans adopted by City Council.

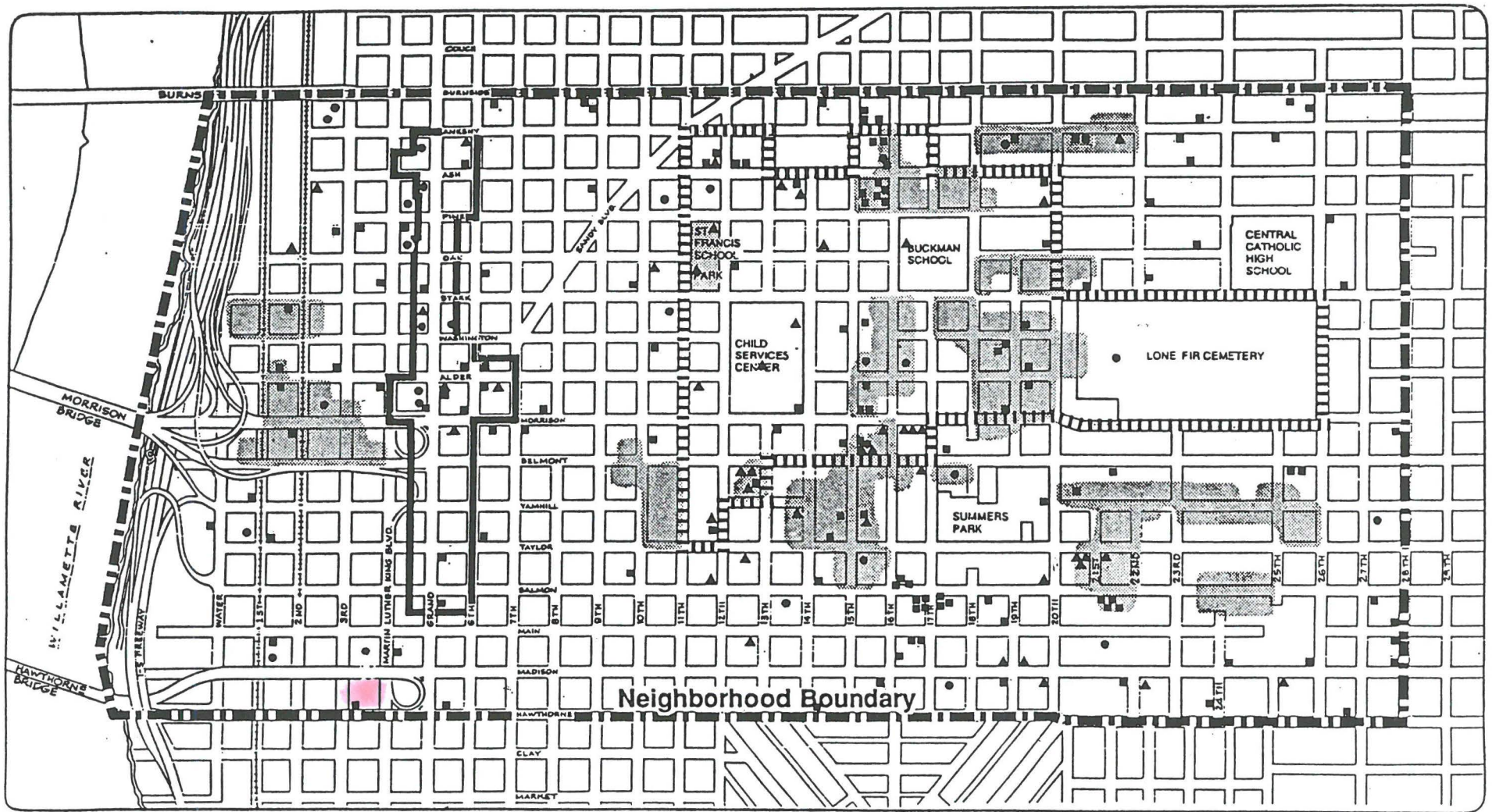
ORDINANCE No. 164489

POLICY 8:
SOCIAL SERVICES AND
INSTITUTIONAL USES

Policy 8 Ensure that social service agencies and institutions, which provide needed services to the neighborhood and the broader community, do not cause adverse impacts.

Objective 8.1

Advocate an equitable redistribution of social service agencies throughout the city of Portland to reduce the concentration of these services in Buckman.



LEGEND

- Historic Landmarks
- ▲ Rank II
- Rank III



Undesignated Ensembles



East Portland Grand Avenue Historic District



Potential Historic District (Based on 1978 B.O.P. Report)

EXISTING AND POTENTIAL HISTORIC PROPERTIES AND DISTRICTS



**BUCKMAN
NEIGHBORHOOD**

Discussion

Buckman has long been home to a multitude of social service providers, group homes and residential treatment facilities, and large institutions. The neighborhood has accepted a large share of the metropolitan area's social service responsibilities for many years. It has also seen the growth and change of large, regionally oriented institutional uses, increasing their impact several-fold, and consuming residentially zoned land. Survey respondents and workshop participants frequently mentioned their concern with the impact of social services, group homes, and institutions.

Social Services

Neighborhood residents need access to many social services--day and evening child care, housing and food resources, individual and family counseling, and others. Many providers of these services maintain facilities in the Buckman neighborhood (Volunteers of America, St. Francis Dining Hall, FISH emergency food service, a state parole office); most of them serve a large regional population. The Buckman Plan addresses the need for provision of these services as well as concerns about the impact of the facilities on nearby residents and businesses.

Group Living Facilities

Group living and residential care and treatment programs provide humane, family-like settings for individuals requiring either long-term or transitional assistance in coping with their disabilities and life situations. These homes serve developmentally, physically and emotionally handicapped, and substance-dependent individuals; young persons in need of stable home situations; and youth and adults who have been involved in the criminal court system.

There has been little monitoring of residential care facilities since 1986 and no data has been collected on the siting of residential treatment homes. A recent neighborhood inventory revealed more than 20 licensed homes in the Buckman neighborhood, more than any neighborhood in the city except Northwest. There are many more unlicensed facilities, boarding houses and apartments that primarily serve disabled persons.



The Buckman Neighborhood Plan must concern itself with problems that will come with the increase in group care facilities. It seeks to address these potential problems through objectives to develop and maintain good relations with group homes, control over-intensification, and work with Multnomah County and group care homes to distribute placement of homes equitably throughout the city.

Ordinance No. 16 71 89 As Amended

Amend Title 33, Planning and Zoning, to implement Strategies for Fair Housing and streamline regulations. (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

General Findings

-
4. In June 1993, the Task Force on Strategies for Fair Housing published its Report and Recommendations. The Planning Commission accepted the report and directed staff to develop a recommendation for implementation of key zoning code changes.

-
7. The Report and Recommendations of the Task Force on Strategies for Fair Housing include an analysis of the problems encountered in developing and siting housing and shelters for people with special housing needs. This report, and the research conducted in the process of development, form the basis for the Report and Recommendations of the Planning Commission, including amendments to Title 33 and the proposed Certification Process and Location Policy.

Comprehensive Plan Goal Findings

-
16. The City's Comprehensive Plan was adopted by the Portland City Council on October 16, 1980, and was acknowledged as being in conformance with the statewide goals for land use planning by the Land Conservation and Development Commission on May 1, 1981. The zoning code amendments, in conjunction with the Certification process and the Location Policy, are based on recommendations from the Task Force on Strategies for Fair Housing, is in conformance with the Comprehensive Plan and is especially supportive of certain goals and policies. The review of goals and policies in this section is limited to those which are directly relevant to the amendments.

Policy 4.5 Lower Income Assisted Housing: These amendments support this policy by increasing options for people who cannot compete in the market for housing. These amendments, coupled with the proposed "Subsidized Housing and Shelter Location Policy," will also encourage the siting of subsidized housing throughout the city rather than in areas that have a concentration low-income housing.

NOW, THEREFORE, The Council directs:

- a. That the Report and Recommendations of the Planning Commission on Strategies for Fair Housing is adopted and incorporated by reference.
- b. Based on the Report and Recommendations of the Planning Commission and on the findings of this ordinance, Title 33, Planning and Zoning, is amended as shown in the Report.

C. Location Policy

The Task Force recognized that reduced zoning barriers could lead to increased concentration of low-income people in low-income areas. To prevent this, they recommended adoption of tools to encourage geographic integration of low-income housing, shelters, and special needs facilities throughout the community. At the same time, they recognized that city policy should not encourage the displacement of residents from their neighborhood should they need special housing through disability or change of circumstance. The Planning Commission concurs with this recommendation.

Neighborhoods with high concentrations of low-income households or individuals often have significant social problems. Any increase in the concentration of poverty in these areas may conflict with other community development objectives for revitalization and neighborhood stabilization.

For these reasons, the Task Force recommended that the City adopt a Subsidized Housing and Shelter Location Policy. The Planning Commission concurs with this recommendation. The goals of the policy are to:

1. Maximize housing choice, particularly for low-income individuals who have traditionally been limited in the location of housing they could afford;
2. Discourage the concentration of low- or no-income households in any one area of the city; and
3. Encourage creation of additional housing resources for low-income households integrated throughout the community.

The following is the recommended Subsidized Housing and Shelter Location Policy:

Policy

The City shall encourage the geographic integration of subsidized housing and shelters for low-income individuals and households throughout the City in order to promote housing choice and diversity in all neighborhoods. The city will discourage development of subsidized housing for people below 50 percent of median income in areas of the city that have a high concentration of either low-income households, or of public and assisted housing, unless that housing is intended to provide benefits to current residents of that community. In those same areas, the city shall encourage other activities, services and amenities to support low-income residents and to support area revitalization activities. The city shall also discourage displacement of one low-income population by another.

The City shall review applications for city-controlled public funds for housing and shelters that primarily serve people below 50 percent of median income for compliance with the location policy, and shall encourage other funders to do the same.

* * *

DWR

LOCATION POLICY

CONTEXT

In June 1993, in response to the Fair Housing Amendments Act of 1988, Commissioner Gretchen Kafoury appointed a citizen Task Force on Strategies for Fair Housing. The Task Force was asked to review the city's zoning code and to recommend changes which would ensure compliance with Act. The Task Force emphasized an approach which would allow housing for low-income people to be sited throughout the community while balancing the needs of all involved.

City Council adopted Task Force recommendations in December, 1993, which included changes to the zoning code, certification standards for mass shelters for the homeless, and a location policy addressing geographic concentrations of poverty in Portland. These three recommendations act together to ensure that while changes to the zoning code have created a more streamlined process, in some cases making it easier to site special needs housing, areas of community concern are also considered.

LOCATION POLICY GOALS

The goals of the location policy are to:

- Maximize housing choice, especially for low-income people who have traditionally been limited in the location of housing that they could afford;
- Discourage the concentration of low- or no- income households in any one area of the city;
- Encourage the creation of additional housing resources for low-income households integrated throughout the community.

LOCATION POLICY

The city will meet the goals of this policy by restricting city-controlled funding for low-income housing in "impact areas" (areas determined to have high concentrations of poverty). For the purpose of this policy, "city-controlled funding" includes HOME, CDBG and HOPWA funds and low interest loan programs.

"Impact areas" are census tract block groups which meet the following criteria (see attached map):

- More than 50% of the households in the block group earn less than 50% of median income; or
- Twenty percent or more of the housing units are public and assisted.

WHEN DOES THE LOCATION POLICY APPLY?

The location policy applies if:

- the proposed housing or shelter is in an "impact area;" and
- the project requires city-controlled funding; and
- more than 50% of the units of the proposed housing or housing program (i.e. the Homestead program), or more than 50% of the proposed shelter residents, are expected to be below 50% of median income.

The location policy does not apply if the proposed housing or shelter will not increase the concentration of poverty. Examples:

- Rehab projects in which the current occupants remain or have the right to remain;
- Home repair loans or assistance for existing homeowners.

The location policy does not apply to proposed housing which exclusively serves victims of sexual or domestic violence because confidentiality can be essential for this type of housing. However, the Bureau of Housing and Community Development does encourage voluntary compliance with the location policy.

Finally, the location policy does not apply to projects for which application for funding was made before July 1, 1994.

EXCEPTION CRITERIA

If the location policy applies, city-controlled funding will only be recommended if BHCD determines that the housing meets two out of five exception criteria. These criteria recognize that while it is generally in a community's best interest to discourage further concentrations of poverty in fragile areas, there are also times when the benefits of low-income housing may outweigh the costs.

These five criteria are:

1. The project or proposed project will rehabilitate existing substandard housing to standard condition. Substandard housing means that there are violations of the city building codes.
2. The project or proposed project will provide housing to meet local community need. Neighborhood need can be documented through the use of demographic data as well as with information on the targeted market for the housing. For example, if referrals are coming from a local social service agency already serving area residents then the housing may be seen as meeting community need.

Individual letters of support are not adequate documentation of local community need.

3. The project or proposed project will provide housing that meets the objectives of an adopted neighborhood plan or neighborhood revitalization strategy. For example, the Albina Plan is recognized by local neighborhood associations as well as City Council.
4. The project or proposed project has the support of all neighborhood and business associations (recognized by the City of Portland Office of Neighborhood Associations) within 400 feet of the site.
5. The project or proposed project furthers the goals of the shelter reconfiguration plan as the goals relate to the reconfiguration of shelters in the downtown area for homeless singles. See attached table from Strategy for Homeless Single Adults, 11/29/93, page 11.

WHO WILL ADMINISTER THE LOCATION POLICY?

The Bureau of Housing and Community Development will administer the location policy. The Bureau will also monitor the policy to determine if it is meeting the stated goals. This includes tracking the location of new publicly funded housing or shelters to modify designated impact areas if necessary. A more extensive evaluation of the project will occur three years after its adoption. This evaluation will include an analysis of whether there are "disparate impact" concerns for consumers of special needs housing and whether or not the policy meets the stated goals.

DISPLACEMENT

The Portland Planning Commission raised concerns about the potential for displacement of low-income residents as the result of the location policy and zoning code amendments. The city discourages the displacement of one low-income population by another and BHCD will monitor displacement and include this issue in the extensive evaluation.

HOW WILL THE LOCATION POLICY BE IMPLEMENTED?

If the proposed housing will be located in an "impact area", a majority of the units are targeted for residents below 50% of median income, and the area's concentration of poverty may be increased, the developer should contact the siting coordinator at the Bureau of Housing and Community Development (Rachael Silverman, 823-2378). The siting coordinator will confirm whether or not the location policy applies and will issue a memo to that effect within 5 (five) working days.

If the location policy applies and the developer wishes to qualify for city funding, the siting coordinator and the developer will meet to determine whether the project might meet two of the five exception criteria. It will be up to the developer to compile the necessary documentation, although the siting coordinator will be available as a resource.

Once all the necessary documentation regarding the exception criteria has been submitted to the siting coordinator, the siting coordinator will determine whether or not the exception criteria have

or have not been met. The siting coordinator will issue a memo to the developer within 10 working days after receiving all the needed information.

APPEAL PROCESS

Any person who is dissatisfied with a decision relating to qualification under the location policy may file a written request for an administrative review with the Bureau of Housing and Community Development. The appeal must be received within 10 (ten) working days after the decision. The Director of the Bureau of Housing and Community Development will conduct the administrative review, make a decision within 10 (ten) working days, and will notify the parties involved in writing. This decision will be based on information pertaining to the location policy which has already been submitted by the applicant to the Bureau of Housing and Community Development. If the applicant has new information to submit they can reapply for qualification.

SITE CONTROL

On occasion, small amounts of city funding are needed for site control and pre-development. Costs linked to obtaining site control are exempt from the location policy.

Developers who believe that the location policy might apply to a potential project are strongly encouraged to contact the siting coordinator before obtaining site control. If the location policy applies to the housing or shelter and the exception criteria are not met, then no additional city funding would be available for that project.

If the location policy applies, the siting coordinator will begin a file on the project once the developer obtains site control and applies for city funding. All information in the file will be public information.

QUESTIONS

If you have any questions, please contact the Siting Coordinator, Rachael Silverman, at 823-2378.

FAX TRANSMITTAL

DELIVER TO: Larry Bissett
IN CARE OF: FAX# 230-1817

Portland Development Commission 1900 SW 4th #100 Portland, OR 97201

FROM: David Nemo, Project Manager <dbnemo@portlanddev.org>
Phone (503) 823-3214 Fax (503) 823-3368
DATE: January 17, 1997

ATTENTION The information in this FAX transmittal is privileged and confidential. It is intended only for the use of the recipient named above (or the employee/ agent responsible to deliver it to the intended recipient). If you have received this transmission in error, you are hereby notified that dissemination, distribution or copying of this communication is strictly prohibited. If you received this transmission in error, please notify us by telephone immediately and, unless instructed otherwise, return the original transmittals you received to the Portland Development Commission at the address shown above via U.S. Postal Service. We will be happy to reimburse you for any cost.

MESSAGE

Per our conversation, I am forwarding you copies of the City Council and PDC Resolutions which have directed the development of the Eastside Homeless Men's Shelter to date. I hope this answers your questions.

If you feel you need any additional records, please submit your request in writing per our policy for complying with requests for public records, and the most efficient way for us to meet your needs.

Number of pages transmitted, including this sheet 6

If you believe there has been an error in this transmission, please the sender.

RESOLUTION No.

35523

Authorize and direct various City Bureaus to take specific actions to proceed with the development of permanent housing and homeless service facilities consistent with the adopted Shelter Reconfiguration Plan. (Resolution)

WHEREAS, on July 12, 1995 the City Council adopted Resolution No. 35422 directing the Portland Development Commission to convene a task force for the purpose of determining the programming type and configuration of permanent facilities to replace the temporary homeless facility at Union Station by March 1998; and

WHEREAS, a Men's Housing Facility Programming Task Force was convened in October 1995 and completed its assignment on March 5, 1996 with release of a Final Report containing certain recommendations regarding the development of permanent homeless facilities; and

WHEREAS, the City Council has received and reviewed the Task Force Report and recommendations; and

WHEREAS, the City Council, in order to proceed with timely implementation of the Shelter Reconfiguration Plan and replacement of the temporary homeless facility at Union Station by March 1998, needs to make certain decisions at this time.

NOW, THEREFORE, BE IT RESOLVED that the City Council has considered the recommendations made by the Men's Housing Facility Programming Task Force and hereby directs that the following coordinated actions be taken by the respective City Bureaus listed below to proceed with the development of permanent housing and homeless service facilities as called for in the adopted Shelter Reconfiguration Plan:

1. The Portland Development Commission is directed to acquire one or more pieces of property within or near the boundaries of the Central Eastside for the purpose of developing:
 - A. 90 units of new "permanent" housing
 - B. A 90 bed men's shelter
2. The Portland Development Commission will convene a Siting Task Force composed of representatives of the Central Eastside Industrial Council, neighborhood associations and community partners to assist in analyzing the suitability of potential property sites.
3. The Portland Development Commission should proceed to identify developers of these new housing facilities and continue to work with the Office of Finance and Administration on the financing details for these projects.
4. The Bureau of Housing and Community Development will work with the Multnomah County Community Action Program Office to develop an implementation plan for the relocation of housing, services and residents from the

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existing Singles Homeless Assessment Center to the two resulting shelters (Glisan Street Service Center and the new Eastside facility); and the relocation of transitional housing residents from the Glisan Street Service Center to other existing housing facilities.

5. That the Bureau of Housing and Community Development will work cooperatively with the Multnomah County Community Action Program Office to explore, create and/or facilitate new public-private partnerships for the operation of both men's shelters which reduce the level of public funding required.
6. That the Commissioner of Public Affairs will continue discussions with Multnomah County regarding their commitment to the long-term full funding of the operation and maintenance of the men's shelter facilities.

BE IT FURTHER RESOLVED, that City of Portland is proceeding with these actions and committing funds to the development of a new men's shelter based on these understandings:

1. The Glisan Street facility and the new Eastside facility will each provide 45 year-round emergency shelter beds to meet the capacity guidelines of the Shelter Reconfiguration Plan and each provide an additional year-round overflow capacity of 45 beds. The operations of both shelters will be coordinated to maintain an approximately equal number of clients at each facility.
2. Multnomah County will continue to manage the daily operations of both men's shelters, either through directly employed staff or through contracts with outside service providers.
3. Multnomah County will continue to manage the delivery of housing assessment and placement services to clients of both men's shelters, either through directly employed staff or through contracts with outside service providers.
4. The operations of both men's shelters will resemble the current operating model of the Singles Homeless Assessment Center with regards to conditions of client participation:
 - A. All clients are assessed.
 - B. Assessment is a condition of stay.
 - C. Stay is limited.
 - D. Clients have use of the facility during the day, with an evening curfew.
 - E. No drugs or alcohol allowed on-site.

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ADOPTED by the Council,

JUN 05 1996

Commissioner Gretchen Miller Kafoury

DBN96.043

May 30, 1996

BARBARA CLARK

Auditor of the City of Portland

By

→ [Signature] Deputy

RESOLUTION No.

3584

Authorize and direct City Bureaus to take specific actions to proceed with the development of a permanent homeless housing facility consistent with the adopted Shelter Reconfiguration Plan. (Resolution)

WHEREAS, on June 5, 1996 the City Council adopted Resolution No. 35523 directing the Portland Development Commission (PDC) to acquire property within or near the Central Eastside for the purpose of developing a 90 bed men's homeless housing facility to replace the temporary Singles Housing Assessment Center near Union Station by March 1998; and

WHEREAS, the Portland Development Commission, in partnership with the Bureau of Housing and Community Development, the Housing Authority of Portland and Multnomah County Office of Community Action and Development, has undertaken a comprehensive search for suitable property; and

WHEREAS, in analyzing the suitability of potential sites the Commission relied significantly on advice and input from a Siting Advisory Task Force, and interaction with community and business representatives; and

WHEREAS, the Portland Development Commission has forwarded a recommendation that lots 5-8 of Block 91, East Portland Addition (1403, 1415, 1427 SE MLK Jr. Blvd.) be purchased for the development of a men's homeless housing facility; and

WHEREAS, the City Council has received and reviewed the recommendations of the Portland Development Commission; and

WHEREAS, the City Council, in order to proceed with timely implementation of the Shelter Reconfiguration Plan and replacement of the temporary Singles Housing Assessment Center by March 1998, needs to make certain decisions at this time.

NOW, THEREFORE, BE IT RESOLVED that the City Council has considered the recommendations made by the Portland Development Commission and hereby directs that the following coordinated actions be taken by the respective City Bureaus listed below to proceed with the development of a permanent men's homeless housing facility:

1. The Portland Development Commission is directed to proceed with acquisition of lots 5-8 of Block 91, East Portland Addition (1403, 1415, 1427 SE MLK Jr. Blvd.), by condemnation, if necessary, and thereafter transfer this property to the Housing Authority of Portland.
2. The Housing Authority of Portland has been selected to manage the design and construction of this facility, and will own and manage it on behalf of the City of Portland.

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3. The Bureau of Housing and Community Development and the Housing Authority of Portland will coordinate involvement of neighboring business and property owners, and affected neighborhood and business associations in the design of the facility and a Good Neighbor Plan.
4. The Portland Development Commission will offer and provide technical assistance to neighboring business and property owners as requested to address perceived business impacts.

BE IT FURTHER RESOLVED, that City of Portland is proceeding with these actions and committing funds to the development of a new men's shelter based on these understandings:

1. The Glisan Street facility and the new Eastside facility will each provide 45 year-round emergency shelter beds to meet the capacity guidelines of the Shelter Reconfiguration Plan and each provide an additional year-round overflow capacity of 45 beds. The operations of both shelters will be coordinated to maintain an approximately equal number of clients at each facility.
2. Multnomah County will continue to manage the daily operations of both men's shelters, either through directly employed staff or through contracts with outside service providers.
3. Multnomah County will continue to manage the delivery of housing assessment and placement services to clients of both men's shelters, either through directly employed staff or through contracts with outside service providers.
4. The operations of both men's shelters will resemble the current operating model of the Singles Homeless Assessment Center with regards to conditions of client participation:
 - A. All clients are assessed.
 - B. Assessment is a condition of stay.
 - C. Stay is limited.
 - D. Clients have use of the facility during the day, with an evening curfew.
 - E. No drugs or alcohol allowed on-site.

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JAN 15 1997

Adopted by the Council,
Commissioner Gretchen Miller Kafoury
David Nemo (dbn97002)
January 15, 1997

Barbara Clark
Auditor of the City of Portland

By *Britta Olson*
Deputy

PORTLAND DEVELOPMENT COMMISSION
Portland, Oregon

RESOLUTION NO. 4944

RESOLUTION AUTHORIZING PURCHASE OF
PROPERTY FOR THE DEVELOPMENT OF A HOMELESS
MEN'S HOUSING FACILITY.

WHEREAS, on June 5, 1996, the Portland City Council adopted Resolution No. 35523 directing the Commission to acquire property for the purpose of developing a 90 bed homeless men's housing facility; and

WHEREAS, PDC staff managed an extensive public process to identify and analyze potential sites and made a recommendation to the Commission on the most suitable site; and

WHEREAS; the Commission, on December 18, 1996, reviewed and endorsed this recommendation and thereafter transmitted this recommendation to the City Council; and

WHEREAS, on January 15, 1997, the Portland City Council adopted Resolution No. 35584 directing the Commission to purchase lots 5-8 of Block 91, East Portland Addition (1403, 1415, 1427 SE MLK Jr. Blvd.), by condemnation, if necessary, and thereafter transfer this property to the Housing Authority of Portland; now, therefore, be it

RESOLVED that the Commission authorizes the Executive Director to acquire this property; and be it

FURTHER RESOLVED that the Executive Director is authorized to transfer this property to the Housing Authority of Portland per terms and conditions mutually agreeable; and be it

FURTHER RESOLVED that this Resolution shall become effective immediately upon its adoption.

ADOPTED by the Commission January 30, 1997.

Carl B. Talton
Carl B. Talton, Chairman

E. Kay Stepp
E. Kay Stepp, Acting Secretary